



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 2, 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 10-5-11 meeting.
6. Correspondence.
7. Worksession – Continue review for the update of the Master Plan and implementation of amendments to Pinelands Comprehensive Management Plan regarding clustering, wetlands management and forestry regulations.
8. Other.
9. Adjournment.

MAURICE RIVER TOWNSHIP LAND USE BOARD

Meeting Minutes: November 2, 2011

Present: B. Stowman, Chairman, C. Thompson, V. Chairman, Mayor K. Ireland, R. Chard, J. Carrara, R. Hoffman, J. Lafferty, J. Pflaumer, Alt. #1, T. CuvIELLO, Planner and C. Morrissey, PE.

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

The minutes of the 10-5-11 meeting were approved on a motion by Ireland and seconded by Hoffman. Cararra, Chard and Lafferty abstained. All other members voted in favor of the motion.

The Secretary announced receipt of the following correspondence:

1. Copy of the updated Cumberland County Development Review Standards that will replace those previously adopted in 1991.
2. A dues notice from NJ Planning Officials for 2012 membership renewal. The Board instructed the Secretary to renew.
3. Copy of the Cumberland County Open Space and Recreation Master Plan adopted on 10-5-11.
4. Copy of a letter from the Township Clerk to Whibco, Inc. dated 10-24-11 stating that a new 5-yr. license was issued for sites 1-7, expiring on 7-15-16. Stowman asked that the company be reminded to submit a letter prior to the December meeting with regard to the additional time needed to complete their reclamation plan.
5. The September 2011 NJ Planner publication.
6. Letter from Dixon Associates dated 10-6-11 with regard to co-location of emergency radio equipment on the telecommunications tower located at 5322 Rt. 49. Morrissey commented on the standard used for the structural design of the tower and concluded that an updated standard should have been used and he could not recommend the additional loading of the proposed emergency equipment on this tower.

Chairman Stowman recused himself from this discussion due to a conflict.

Ireland motioned to refer the matter to the Board's attorney to get legal advice on whether the Board has any recourse since it was a condition of approval that space be provided on this tower for emergency equipment. Lafferty seconded. Unanimous.

WORKSESSION - MASTER PLAN UPDATE AND CLUSTER ORDINANCE

Tiffany CuvIELlo, Board Planner, presented three additional sites to review the potential impact of mandatory clustering in those areas.

Area 4 (PRDA-C Zone) - Due to wetlands and open water areas, there is a potential in this area for more residential development than would be permitted under the existing ordinance. CuvIELlo stated that this site is adjacent to a Pinelands Business Zone and the Board may want to consider tying the bonus provision to the creation of commercial development or possibly making this area a receiving area for other parts of the Township, helping to promote commercial development.

Area 5 (PRDA-R and PRDA-C Zones) – Most of this area is owned by NJ DEP and the cluster regulations should have no impact since additional development is not likely.

Area 6 (PRDA-R Zone) – The minimum lot size for this zone is 5 acres. The area is mostly upland with plenty of road frontage. The Board expressed much concern with mandatory clustering in this area as it would have an impact on the character of the neighborhood.

Another worksession will be held on 12-7-11 if the regular meeting agenda permits.

CuvIELlo informed the Board of the Township’s application for a Smart Growth Implementation Assistance Grant in the amount of \$75,000 to explore the economic viability of small towns and rural communities. The Township has also applied for the Building Blocks for Sustainable Communities Program. This is a two-day workshop to assist municipalities in determining the best places for business. CuvIELlo stated that we should know more on both by December.

Mayor Ireland updated the Board on the beach restoration project, the rails to trails project, an ATV park and a signage grant.

There was no one from the public in attendance.

There being no further business, Carrara motioned to adjourn at 8:31 PM. Hoffman seconded. Unanimous.

Respectfully submitted,

Barbara Sutton, Secretary