



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.

MAURICE RIVER TOWNSHIP LAND USE BOARD

Meeting Minutes: September 7, 2011

Present: B. Stowman, Chairman, C. Thompson, V. Chairman, Mayor K. Ireland, Committeeman K. Langley, R. Chard, R. Hoffman, G. Gross, J. Lafferty, J. Pflaumer, Alt. #1, C. Morrissey, Engineer, T. CuvIELLO, Planner and M. Benson, Solicitor.

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

The minutes of the 8-3-11 meeting were approved on a motion by Ireland and seconded by Langley. Hoffman, Chard and Lafferty were not present for this vote. All other members voted in favor of the motion.

The Secretary announced receipt of the following correspondence:

1. Copy of a DEP Waterfront Development Permit issued for the removal of piling, construction of a 4x20 ft. ramp, a 7x40 ft. linear floating dock with a 6x48ft. "T" dock and the legalization of 5 piling and the 35x75 ft. concrete boat ramp on Block 281, Lot 23, formerly known as the Four Star Marina.
2. Press Release regarding an "Assistance to Small Shipyards Grant" awarded to Yank Marine, Inc. from the Maritime Administration in the amount of \$961,676 to purchase a new travel lift for the commercial shipyard in Tuckahoe. Their existing 200 ton lift will be relocated to Dorchester, however, the company will continue to move forward to purchase and install a 600 ton lift at the Dorchester yard.
3. Pinelands "call up" letter, dated 8-16-11, for Whibco Sites 1 and 3-7.
4. Copy of Solicitor Benson's 8-18-11 letter to the Pinelands Commission with regard to the Board's approval (Resolution 2011-03) for Whibco's Site #2.
5. Notice from Roy Oliver, Twp. Clerk, that the Township Committee has granted Albrecht & Heun an extension of their current mining license to 12-6-11.
6. Correspondence dated 8-4-11 from Rebecca J. Ashton as a follow-up to her appearance at the 8-3-11 Land Use Board meeting. Gross asked that this correspondence be read into the record. Chairman Stowman asked the Secretary to read the letter in its entirety.
7. Letter from Pinelands dated 8-17-11 with regard to the application of Jack Lafferty.
8. Letter dated 9-2-11 from Larry Liggett of Pinelands regarding the request made by the Township for a one-year extension to implement the required CMP changes.
9. Notice of an AJJEC workshop to be held on 10-15-11 in Lincroft, NJ entitled, "Water Worries – Strategies and Solutions".

Worksession – Amendments to Pinelands Comprehensive Management Plan

Tiffany CuvIELLO, Board Planner, informed the Board that the letter from Larry Liggett dated 9-2-11 granted the one year extension requested by the Township in order to conduct a Master Plan re-examination and to adopt the appropriate ordinances to implement CMP changes relating to forestry, wetlands management and cluster development.

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Cuviello further explained that the clustering changes warrant a master plan update. Even though the state has extended the requirement of doing a Master Plan re-examination from every six years to every ten years, our last re-exam (2006) was prior to the new census data being released and now would be a good time to update all of that information as well as reviewing economic development and an off road vehicle park.

Cuviello outlined the five statutory requirements that must be considered as part of a re-examination, which are listed in her memo dated 9-7-11.

During the re-examination, the Board will look at any potential impacts that the new clustering regulations will have on development patterns. Cuviello stated that the Tax Assessor is compiling a list of publicly owned parcels that can be excluded as not likely to be developed. Remaining parcels that qualify for a subdivision could then be identified, taking into consideration the various zoning district requirements and wetlands constraints.

There was discussion on how the Board could minimize potential impacts of mandatory clustering. A possible "grandfathering" type of language was also discussed in order to protect the interest of family subdivisions where property has been owned for a required number of years, etc.

Other items discussed included the possibility of a reduced setback requirement for commercial uses; where solar and wind energy uses would be appropriate; traffic issues; and creating an area to accommodate an off road vehicle park.

Mayor Ireland stated that a few sites are being checked out for use as an off road vehicle park. She also stated that a traffic light will be installed in the near future at the intersection of Rt. 47 and Port Elizabeth-Cumberland Rd. near the Post Office.

The next worksession will be held on 10-5-11 as long as the regular meeting schedule permits.

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

There being no further business, Chard motioned to adjourn at 8:12 PM. Gross seconded. Unanimous.

Respectfully submitted,

Barbara D. Sutton, Secretary