



**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 DECEMBER 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 11-2-11 meeting.
6. Correspondence.
7. Whibco, Inc. – Request for extension to submit reclamation plans.
8. 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.
9. Other.
10. Adjournment.

## MAURICE RIVER TOWNSHIP LAND USE BOARD

Meeting Minutes: December 7, 2011

Present: B. Stowman, Chairman, C. Thompson, V. Chairman, Mayor K. Ireland, Committeeman K. Langley, R. Chard, J. Carrara, R. Hoffman, J. Lafferty, J. Pflaumer, Alt. #1, C. Morrissey, PE, T. Cuviallo, PP 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 11-2-11 meeting were approved on a motion by Ireland and seconded by Chard. Langley abstained. All other members voted in favor of the motion.

The Secretary announced receipt of the following correspondence:

1. Copy of Recreation Permit #1186 issued to Tri-County Sportsmen by the Pinelands Commission on 11-4-11 for a motorcycle event that took place on 11-5 and 11-6-11.
2. Pinelands letter dated 11-15-11 addressed to Richard H. Daniels, Esq. regarding the status of the Lafferty application.
3. Correspondence dated 11-4-11, 11-25-11 and 12-7-11 from Rebecca J. Ashton regarding the Lafferty matter and Gordon Gross, Zoning Officer.
4. Letter from Cormac Morrissey, PE dated 11-7-11 addressed to Frank DiDomenico, Twp. Solicitor regarding the issue of providing emergency equipment on the cell tower located at 5322 Rt. 49.
5. Letter from MV Engineering dated 12-7-11 addressed to Roy Oliver, Twp. Clerk requesting another 6-month extension for Albrecht & Heun's current mining license to complete the application process.

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### **WHIBCO, INC. RECLAMATION PLANS**

Whibco submitted a letter dated 11-10-11 formally requesting an extension of time for submission of their reclamation plan. Walter Sjogren, Exec. Vice President, was sworn in. He stated that the company has hired a firm (Trident) to prepare the management plan that is now being required by the Pinelands Commission for Sites 1 and 3-7.

On a motion by Ireland and seconded by Thompson, the Board granted an extension to May 2012 for the company to submit reclamation plans. Lafferty abstained. All other members voted in favor of the motion.

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**WORKSESSION**

Tiffany CuvIELLO, Planner, presented an analysis of development potential and impacts for several areas based on Pinelands mandatory clustering regulations.

Area 1A in the PC and PR Zones on the east side of Rt. 49 was reviewed and discussed. It appeared that this area had very little wetland impact but a limited potential for additional development. This did not seem to be an area of concern.

Area 2A in the Rhetta Heights section of Milmay appeared to have a good number of isolated lots and a lot of wetlands. No bonuses would apply. This area also did not appear to be of concern.

Area 7 in the PC zone along Route 49 and Estell Manor Road contained two farms of approximately 2,000 acres with a good amount of development potential. CuvIELLO will contact the Tax Assessor to determine if the parcels are in a long term preservation program. If not, the development potential including bonuses would be approximately 126 units.

Area 8 in the PC Zone, US Silica properties along Estell Manor Rd., contained a good amount of open water areas and is surrounded by DEP land and land held by other environmental organizations.

There was discussion regarding the possibility of eliminating area of open water for bonus earning calculations. The Board decided that a better definition of open waters was needed and that it should be specific that open water area should not count for calculating bonus units. CuvIELLO will check with Egg Harbor and Galloway townships to see how they are handling this issue.

CuvIELLO stated that for the next worksession, she will be analyzing development potential for some other large tracts including Whibco land.

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On a motion by Thompson, seconded by Carrara and a unanimous vote, the public session was opened. There was no public comment.

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

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There being no further business, Carrara motioned to adjourn and Hoffman seconded.  
Unanimous. Meeting was adjourned at 8:14 PM.

Respectfully submitted,

Barbara D. Sutton, Secretary