

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

**SEPTEMBER 19, 2016**

The meeting was called to order by Chairman McNaughton, who read the required announcement pursuant to the Open Public Meetings 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: Joe Barton, Vince Conigliaro, Doug Cramer, Jim Ebersberger, Mark LeMire, Ray McCarty, Noble McNaughton, Dave Oiler, Denny Stevens and John Sandman. Susan Brandt was absent.

Mr. Oiler made a motion to approve the Minutes from August 3, 2016. Mr. Ebersberger seconded the motion. All members voted in agreement. Mr. Cramer, Mr. McCarty and Ms. Stevens abstained.

The following Resolutions were adopted:

**2016-10 HAAS SAND & GRAVEL – BLOCK 1401, LOT 3  
2016-11 HAAS SAND & GRAVEL – BLOCK 202.02, LOTS 10 & 11**

**DOUGLAD UMBEHAUER – BLOCK 1002, LOT 4**

Use Variance

James Schroeder, Esq.

Mr. Umbehauer is the contract purchaser of this property. He is requesting a Change of Use to allow a wallpaper/painting business.

The Board finds that the applicant is the owner of The Painting and Wallpaper Company, started in 1982. Mr. Umbehauer testified that 95% of his work is done in a client's home, 5% done in the warehouse. There are 11-12 employees, half of which meet at the job site and do not come into the office. Deliveries will be made by FedEx or UPS. There will be no tractor trailer deliveries. The hours of operation will be 7am to 5pm, Monday through Friday. There may be some morning hours on Saturdays. There will be no additional site development.

All materials will be stored inside the warehouse.

Dan Guzzi, PE, reviewed his report dated August 16, 2016.

Ms. Stevens made a motion to approve the Use Variance. Mr. LeMire seconded the motion. All members voted in agreement. Mr. Barton abstained. The applicant will return in the next few months with a Site Plan.

**CARDINAL PAVING – BLOCK 1001, LOTS 15.02, 15.03 & 20**

The Board reviewed correspondence from Jeffrey Baron, Esq., dated August 23, 2016.

Ms. Stevens made a motion to continue the hearing to January 4, 2017. Mr. Oiler seconded the motion. All members voted in agreement. The application will be re-noticed and re-published.

**MASTER PLAN CONSISTENCY REVIEW**

Chicken Ordinance

The Board reviewed the proposed Ordinance, dated 9/16/16. During the public portion, James Jones, 16 Wimbeldon Way, spoke out against the ordinance. Rick Franzen, 3 Deer Trail, had questions.

The LDB appointed a sub-committee to look and the ordinance and make recommendations at the October 5<sup>th</sup> meeting. The Sub-committee consists of Chairman McNaughton, Doug Cramer, Denny Stevens and David Frank, Esq.

Having nothing further, the meeting was adjourned.