



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

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

**AGENDA FOR MEETING of APRIL 7, 2010  
7:00 PM**

1. Call to order.
2. Open Public Meetings Act announcement.
3. Roll Call.
4. Pledge of Allegiance.
5. Vote on minutes of the 3-3-10 meeting.
6. Correspondence.
7. Old Business:  
    Pinelands Mandatory Clustering
8. Other.
9. Adjournment.

## MAURICE RIVER TOWNSHIP LAND USE BOARD

**Meeting Minutes:** April 7, 2010

**Present:** B. Stowman, Chairman, C. Thompson, V. Chairman, Committeewoman K. Ireland, Committeeman K. Langley, R. Chard, J. Carrara, G. Gross, J. Lafferty, J. Pflaumer, K. Schellinger, PE, T. CuvIELLO, Planner and M. Benson, Solicitor.

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

The minutes of the 3-3-10 meeting were approved on a motion by Ireland and seconded by Lafferty with a minor grammatical correction. Gross and Chard abstained. All other members voted in favor of the motion.

The Secretary announced receipt of the following correspondence:

1. An announcement from New Jersey Planning Officials that there will be a State Planning Conference held on 4-23-10 in Woodbridge. The main topic is "Affordable Housing – What's Next?"
2. A copy of a letter from the NJ Pinelands Commission addressed to Gordon Gross stating that co-location on existing cellular structures and the installation of accessory equipment will no longer require a Pinelands application.
3. Letter from Rebecca J. Ashton dated 3-8-10 regarding ongoing concerns relating to Jack Lafferty's business in Port Elizabeth.
4. Announcement of a workshop to be held by the Pinelands Preservation Alliance on 5-10-10 at the Maurice River Township Municipal Building from 6:30 to 8:00 PM. The subject is Sustainable Community Design.

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There was a brief discussion regarding the final language to be included in a letter to Governor Christie with regard to the Board's opposition to Pineland's mandatory clustering in the Rural Development and Forest areas of the Township. The Secretary will make the noted changes and mail to the Governor as soon as possible.

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Gordon Gross presented a slide show of photos taken during the flooding on Rt. 347 and Rt. 47 last week caused by a 250 ft. breach of the main pond bank on the Mays Landing Sand and Gravel mining site. Gross stated that the Township Engineer, Kent Schellinger, estimated that 467 million gallons of water spilled out of the pond based on its size and the fact that the water level in the pond dropped by 5 ft. The properties on Pangburn Lane were under 2-3 ft. of water, while the Ireland property on Rt. 347 had 4 ft. At one point the water was flowing over the guard rail on Rt. 47. As per Schellinger, the mining site is at elevation 25 and Rt. 47 is at elevation 15.

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Gross stated that the NJ DEP gave permission to take emergency measures to pump the water into the Muskee Creek. Also authorized was the removal of some trees in order for equipment to get to the site to repair the breach.

Stowman was concerned as to how this could be prevented in the future. Schellinger stated that the rainfall from January to March this year was the highest amount since 1895 and was equal to three 100 year storms and that no one could have anticipated the effects of this amount of rainfall.

Schellinger and Gross will conduct a site inspection to assess the situation and make recommendations to the Board.

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#### Rails to Trails Program

The Secretary informed the Board that Bob Brewer had advised her that the County is conducting a study that will wrap up in June to determine if it is feasible to transform unused rails into a network of walking and biking trails. The March 27<sup>th</sup> walking tour of the villages along the Maurice River down to the Delaware Bay revealed that this may be feasible in MRT, if the Township is interested.

The next study meeting will be held on 4-15-10 at 2 PM.

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On a motion by Lafferty and seconded by Chard, the public portion of the meeting was opened. James Anderson of Barth Rd., Port Elizabeth attended the March meeting and spoke about his experience in dealing with Pinelands on a proposed 5-lot subdivision which they imposed the clustering requirements before mandatory clustering was passed. He was asked by the Board to bring in any documentation that he had from Pinelands. It appeared that while discussions were taking place between the Andersons and the development review agent concerning the need for him to cluster the proposed development and to ask for necessary variances from the Township, no formal plan was submitted and no Certificate of Filing was issued by Pinelands.

Anderson stated that the Township should not accept this clustering mandate as we already do more than our share and have already given up 50% of our tax base. As was discussed earlier in this meeting, a letter will be sent to Governor Christie to that effect.

There being no further business, Carrara motioned to adjourn. Ireland seconded. Unanimous.

Respectfully submitted,

  
Barbara D. Sutton, Secretary