

**TABERNACLE TOWNSHIP
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LAND DEVELOPMENT BOARD

MARCH 7, 2012

The meeting was called to order by Chairman McNaughton, pursuant to the Open Public Meetings Law. The meeting of March 7th was included in a list of notices sent to the Burlington County Times and the Central Record in January, 2012. It was posted on the bulletin board in Town Hall and has remained continuously 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, Rick Franzen, Ray McCarty, Noble McNaughton, Dave Oiler, Betsy Piner, Denny Stevens, Joe Yates, Mark LeMire and Ed Kagan. Dave Frank, Esq. and Dan Guzzi, PE, were also in attendance.

Ms. Piner made a motion to approve the Minutes from February 15th. Mr. LeMire seconded the motion. All members voted in agreement. Mr. Kagan and Mr. Oiler abstained.

The following Resolution was adopted:

2012-07 GERALD E. MELVIN – BLOCK 401, LOT 10

MASTER PLAN RE-EVALUATION

The Board continued its public hearing of the Master Plan. Mr. McCarty reviewed changes on the latest draft, dated March 5, 2012. The road map will be adjusted to show private and public roads. Mr. McCarty addressed page 17 of the draft, items p through t. Mr. Cramer worked with the planner on Township owned property.

Mr. Franzen had questions on the process of the Master Plan. Mr. Frank explained that the Master Plan re-examination report must be done every 10 years, according to the Municipal Land Use Law.

During the public portion, Matthew McCrink, Esq. appreciated all the work that the Board did on the Master Plan.

Stuart Brooks, 78 Moores Meadow Road, addressed cell tower/telecommunications. He noted that the degree of service is not equal in all areas of the township. Mr. Brooks would like to see a goal added to have high quality cell service throughout the township. The LDB agreed to add

the statement “encourage adequate state of the art telecommunication coverage throughout the township.”

Mr. Brooks also addressed density housing in the Regional Growth zone. The Board discussed item E1, page 15 of the draft “Limit new residential development in a commercial zone”. Mr. Brooks would like the township to explore opportunities to increase residential development in other areas and identify Route 206 as a desirable commercial corridor.

Steve Pickholtz, 1 Mark Lane, had questions on specifications of a cell tower, including height and fall zone. The Board explained that a cell tower ordinance would address his concerns, not the Master Plan. Mr. Frank told the Board that a cell tower ordinance is being developed by the Township. The LDB will have a chance to review the proposed ordinance.

Fran Brooks, 78 Moores Meadow Road, had comments on the sample Cluster Ordinance. Ms. Brooks noted that the Pinelands Commission allows municipalities to draft different standards specific to local circumstances. A number of municipalities have taken advantage of that, including Buena Vista, Evesham and Hamilton Township. How many acres are in the RD1, RD2 and Forest area? Does the Township know what the “build out” is without the Cluster Ordinance? Ray McCarty has a list of vacant properties, along with maps showing boundaries of RD1, RD2 and Forest Area. The vacant properties are not correlated with the different zones and the Planner was not asked to obtain that information.

Mr. Frank suggests that the re-examination report, page 16, item K of the draft, change phrase to “review and adopt an ordinance consistent with changes to the CMP that encompass cluster development, wetlands management and forestry”. The Township has a deadline to meet for the Cluster Ordinance. The Township Committee will refer the Cluster Ordinance back to the LDB, after first reading, for any changes. The Pinelands has given the Township an extension until April 30 to have the Cluster Ordinance adopted. Mr. McNaughton asked Ms. Brooks to put any additional ideas in writing.

Ms. Brooks also had concerns on identifying bonus densities in RD1, RD 2 and forest areas.

Ms. Brooks noted that in the past, the Pinelands Commission introduced a proposed regulation allocating PDCs to commercial development. Ms. Piner stated that the proposed regulation never made it to the full Commission. Ms. Brooks feels that PDCs should be allocated for other land uses. Ms. Piner replied that the Commission will address the matter at a future date.

Ms. Brooks questioned the order of appendices in the draft. Mr. McCarty explained his reasoning and that the order is consistent with state statute.

Mr. Frank proposed that the LDB review and adopt an ordinance consistent with recent changes to the CMP that encompasses cluster development, wetlands management and forestry and forest area and RD1 and 2 zones.

Ms. Stevens made a motion to adopt the Re-examination Report with changes made today. Mr. Conigliaro seconded the motion. All members voted in agreement.

The Board commended Mr. McCarty on his 3 years of hard work on the Master Plan. Ms. Piner thanked Stuart and Fran Brooks for their efforts on reviewing and commenting on the Master Plan.

HOLY EUCHARIST CHURCH – BLOCK 903, LOT 22.03

520 Medford Lakes Road
Major Site Plan
Vincent Mangini, Esq.

This Solar Panel application was continued from the February 15th meeting. Denny Stevens and Rick Franzen did not sit for any aspect of the application.

Matt McCrink, Esq., spoke on behalf of Holy Eucharist. He has represented the church in the past and is familiar with the Festival. He addressed the safety issue of underground cables and the Pine Barrens Festival. Mr. McCrink has suggested that cables be installed 4 feet underground, not in concrete. A monument will be placed on each end of the underground cable. Stakes for the tents are approximately 36 inches in length. The church has time constraints; they will lose financing if not approved as soon as possible. Mark Thompson, PE, was sworn in and presented a Site Plan. Several parking spaces have been eliminated. There are no easements on the property.

Narayanaswamy Subramanian, PE and Mr. Mangini addressed Mr. Guzzi's review letter, dated March 5, 2012. Mr. Subramanian testified that there will be 2 conduits, separated by 7 inches. There will be a 6 ft vinyl clad fence around the arrays; no vegetation as that would interfere with the arrays.

Mr. Cramer noted that township owned property was still shown on the Site Plan. Mr. Mangini will have township property removed.

Randall Corey, VP of Tioga Energy, was sworn in. Tioga is the parent company of SunDurance. In addition to monuments at the beginning and end of the cables, there will be a marker every 30 ft. Arrays are approximately 7ft high. Tioga will provide training to first responders, the rescue squad and the fire department.

The applicant agreed to have an orange fence around the arrays during the festival.

Mr. Kagan made a motion to approve the Major Site Plan. Mr. LeMire seconded the motion. All members voted in agreement, except Mr. Conigliaro, who abstained. Being absent from the February 15th meeting, Mr. Oiler did not vote. The approval is based on the following items: compliance with Mr. Guzzi's review letter, dated March 5, 2012. On the site plan, deletion of municipal land; revised detail indicating cables 4ft deep; man holes and pull boxes; monument every 30 ft.; orange fence around arrays during festival; pavement to be removed within 30 days.

TOWNSHIP COMMITTEE REPORT

Rick Franzen reported the following: Board member Mark LeMire has been appointed to the Recreation Committee; South Park Road has been closed from Moores Meadow Road southeast to Route 532/Chatsworth Rd; the Township Committee recognized

resident Peter Capelli for collecting aluminum tabs to raise money for the Ronald McDonald House. He has collected over one million tabs.

PUBLIC COMMENT

During the public portion, Fran Brooks, 78 Moores Meadow Road, had questions on the proposed Cell Tower Ordinance. Once the Township Committee refers the cell tower ordinance to the LDB, the LDB has 35 days to review and report back to the Committee.

Ms. Brooks asked for clarification of the responsibilities of Barbara Fegley, the Professional Planner. Ms. Fegley was charged with preparing the re-examination report, in conjunction with the sub-committee. The sub-committee consisted of Ray McCarty, Noble McNaughton, Mark LeMire and Doug Cramer.

Ms. Brooks wanted to correct the record that neither she nor Mr. Brooks commented on the cell tower at the July 20, 2011, meeting of the LDB.

Mr. Brooks wanted it known that he did make two comments at the February 1 meeting. In the first comment, he complimented the Board on how they handled the Public Comment section of the Master Plan hearing. The second comment, noting the Board's lack of civility and professionalism in one instance, did not pertain only to Mrs. Brooks, but to every citizen.

Mr. Mc Carty noted that in his travels to Lewes, Delaware, the property tax rate is much lower. He also noticed that when residents of Lewes apply for a variance, they must post a sign in their front yard.

Having nothing further, the meeting was adjourned.