

Maurice River Township Land Use Board

The Chairman announced that this meeting was being held in accordance with Open Public Meetings Act of New Jersey.

Meeting Minutes: May 6, 2015
Present: B. Stowman, C. Thompson, J. Oliver, R. Chard, J. Carrara, G. Gross, T. Imbaratto,
M. Benson

Flag Salute

Motion to approve previous minutes Carrara, 2nd Oliver, AIF, Gross, Thompson, Chard Abstained

Correspondence—NJ Planner

Port Elizabeth Church of the Nazarene

Sign Variance

Resolution #2015-05

Motion to adopt Carrara, 2nd Oliver. Roll call vote, all in favor; Thompson, Chard, Gross abstained.

Michael Manno Application

Michael Benson stated that the Tiffany CuvIELLO and Cormac Morrissey has recommended to deem the application incomplete. Mr. Manno has requested a postponement via email to Mr. Benson and the Board.

The email from Mr. Manno was read, he lives in Philadelphia and is not present at the meeting.

An announcement was made to any public present for the Manno application, that it is being postponed at the applicant's request. The application has not been opened or ruled on at this meeting.

Ben Stowman gave discussed on COAH, 3rd Round Update

We do not have a plank in our Master Plan on affordable housing. Many of the places are already very affordable. If a builder did want to come down and build, they could sue now or later. If the Board did want to put in a plank, our problem is that our obligation was 20 units, then 0 units. Now it is 163 units. The 3rd round goes out to 2025. It would be unduly oppressive to our township. It is something that we need to discuss when Tiffany CuvIELLO is present. We may want to challenge it.

Discussion was held on whether there is a true threat to the township. The question always comes down to the infrastructure in the township and how we would be able to support high density housing.

Swine Discussion

Stowman stated we received a letter from Robert Camp requesting the Board to recommend a change to the livestock ordinance in reference to allowing swine/pigs in the township. The secretary put together some information from other municipalities that was distributed to the Board in their meeting packages.

Stowman commented on the other towns. Does the Board want to recommend for the township to look further in to it?

Benson stated this is not a formal hearing so there is no need to swear anyone in.

Bobby Camp spoke on his letter and what he has found with other townships.

There was some discussion with the Board.

Oliver stated that we are a rural township and believes our ordinance is antiquated. He thinks we should look at it. He does not have a problem with anyone raising pigs, as long as it doesn't impact the neighboring properties.

Carrara spoke on the The Right to Farm Act. It was made to protect the farmer. She is also in favor of looking into it further.

In 1981, rumor has it that Mr. Germanio wanted to move his pig farm and the prison got rid of their pigs about the same time.

Chard stated as long as it is very strict and enforced.

Gross stated the county does not do any enforcement.

Stowman stated he would like to assign a sub-committee.

Imbaratto stated he thinks it is not feasible. Personally he wouldn't want his neighbor to have a pig. He stated anything over 1 pig is too many.

Carrara asked about how pigs would affect the wells.

Gordon spoke on our ordinance for Class II animals.

Oliver stated he would like to serve on a sub-committee and questioned if it would be a conflict as he is also on the Township Committee. Benson stated he did not think so but he could consult with the township attorney.

Stowman asked who would like to be on the sub-committee.

Tom Imbaratto

Roy Oliver

Charles Thompson

Ben Stowman

And as an alternate if someone cannot make it, Jodi Carrara.

Benson cautioned them to look at in term of the irresponsible person.

Jimmy Camp spoke and asked that the Board take into consideration adequate area for pigs. Bobby Camp added that a pig defecates in the same area. If they do not have proper shade they will make a wet spot to lay in. And that will create a smell.

He also offered some facts about pigs that he looked up, they will be forwarded to the sub-committee.

The sub-committee will meet Wednesday, May 13th at 7:00pm.

No public present for comment.

There being no other business, Oliver made a motion to adjourn, 2nd Chard, AIF

Respectfully Submitted,



Lillian Johnson, Secretary