

TABERNACLE TOWNSHIP
LAND DEVELOPMENT BOARD
163 CARRANZA ROAD
TABERNACLE, NJ 08088
(609)268-1220

AUGUST 5, 2015

The meeting was called to order by Chairman McNaughton, pursuant to the Open Public Meetings Law. The meeting of August 5 was sent to the Burlington County Times in January, 2015. It was posted as the required notices under the statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

The following Board members were present: Vince Conigliaro, Doug Cramer, Jim Ebersberger, Mark LeMire, Ray McCarty, Noble McNaughton, Dave Oiler, Denny Stevens and John Sandman. Joe Barton was absent.

Mr. Ebersberger made a motion to approve the Minutes of July 1, 2015. Mr. LeMire seconded the motion. All members voted in agreement. Ms. Stevens and Mr. McCarty abstained.

LAWRENCE CONTE – BLOCK 1101, LOT 1
Ken Levers, PE

The applicant is proposing a two lot Minor Subdivision. The property is zoned Agricultural Production. The existing home would remain on the proposed small lot, 3.2 acres. The Board finds that all bulk standards are met and a variance is not required. The applicant meets qualifications for cultural housing.

Mr. Levers reviewed Dan Guzzi's report dated July 27, 2015.

Mr. Oiler made a motion to approve the minor subdivision. Mr. Ebersberger seconded the motion. All members voted in agreement.

WILLIAM COUGHLIN – BLOCK 804.01, LOT 2.01
Patrick McAndrew, Esq.
Mark Shourds, PE

The applicant is proposing a 4 lot Major Subdivision. The property is located on Pricketts Mill Road, Regional Growth Residential.

The Board finds that there is an existing home, pole barn and shed on the lot.

Mr. Guzzi reviewed his report, dated July 15, 2015. There are several issues with this property. A "D" variance is required for proposed lot 2.06, for an accessory building with no principal structure. A bulk variance will be required for the minimum accessory setback for the existing shed on proposed lot 2.01. Mr. Cramer noted that this property has had a drainage problem in the past.

The plans have been submitted to the Burlington County Planning Board and a Certificate of Filing, dated June 12, 2015 has been received.

Due to the issues, Mr. Oiler made a motion to carry the application to the September 2 meeting. Ms. Stevens seconded the motion. All members voted in agreement. The applicant will provide revised plans.

DIANA & KIRK SMITH – BLOCK 803.01, LOT 20.08

Variance

Applicants propose to convert 1 car garage into living space, adding a 2 car garage and breeze way. The breezeway will run from the garage to the house. A side yard variance is requested. Setback will be 9ft 6 in, where 30ft is required. Tim Foley, contractor, was sworn in and testified.

Mr. Guzzi read his report, dated August 3, 2015.

The Board finds that water comes down the driveway into the garage. New plans will have to divert water to the back yard.

Ms. Stevens made a motion to carry the application to the September 2 meeting. Mr. LeMire seconded the motion. All members voted in agreement. The applicant will provide revised plans.

There was no Township Committee report. Mr. Oiler did have general questions on the Fire Company for the township.

Having nothing further, the meeting was adjourned.