

### 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: December 2, 2015

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

Flag Salute

Motion to approve previous minutes Thompson, 2<sup>nd</sup> Oliver AIF, Carrara, Chard, and Sarclette abstained

Correspondence

\*NJ Planner

\*Deed from the Dewey Turner Sub Division

Discussion on the deed. It is past the 180 days to file. He had some problems with the final survey and had to have it redone. A motion was made by Oliver to give an extension, retroactive to the date it should have been filed by plus 60 more days. 2<sup>nd</sup> Chard, All in favor on roll call vote.

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Michael Benson gave a brief update on the Whibco appeal of the buffer denial.

It was turned over to the township insurance company, Mintz and they assigned it to their insurance carrier, ACE North America Adjuster stating that there is coverage for this claim. Mr. Benson stated that this is unusual as there are no damages it is just to set aside an action. Mr. Benson also stated he spoke with Mr. Hluchan for Whibco and he also agreed that the insurance carrier should not be handling this. Mr. Benson has spoken with the insurance company and will have further discussion with them. He believes they will assign the case to Mr. Benson. There is coverage after the first \$10,000 deductible should it be needed.

Mayor Sarclette stated he had a discussion with Mr. DiDomenico, township attorney and he believes it should be representative by Mr. Benson.

The Board agreed that they Mr. Benson should represent the Land Use Board, as their attorney in this matter.

An answer to the complaint has to be filed by December 14<sup>th</sup>. Hluchan will agree to an extension if needed.

Mayor Sarclette also stated that in the future we should look at the wording in regards to buffers in our Ordinances.

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Wawa, Amended Site Plan Resolution #2015-09, Block 253, Lot 8.01

The topic of the parking lot was brought up. No one has contacted Gordon in reference to fixing the patches. He will contact them.

Motion to adopt the resolution Gross, 2<sup>nd</sup> Thompson, All in favor on roll call vote, Chard and Carrara abstained.

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Ben Stowman announced that at this time we will enter into our combined meeting with Township Committee for updates on the Economic Committee and the Waste Water Treatment Study.

Tiffany Cuiello gave a status update on the Economic Committee.

She spoke on attracting businesses to the area.

She also spoke on the potential for the Dunkin Donuts project. The plan is still being worked on. She specifically spoke with the engineer on the project. She told them the township will help in any way if they should encounter any hurdles.

She stated they are working on marketing packet for potential businesses.

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Cormac Morrissey presented the Maurice River Township USDA Search Grant Wastewater Treatment Study for Port Elizabeth, Leesburg & Dorchester Service Areas Present with him was also Stephen Duda.

Mr. Morrissey went through the study, for each area of the study he went through:

- Service Areas
- Future Sewer Areas
- Zoning Maps
- Soils Maps
- Wetlands Maps
- USGS Topo Maps
- Population Table
- Maps of Existing/Future Build-Out with
- Flows
- Business/ Industrial Zones
- Types of Systems and their costs
- STEP System
- Vacuum Sewer
- Pressure Sewer
- Gravity Sewer
- Typical ASP Process Schematic
- Wastewater Treatment Costs
- Sample Package ASP Floor Plan
- Sample Package Activated Sludge Plan
- Elevations /Construction and O&M Costs
- Typical MBR Process Schematic
- Membrane Bioreactor Plant Construction and O&M Costs
- Treatment System Location Alternatives
- Information on the Millville Wastewater Treatment Plant including costs

Discussion

Will every home in the service area have to hook up?

Generally yes

How would you let the residence know?

It would take a long time for this to occur, there would be public meetings.

Deputy Mayor Gross commented that this study came about when the township was working on the Bayshore project with Nick Graviano.

Carrara also stated that we should look at public water.

Stowman asked if anyone has heard of any salt intrusion in the wells, no one has.

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Roy Oliver stated that he and Patti attended the Pinelands Municipal Alliance meeting. He stated he brought up a situation the Twp. Committee dealt with years ago. He asked the Committee and directed Denise to put it on the agenda, that the twp. come to resolution amongst the Committee that we would propose to our legislatures if they craft a bill that would provide that any township which has a minimum exempt acreage, any tax exempt entity that tries to sell land after this bill is passed, pays full tax on full assessment. If someone wanted to sell their property to an entity like Natural Land Trust or Nature Conservancy then Natural Land Trust or Nature Conservancy would have to pay full tax.

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Ben Stowman reminded everyone that the January meeting is on the 6<sup>th</sup>.

No public present for comment.

Motion for adjournment, Chard, 2<sup>nd</sup> Hoffman, AIF

Respectfully Submitted,

Lillian Johnson, Secretary