

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: October 7, 2015

Present: B. Stowman, C. Thompson, A. Sarclette, J. Oliver, R. Chard, J. Carrara, R. Hoffman, G. Gross, T. Imbaratto
M. Benson, T. CuvIELLO, C. Morrissey

Flag Salute

Motion to approve previous minutes Chard, 2nd Hoffman, AIF
Sarclette, Oliver abstained

Correspondence

- *Notice to the State of NJ Board of Public Utilities in the matter of SJ Gas Company
- *NJ Planner

Whibco of NJ, Inc.

Resolution #2015-08

There were minor changes from the draft that went out to the Board, M. Benson went over them.

Motion to approve Resolution #2015-08 as amended, Carrara, 2nd Thompson, Roll Call Vote-All in Favor
Sarclette and Oliver did not vote

Wawa was removed from the agenda as they were not ready to come before the Board at this meeting. They anticipate coming to the November meeting.

There was a small discussion on if we could go through completeness at this time and it was decided to wait until they came in.

Swine

Memo from Tiffany CuvIELLO dated 8/17/15

T. CuvIELLO reviewed her memo.

The sub-committee tried to balance property rights of all residents. The memo recommended the keeping of swing be a conditional use.

1. Minimum 10 acres
2. 200 feet setbacks from all property lines
3. 500 feet from any occupied structure
4. No more than (2) swine
5. Must comply with the NJ Administrative Code 2:91-1 et seq. Animal Waste Management. The applicant would have to submit a self-certified AWMP to the Township and the Department of Agriculture.

Carrara asked how many piglets they can have, she also commented on the noise (squealing) of piglets. If this were to become an Ordinance, the township would have to notify all township residents and there would be a cost for that. There was discussion on holding the plan until we do a master plan.

Sarclette commented on using a concrete pad in the pig pens.

How many 10 acre parcels are in the villages were discussed.

CuvIELLO stated she will add tonight's minutes to the memo to include noise and concrete pad as issues to be considered when/if the plan moves forward.

Carrara stated her concern would be with wetlands, streams and wells.
Imbaratto made a motion to have no pigs and leave current Ordinance as is, 2nd Card.
After discussion the motion was put to a roll call vote. 6 nays, 2 yes, Gross abstained
Oliver stated this document would only be guidelines. Discussion on what if an applicant comes in for a
variance for swine.
Motion Sarclette to recommend the memo be held on record with the modifications, 2nd Carrara. Roll
call vote, 8 yes, Gross abstained.

Whibco/Del-Bay Area Redevelopment Plan

Nick Graviano, Planner, NJ Future

Sarclette spoke on the re-development area. The plan was done by NJ Future, Nick Graviano with
Committee and Land Use Board input. The plan put together what could be done with the property.
N. Graviano spoke on the plan.

All the uses listed in the plan are currently permitted. This plan provides the twp. input on how it is
developed. The plan seeks the developer to require green development. It requires use of native
species. It is stricter in terms of signage.

It is 6 acres, the main parcel is on the river. The obligation of the redevelopment falls onto the
landowner.

8 Units per acres density

VB Zone

Discussion on CAFRA centers

Discussion septic for 8 units and package plants.

Carrara expressed concern over sewer.

Discussion on:

Waste water

Riparian rights. Pages 3 and 4 of the plan. Access point for the public use.

CAFRA will require access

Carrara stated she does not like the beauty salon included, it is already in the current Ordinance.

Thompson asked if Graviano had heard anything from the landowner. They were receptive to the plan.

Stowman stated the Board should review the plan and get comments back to the secretary by October
15th.

There was a motion made to recommend that the plan be referred to the Township Committee with the
comments that were already made (access, package plants and any other comments submitted by the
Board to the secretary by Oct 15th)

Hoffman, 2nd Chard. Roll Call Vote 6 yes, Sarclette, Oliver and Stowman Abstained.

Other

G. Gross asked if we would like to look at anything in our Ordinance on vegetative buffer. M. Benson
suggested that we look at it in the future.

Stowman announced Township Resolution 121-2015

A resolution authorizing the Maurice River Township Land Use Board to investigate and render a report
to the Township Committee regarding a possible revision to the Township Land Development
Regulations, specifically section 35-9.16 resource extraction.

Stowman read the Resolution

There is an annual inspection fee to the Township Engineer which is approximately \$350.00 per year. The applicant has not been paying the fee, it has been paid for by the township. The applicant should be required to pay this fee. The Board is requested to investigate a revision to the Ordinance to provide for an escrow to be posted with the Township in an amount equal to five years of inspections. The escrow to be paid prior to issuance of any conditional use permit, certificate of occupancy or license for land mining operations.

The Board agreed with the resolution as read.

Oliver stated that there has never been an escrow set up for the annual fee.

Motion Carrara to recommend Resolution 121-2015 as read, 2nd Hoffman, Roll Call Vote, 7 yes, Sarclette and Oliver abstained.

No public present for comment.

Motion for adjournment, Gross, 2nd Oliver, AIF

Respectfully Submitted,



Lillian Johnson, Secretary