

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

MAY 4, 2016

The meeting was called to order by Chairman McNaughton, who read the required announcement pursuant to the Open Public Meeting Act. Adequate notice of the meeting has been provided by sending it to the Burlington County Times in January, 2016, posting it on the official bulletin board of the Township, providing a copy to the Municipal Clerk, and mailing a copy of the notice to those persons who had requested a copy and posted the required fee for such service.

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

Mr. Ebersberger made a motion to approve the Minutes from April 6, 2016. Mr. LeMire seconded the motion. All members voted in agreement.

Chairman McNaughton announced that the Vernon Powell subdivision application, Block 1501, Lot 11, would be heard at the June 1 meeting.

**MARK MULLER – BLOCK 802.02, LOT 15.05
226 Oakshade Road
Variance**

Mr. Muller is proposing to construct a 40 foot X 40 foot pole barn with a 400 square foot porch. Variances will be required for a 10 foot side yard setback, where 30 feet is required and a 30 foot rear yard setback, where 40 feet is required. A variance is also needed for the total area of accessory structures.

Attorney David Frank stated that the publication notice did not mention a height variance, so the Board would not hear that application. It appears that the application is for a commercial building in a residential zone, which is not permitted. Mr. Muller would store a bucket truck and electrical lift equipment in the building. An application would have to be made for a Use Variance. It was established that while Mr. Muller operates his business at this location, he goes to other job sites. Mr. Muller testified that if approved, he would not use the building for a commercial business. Mr. Muller amended his application on height of the structure, so the Board could move forward.

Mr. Muller was sworn in along with Susan and David Pressler, Jr., of 40 Chaucer Lane, Medford.

During the public portion, Armin Vaihinger, 29 Sleepy Hollow Drive and Cynthia Sakowski, 27 Sleepy Hollow Drive had concerns on the setbacks and size of the building. Mr. Vaihinger had signed neighbor statements, which Mr. Frank explained the Board could not use.

The following exhibits were presented: a drawing of the property with an aerial photo. .

Ms. Brandt made a motion to deny the request. All members voted in agreement except Mr. Conigliaro, who abstained.

TOWNSHIP COMMITTEE REPORT

Mr. Cramer reported that the Committee is working on the budget.

Having nothing further, the meeting was adjourned.