

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: March 1, 2017

Present: B. Stowman, C. Thompson, K. Whildin, Oliver, R. Chard, J. Carrara, J. Sterling, G. Ewan, R. Dilks
M. Benson, C. Morrissey, T. Cuiello, G. Groos

Flag Salute

Glen Ewan was appointed by the Township Committee as a Class III member and Rachel Dilks was appointed by the Township Committee as Alternate #2. Both were sworn in.

Motion to approve previous minutes, Chard, 2nd Oliver, AIF, Ewan and Dilks abstained.

Correspondence:

*NJ DEP Permit Application, repairs to Heislerville Dike

*NJ Pinelands Commission Certificate of Filing

Kevin Bennett, single family dwelling, Route 49, Block 117, Lot 32

*Water's Edge Environmental, Individual Waterfront Development Permit

Proposed stairs and landing leading to a fixed pier, ramp and float dock.

3032 Route 47, Block 222, Lot 3

*NJ Pinelands Commission, letter to Cape Mining and Recycling

Notification of review, determination, consistent, approvals may take effect

*Cumberland-Salem Conservation District

Mining Certification Notice

Cape Mining and Recycling

Classes for new Board Members were discussed

Cormac Morrissey's report on the Cape Mining Site Visit. He stated it is in the same condition as the last inspection in 2015. Both side of the buffer were marked, no mining has been done.

Dorchester Shipyard

Final Letters

Cormac Morrissey's Compliance Review, satisfied.

Tiffany Cuiello spoke on the maintenance/landscaping plan, satisfied.

Mike Benson spoke on the covenant/deed restriction. It has also been satisfied.

Proposed Ordinance Amendment

Accessory Structures 35-8.1

Tiffany Cuiello

New:

Accessory Uses and Structures

The following shall apply to accessory structures on all single-family residential lots:

- A. The total area of all accessory structures on a residential lot shall not exceed two-times the total area of the principal structure.
- B. Notwithstanding the above, no single accessory structure shall exceed 2,500 square feet.
- C. Properties that are Qualified Farms with an active agricultural operation are not limited to the above provided the accessory structure is to be utilized for the farming/agricultural operation.

Anything over 2500 square feet would have to come for a variance.

Several zoning districts were looked at for lot sizes, area, coverages to make sure these requirements wouldn't create additional variances for coverages.

Mike Benson stated that where it says "not limited to the above" it could mean the rest of the above ordinance. So it should read "not limited to A or B"

Total area has been considered habitable space. Will be changed to "the total habitable space plus attached garage"

Discussion Held with questions from the board.

Several different areas/properties/example were looked at.
Sizes and Heights of pole barns were discussed. Front yard setbacks were also discussed.
This would have to be adopted by Ordinance by the governing body with recommendation from the Planning Board.
T. CuvIELlo stated the memo with the changes can be sent to the Twp. Committee. It will also require Pinelands to receive it and certify it. It has already been sent to the Pinelands, if there are any issues it will come back to the Board.
Chard made a motion forward the recommendation to the Township Committee with the changes. 2nd by Thompson, Roll Call Vote, Oliver Abstained, all others in favor.

An Ordinance Amending Article 35, Land Development Regulations, of the code of the Township of Maurice River, County of Cumberland and State of New Jersey

Tiffany CuvIELlo explained:

The Pinelands Commission has amended some of their comprehensive management plan regulations and in doing so, there are parts of our Ordinance that has to be amended to be consistent with that. They are not restrictive amendments.

The first part includes new definitions.

Section III deals with when an applicant would have to go to the Pinelands.

Section IV, special noticing procedures

Section V, Design and Performance Standards

This was drafted by the Pinelands specifically for us.

B. Stowman questioned if this would force the twp. to have public sewers. T. CuvIELlo stated no, it will not.

These are for certain circumstances, if those circumstances do not exist it's not an issue.

Motion to approve the recommendation of the Ordinance Carrara, 2nd Chard. Roll Call Vote, Oliver abstained, all others in favor.

The secretary will send both recommendations to the Township Committee.

Tiffany CuvIELlo gave an update on the Whibco Redevelopment Area.

There were some legal steps that were not done. There was a hearing previously. The procedure will have to be update and the Committee will have to decide if they would still like to pursue it.

Discussion on Cell Towers and the possibility of them being considered utilities and being put into the road right of ways with boosters on electric and utility poles.

Mike Benson stated there are facility providers that lease out to cell companies. It has not yet been challenged. It is being discussed.

Ken Whildin stated he attended a webinar by the League of Municipalities. They do not have much information yet and governing bodies should tread lightly.

When the cell tower is "crowded" it will drop to the booster. It was brought up that the twp. has issues with Verizon Land Lines.

Cormac Morrissey suggested that we hold off as long as we can and see what happens with other places. Things become obsolete and we could end up with mistakes.

Roy Oliver stated the Atlantic Electric poles are taxable, would these boosters be taxable? Benson stated he does not think so.

These are regulated by the Board of Public Utilities. Mobilite is one of the companies and they did receive a permit from BPU years ago.

Roy Oliver gave an update on the possible Dunkin Donuts development. Pinelands has given them some criteria. One being the adding of 40 additional acres. He stated that the twp. is looking into properties. They did find two properties but they are in a forested area, the Dunkin Donuts property is rural. It will be continue to be pursued.

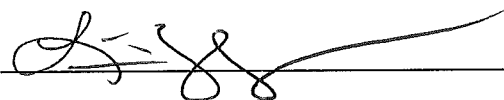
Roy Oliver also spoke on the Rails to Trails grant that was awarded previously for Matts Landing to Menhaden Bike Path. The grant was for \$190,000. The path has substantial wetlands, it would cost more than the grant to do the bike path. The Committee decided to give the money back to DEP.

Gordon Gross mentioned that the forest fire service is doing a lot of controlled burns in the township. On Friday, March 3rd they will be putting sign boards up on 347 to inform travelers. They will be burning 110 acres on 347 during the week of the 6th through the 10th. They are not sure what day yet but they will close 347 during the burn.

Cormac Morrissey briefly mentioned that at the applicants request, he and Tiffany Cuviallo meant with Whibco about a solar farm in the buffer area. Whibco has to go to Pinelands first. They are trying to find out if it is feasible before they commit with a solar company.

Motion for adjournment Chard, 2nd Carrara, All in Favor

Respectfully Submitted,



Lillian Johnson, Secretary