



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 SEPTEMBER 7, 2011
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 8-3-11 meeting.
7. Correspondence.
8. Worksession - Review and discuss Pinelands Model Ordinance regarding clustering, wetlands management and forestry regulations to comply with amendments to the Comprehensive Management Plan.
9. Other.
10. Adjournment.



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**AGENDA FOR MEETING of AUGUST 3, 2011
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 7-6-11 meeting.
7. Correspondence.
8. Review and discuss Pinelands Model Ordinance regarding clustering, wetlands management and forestry regulations to comply with amendments to the Comprehensive Management Plan.
9. Other.
10. Adjournment.

MAURICE RIVER TOWNSHIP LAND USE BOARD

Meeting Minutes: August 3, 2011

Present: B. Stowman, Chairman, C. Thompson, V. Chairman, Mayor K. Ireland, Committeeman K. Langley, J. Carrara, G. Gross, J. Pflaumer, T. CuvIELLO, Planner, C. Morrissey, Engineer and M. Benson, Solicitor.

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

The minutes of the July 6th meeting were approved on a motion by Ireland and seconded by Langley. Gross abstained. All other members voted in favor of the motion.

The Secretary announced receipt of the following correspondence:

1. The July 2011 NJ Planner publication.
2. Certification Notice from Cumberland-Salem Conservation District to South Jersey Gas for soil stabilization and erosion control requirements in conjunction with gas main installations along High St., Main St., Oliver St. and Station Rd.
3. Letter from Albrecht & Heun, Inc. addressed to the Township Clerk and dated 7-28-11 requesting a 6 month extension to their current license. The Board reviewed and discussed the letter. On a motion by Carrara, seconded by Thompson, and a unanimous roll call vote, the Board will recommend that the Township Committee consider granting a 6-month extension.
4. Letter from the Pinelands Commission dated 7-21-11 regarding issues raised by the conditional use/site plan approval granted by the Land Use Board for the continuation of resource extraction operations on Whibco sites 1 and 3-7. Solicitor Benson explained that the Certificate of Filing for this application was classified as "Inconsistent" with the Comprehensive Management Plan on the issue of delineating the actual limits of wetlands and the presence of a Northern pine snake. The applicant must further address their concerns on these two issues before the Commission will sign off. The issues are between the applicant and the Pinelands Commission. The application does not need to come back to the Board.

PINELANDS MODEL ORDINANCE CLUSTERING, FORESTRY & WETLANDS MANAGEMENT

Planner Tiffany CuvIELLO reminded the Board about the Comprehensive Management Plan changes that were adopted by Pinelands within the last couple of years. The Board objected to the mandatory clustering provisions in writing to the Pinelands Commission, our representatives

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and to Governor Christie's office to no avail. She also reminded the Board that if we do not adopt regulations to implement the clustering objective, we could lose our Pinelands certification, resulting in even more difficulties for our property owners.

The Commission has requested that the Township submit a proposed time line for consideration of the ordinance. This is a requirement to qualify for a reimbursement of up to \$10,000 for costs incurred for planning consultant work, advertising for public hearing, property owner notification, copying and other administrative costs.

Cuviello stated that the forestry and wetlands changes did not require a Master Plan amendment; however, she felt that the clustering requirement would result in a considerable change in development patterns and characteristics of the zones where this change is to be mandated and that a Master Plan re-examination was necessary. The Board agreed.

After considerable discussion, the Board determined that nine (9) months would be needed to conduct a re-examination of the Master Plan and three (3) months for the ordinance adoption process.

On a motion by Carrara and seconded by Thompson, the Board will send a courtesy letter to the Township Committee to let them know how this matter will be addressed as well as a letter to the Pinelands Commission giving them the proposed time line for adopting the model ordinance. Unanimous roll call vote.

The agenda for the regular September meeting will include a worksession to begin the examination of the Master Plan and the model ordinance. Cuviello will prepare an outline for this worksession. If there isn't enough time after dealing with other agenda items, a separate worksession will be scheduled for later in the month.

Stowman stated that the DEP submitted 29 potential sites for public access to waterways in the Township. Ireland added that the Township has signed up to prepare our own public access program and select the appropriate sites.

Rails to Trails Update – Bikeway trail routes are being evaluated. Ireland stated that grants are available. Morrissey elaborated on the types of grants that may be available for this project.

Stowman stated that a meeting was recently held in coordination with Commercial Township including representatives of the DEP, Army Corps of Engineers and the Delaware Bay Estuary Partnership, among others, concerning the interests of the Maurice River. All were in agreement

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that the mouth of the river needs dramatic remediation by the Army Corps to prevent the loss of Shellpile, Northwest Reach and Long Reach.

As per Mayor Ireland, Maurice River Township and Commercial Township are waiting for comments and suggestions to come in from the committee appointed to gather information on the economic history of river-related industry, wildlife and homes that would be affected by such a loss. This information will be taken to the Senate and Congress at the State and Federal levels. Ireland further stated that the biggest issue is funding, so we have to be raised higher on the Army Corps of Engineers' priority list.

Stowman added that we would like to see this project dovetail with the Army Corps' dredging of the channel so that the clean spoil can be used to create the needed reefs, etc. to protect the vulnerable areas near the mouth of the river.

Carrara stated that we must prove that we have economics worthy of saving by the Army Corps.

Planner CuvIELLO wanted the Board to be aware of a League of Municipalities Advisory regarding Senate Bill S-2950 and Assembly Bill A-4128 proposing modifications to land use approvals because of changed economics, without the normal application review. The League's position is that this takes away planning power with no regard for local zoning or adequate public safeguards. A sample opposition letter was attached to the advisory which she recommends that the Township Committee consider sending.

On a motion by Ireland, seconded by Langley and a unanimous vote, the public session was opened.

Rebecca Jane Ashton, of Dorchester, presented an aerial photo of Jack Lafferty's property to the Board and stated her intention to circulate this photo throughout the state. She expressed her opinion regarding the status of the Lafferty matter as well as her opinion of the Township's Construction/Zoning Official and Office of Emergency Management Coordinator. She further stated that everyone has known about this situation for a long time.

On a motion by Carrara, seconded by Thompson and a unanimous vote, the public session was closed.

There being no further business, Ireland motioned to adjourn.

Respectfully submitted,

Barbara D. Sutton, Secretary