

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: July 5, 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. CuvIELLO

Flag Salute

Motion to approve previous minutes, Chard, 2nd Oliver, AIF

Correspondence:

*NJ DEP Permit
Delaware Bay
Dennis and Middle Twp.
Maurice River Twp.
Aquaculture Activities and placement of shell

*NJ DEP Permit
Thomas and Suzanne Talalaj
3032 Route 47
Types of Approval
*Waterfront Development
*Freshwater Wetlands General Permit
*Coastal Wetlands Individual Permit
*Army Corps of Engineers
Construction of Mooring Structure

Atlantic Masonry
Resource Extraction Renewal Application
Block 247, Lots 41-43
Block 247, Lot 35

Completeness

Cormac Morrissey reviewed the completeness and waiver review.
Recommend to grant waivers for Item P2 and P25, both previously granted by the Board.
They have received their Certificate of Filing from Pinelands.
Item #3 has been received.
The Deed Restriction has also been received.

Motion to deem complete with waivers granted Chard, 2nd Hoffman. AIF in on roll call vote.

Present on behalf of applicant:
Jules Konschak, Esq.
Steve Phillipone, Engineer
Tom Tower, Owner

Mr. Phillipone has appeared previously before the Board and is accepted as an expert witness.

Mr. Konschak stated 2013 was the last application. It took 2 years to go through Pinelands. This application is a renewal for what was already approved in 2013 and 2015.

Tiffany CuvIELLO spoke on her report of July 3, 2017.
She reviewed the buffer approval for 2015 and addressed the berm.

area of 50 square feet. (Does not require a variance)
Environmental Impact Statement was submitted. There was nothing new that raises any concerns.

Steve Fillipone spoke on the updated EIS. They updated what is current. He also stated the boundaries and the clearing are the same.

Cormac Morrissey went over his technical review.
They should show the 100 ft buffer limits on the plan.
The applicant agrees with Mr. Morrissey's review and will make adjustments.
The entrance at Hunter's Mill and Route 347 has a gate. The main access should also be shown on the plan.
The concrete apron on Weatherby Rd. is done.

They will be wet mining in both sites.
Clearing has been complete, pond has not been enlarged.
There is blazing on Weatherby Rd. And the internal site is blazed.
All depths are up to 65 feet below the surface.

Michael Benson phrased the motion:
To accept the application as presented, the applicant will accept all comments made by the Board's engineer with reference to technical issues, which can be deemed resolved.

Motion to open for public comment Carrara, 2nd Hoffman, AIF
No public present for comment
Motion to close public comment Chard, 2nd Thompson, AIF

Motion to approve Chard, 2nd Hoffman, All in favor on a roll call vote.

Gordon Gross, Zoning Officer spoke on the sign ordinance and digital signs.
Tiffany CuvIELLO is currently drafting an Ordinance for Buena and Galloway for institutional uses for signs. She can bring that to the Board for review.

Gordon stated we'd also like to add businesses. They would like to have signs for messages.
Discussion was held by the Board.

Ms. CuvIELLO gave some options on types of signs and uses for signs.
Traffic/Flashing/DistractiOn
Residences
DOT has regulations
Message has to stay >8 seconds and has to dim @ night.

The Board will review the current Ordinance. Tiffany will show what she is doing for Buena and Galloway.
Currently there is a 50 ft setback, she'd like to give a more reasonable setback.

No public present for public comment.
Motion to adjourn Chard, 2nd Carrara, AIF

Respectfully Submitted,  Lillian Johnson, Secretary