

# 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: June 7, 2017

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

Flag Salute

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

Correspondence:

\*NJ DEP Permit Application

Craig Schwemmer

Replace Malfunctioning septic system

42 Hands Mill Rd., Block 321, lot 28 & 29

\*Two letter from Engineering Design Associates to NJ Pinelands.

Certifying that on a yearly basis from 2013-17, all mining activities have been and continue to be conducted in accordance with the approved extraction plans.

Block 247, Lot 35

Block 247, Lots 41, 42, 43

\*NJ DEP Permit

Mark Smith

69 Bay Ave, Heislerville

Authorizing the construction of an elevated 2 ½ story single family home, deck, driveway and accessory structure

\*NJ Planner, March/April

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Redevelopment Plan, Prepared by Tiffany Cuiello

Block 257, Lot 1

3.95 acres of land with frontage on Route 47 and 347.

It has previously been established as an Area in Need of Rehabilitation.

Ms. Cuiello went over the plan with the Board.

The Township Committee had an introduction of Twp. Ordinance #662 on June 7, 2017, approving the Redevelopment Plan. The second reading will be July 20, 2017 at 7:00pm.

The Zoning May shall be amended to include a new Pineland Business Overlay (PB-O) zoning district.

The PB-O district will effectuate the goals and objective of the Plan. It will create the design and bulk standards for the Rehabilitation Area.

Existing structures and residential use will be removed to facilitate the nonresidential development in the PB-O overlay district.

The Land Use Board is authorized to grant reasonable exceptions for minor deviations from the Redevelopment Plan Standards. For purposes of this Redevelopment plan, an exception for a minor deviation is akin to an approval which could be granted pursuant to NJSA 40:55D-70(c) or NJSA 40:55D-51(a) or (b)

Discussion of the Board

The Board agreed it is consistent with the Master Plan

Jody Carrara asked if is consistent with the county traffic plan. They will require DOT and County Approval.

Roy Oliver asked if Sue Grogan from the Pinelands made a determination for how much land has to be deed restricted?

Not yet, until they file and come up with a septic design.

There was also a discussion on rain gardens.

Ashwin Chaudhary, Dunking Donuts, Owner

John Pettit, The Pettit Group

They presented a brief overview of what they would like to do on the site.

There was a motion to approve Resolution 2017-02, recommending the Adoption of the Redevelopment Plan to the Township Committee. Motion Chard, 2<sup>nd</sup> Thompson, All in Favor on a Roll Call Vote.

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Gordon Gross, Zoning Officer announced that there would be a reverse land drill on Route 47 on June 8, 2017. There will be police activity in the area.

There was no one present for public comment.

Motion for Adjournment Carrara, 2<sup>nd</sup> Hoffman, AIF

Respectfully Submitted,  \_\_\_\_\_ Lillian Johnson, Secretary