



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 NOVEMBER 3, 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 10-6-10 meeting.
6. Vote on Resolution No. 10-04 for the approval of Conditional Use/Major Site Plan/Variations granted to AT&T Mobility to increase the existing tower height and expand the compound area for related equipment on Block 117, Lot 33.
7. Correspondence.
8. Presentation of the updated Cumberland County Farmland Preservation Plan by Matthew Pisarski of the Cumberland County Planning Department.
9. Yank Marine Services, LLC – Major Site Plan/Variance for waterfront reconfiguration and the installation of a new boat lift that may exceed the 50 ft. height limitation. Determination of completeness. Possible public hearing. Possible action.
10. Other.
11. Adjournment.

MAURICE RIVER TOWNSHIP LAND USE BOARD

Meeting Minutes: November 3, 2010

Present: B. Stowman, Chairman, C. Thompson, V. Chairman, Committeewoman K. Ireland, Committeeman K. Langley, J. Carrara, R. Hoffman, J. Pflaumer, Alt. #2, K. Schellinger, PE 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 10-6-10 meeting were approved on a motion by Ireland and seconded by Hoffman. Carrara abstained. All others voted in favor of the motion.

Resolution No. 2010-04, for the approval of a conditional use/major site plan and variances granted to Cingular Wireless d/b/a AT&T Mobility for a 20 ft. tower extension and related equipment at 5322 Route 49, known as Block 117, Lot 33, was adopted on a motion by Ireland and seconded by Thompson. Stowman and Carrara abstained. All other members voted in favor of the motion.

The Secretary announced receipt of the following correspondence:

1. Announcement from Bob Brewer, Cumberland County Planning, of public open space meetings to be held on 11-3-10; 11-4-10 and 11-9-10.
2. 2011 Dues Notice from NJ Planning Officials. Board agreed to renew the membership subject to available funds.

YANK MARINE SERVICES, LLC

The applicant requested a postponement of this matter until 12-1-10 due to the late notification of one property owner. It was announced to the public that this hearing will take place on 12-1-10 without further notice to the newspaper or to those notified in the proper time frame of this hearing date.

CUMBERLAND COUNTY FARMLAND PRESERVATION PLAN

Matthew Pisarski, Principal Planner with the Cumberland County Planning Department, was present to provide the Board with updated information on the 2009 Farmland Preservation Plan. He stated that the plan and maps must be updated every year.

Pisarski presented a draft map showing the prison and some of the surrounding area as a potential 2011 project area. He informed the Board that this area was targeted since the prison

Maurice River Township Land Use Board
November 3, 2010
Page 2 of 2

has been permanently preserved as farmland by the State. He explained that the mapping does not guaranty eligibility in the program. He also explained that a property owner may apply for farmland preservation even if it is not located in the project area. If a particular property were to qualify, the County would create a project area around that site in the next year's update.

The benefits of the program were discussed. This is a permanent development easement that the property owner is compensated for. Appraisals are obtained from two independent appraisers and sent to the state for a determination of the actual value. The County then purchases the developments rights and compensates the property owner. A deed of easement is created and a lump sum is paid. The County is currently paying an average of \$5,700 per acre. Only farmland assessed properties are eligible. Taxes stay the same.

Other eligibility requirements were discussed. The farm must be at least twelve acres; must be developable and the zoning has to allow for subdivision; production must be going on; must meet tillable requirements and soil requirements. Pinelands restrictions do not play a role in eligibility unless those restrictions remove the developability of the property.

The Board decided that a little time was needed to decide if the Township would be interested in the program. Stowman stated that the Board would review this information and make a decision at the 12-1-10 meeting. The County would be notified immediately thereafter so that the 12-15-10 deadline to the State could be met.

Jerry Pantelidis, resident of Heislerville, addressed the Board. He stated that he compared the zoning map to the project area map and asked the Board to reject the project. He further stated that we have way too much open space and that Green Acres will no longer be paying municipalities the \$10.00 per acre for open space.

There being no further business, Carrara motioned to adjourn at 8:15 PM. Ireland seconded. Unanimous.

Respectfully submitted,

Barbara Sutton, Secretary