



MUNICIPAL BUILDING, 590 MAIN ST., P.O. BOX 218, LEESBURG, NJ 08327

LAND USE BOARD
BARBARA SUTTON, Secretary
(856) 785-1120 ext. 116

**AGENDA FOR MEETING of JANUARY 6, 2010
7:00 PM**

1. Call to order.
2. Open Public Meetings Act announcement.
3. Roll Call.
4. Pledge of Allegiance.
5. Swearing in of new or reappointed members.
6. Reorganization.
7. Vote on minutes of the 12-2-09 meeting. Vote on confidential minutes of the 12-2-09 meeting.
8. Correspondence.
9. New Business:

Terry Bennett – “Technical Major” Site Plan for law office on Block 218, Lot 62.01 at Route 47 and Barth Rd. Determination of completeness. Public hearing. Possible action.
10. Other.
11. Adjournment.

MAURICE RIVER TOWNSHIP LAND USE BOARD

Meeting Minutes: January 6, 2010

Present: B. Stowman, Chairman, C. Thompson, V. Chairman, Committeewoman Kathy Ireland, Committeeman Kevin Langley, R. Chard, J. Carrara, R. Hoffman, G. Gross, J. Lafferty, C. Lawrence, Alt. #1, J. Pflaumer, Alt. #2, M. Benson, Solicitor, K. Schellinger, Engineer and T. CuvIELLO, Planner.

Stowman announced that this meeting was being held in accordance with the Open Public Meetings Act of New Jersey.

Solicitor Michael Benson administered the oath of office to all Board members and the secretary. New Board members Kevin Langley, Class III and James Pflaumer, Alternate #2 were welcomed.

Stowman asked the professional staff to step outside of the meeting room during reorganization.

Reorganization was as follows:

Carrara motioned to open nominations for Chairman. Chard seconded. Ireland nominated Ben Stowman. Carrara seconded. Chard nominated Roger Hoffman. On a motion by Carrara and seconded by Thompson, nominations were closed. By a roll call vote of 8-1, Ben Stowman was reappointed as Chairman.

Chard motioned to open nominations for Vice Chairman. Lafferty seconded. Ireland nominated Charles Thompson. Hoffman seconded. On a motion by Carrara and seconded by Ireland, nominations were closed. Thompson was reappointed by a unanimous roll call vote.

On a motion by Carrara and seconded by Ireland, nominations were opened for Planner. Ireland nominated Tiffany CuvIELLO. Carrara seconded. On a motion by Lafferty, seconded by Thompson, nominations were closed. CuvIELLO was appointed Planner by a vote of 8 to 1.

Gross motioned to keep the remaining slate including Solicitor Michael E. Benson, Kent Schellinger, Engineer, Carl Totten, Surveyor, Barbara Sutton, Secretary and meetings on the first Wednesday of the month at 7:00 PM, for 2010. Hoffman seconded. Unanimous roll call vote.

Chairman Stowman welcomed the returning professionals, Solicitor M. Benson and K. Schellinger, Engineer. Tiffany CuvIELLO, the newly appointed Planning Consultant was introduced and also welcomed.

The regular minutes of the 12-2-09 meeting were approved on a motion by Ireland and seconded by Lafferty. Langley, Gross, Lawrence and Pflaumer abstained.

The executive session minutes of 12-2-09 were approved on a motion by Carrara, seconded by Hoffman and a unanimous vote of those who were present at the executive session. (Stowman, Thompson, Ireland, Chard, Carrara, Hoffman and Lafferty).

The Secretary announced receipt of the following correspondence:

1. The December /January New Jersey Planner publication that included the Winter-Spring Agenda for mandatory training programs for board members. The nearest session will be the Cape May County Valley Technical High School on Saturday, March 27.
2. Letter from the Pinelands Commission dated 12-23-09 stating that the executive director has determined that Ordinance #594 does not raise any substantial issues with respect to the Pinelands Comprehensive Management Plan. A signed copy of Ordinance. 594 was provided to all Board members.
3. Letter from Pinelands dated 12-4-09, with regard to the application of John Lafferty including a list of items needed to complete his application for an expansion of a commercial use on Block 124, Lot 9 and Block 236, Lot 18.
4. Letter dated 12-15-09 and brochure from the Pinelands Preservation Alliance regarding an opportunity to assist our community in planning for a more sustainable future. A free, 90-minute presentation on sustainable community design was offered. Cuviallo will look into this to see if it would be advantageous for the Township to request a presentation.

Old Business:

Ireland informed the Board that she requested a meeting with John Stokes and/or staff with regard to removing the township-owned closed landfill from the Forest Area polygon. This would be an ideal site for a solar energy project that could help our economic situation. An alternative to removing the site from the forest area might be an allowance for a total number of acres in the Forest Area for alternative energy projects with preference toward landfills and areas cleared by mining, farming, etc. After discussing some possible dates for this meeting, it was determined that January 25th and 27th would be suggested to Pinelands.

Terry Bennett Site Plan
Conversion of Existing Building to Law Office

Block 218, Lot 62.01
Rt. 47 and Barth Rd.

This application requested site plan approval for the use of the property for a law office. A 2008 minor subdivision approval with bulk variance created the one acre lot along with a use variance allowing the property to be used for a law office.

The applicant was sworn in.

Schellinger stated that the applicant requested the application be reviewed as a minor site plan and asked for a waiver of the major site plan requirements. He further stated that the Ordinance classifies any site plan on an arterial road as a major, however, the intensity of the development is of a minor nature and he had no problem if the Board granted such a waiver.

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While not a requirement of minor site plan review, Schellinger stated that the applicant should have a professional prepare a drainage and grading plan of the parking lot to assure proper drainage away from the building. He further stated that a typical paving detail for the asphalt area of the parking lot must be provided, however, there was only a minor increase in impervious cover that did not trigger the need for stormwater management requirements to be imposed.

Schellinger reported that the dimensions for the widening of Barth Rd. should be clearly indicated, as well as the sight triangle easement and all other easements on the property. This information was shown on a recently approved minor subdivision, but should also be shown on the perfected site plan.

Bennett testified that the site remains the same as shown on the minor subdivision plan and the road widening detail and easement dimensions requested by the Engineer will be added to the site plan. He further stated that he had no plans for a sign.

Carrara noted that the property was located in the River Conservation District and requested that the applicant use native species for any landscaping done on the site. Bennett agreed to do so.

On a motion by Chard, seconded by Gross and a unanimous vote, a waiver was granted to allow the application to be reviewed using the minor site plan checklist.

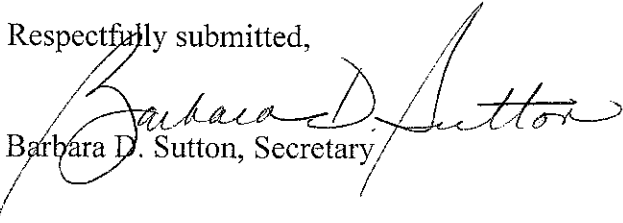
On a motion by Gross, seconded by Chard and a unanimous vote, the application was deemed complete.

On a motion by Chard, seconded by Ireland and a unanimous vote, the public hearing was opened. There was no public comment. On a motion by Lafferty, seconded by Chard and a unanimous vote, the public hearing was closed.

On a motion by Lafferty, seconded by Lawrence and a unanimous vote, the site plan was approved conditioned on the abandoned cesspool being filled as per the Cumberland County Health Department; showing pavement detail for the asphalt area of the parking lot; adding road widening detail and all other easement detail from the approved minor subdivision plan to the perfected site plan; sign detail or a note stating that "no sign is proposed" added to the plan; the submission of a performance bond for the cost of the parking area improvements; and an inspection escrow.

There being no further business, Chard motioned to adjourn. Gross seconded. Unanimous.

Respectfully submitted,


Barbara D. Sutton, Secretary