

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

LAND DEVELOPMENT BOARD

MARCH 21, 2012

The meeting was called to order by Chairman McNaughton, pursuant to the Open Public Meetings Law. The meeting of March 21st was included in a list of notices sent to the Burlington County Times and the Central Record in January, 2012. 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, Rick Franzen, Ray McCarty, Noble McNaughton, Betsy Piner, Denny Stevens, Joe Yates, Mark LeMire and Ed Kagan. Dave Oiler was absent. Dave Frank, Esq. and Dan Guzzi, PE, were also in attendance.

Ms. Piner made a motion to approve the Minutes from March 7, 2012. Ms. Stevens seconded the motion. All members voted in agreement.

The following Resolution was adopted:

**2012-08 HOLY EUCHARIST CHURCH/SUNDURANCE ENERGY
BLOCK 903, LOTS 22.03, 27 & 28**

Deacon Joe DeLuca, Holy Eucharist Church, had questions on the proper procedure to continue with the solar array project. Plans must be taken to the Pinelands Commission.

CONSISTENCY REVIEW

Draft of Cluster Ordinance

The Board reviewed the draft of the Cluster Ordinance. The Board can find that the ordinance is consistent or inconsistent with the Master Plan. The Board can also voice any concerns it has to the Township Committee.

Rick Franzen and Doug Cramer met with Susan Grogan of the Pinelands Commission to discuss the ordinance, along with build out figures for Tabernacle.

Mr. Franzen reviewed draft charts of build out figures from Pinelands. There are three different scenarios, the first with a total of 877 units in all areas of the township; the second with 727 units and the third with 669 units. Mr. Cramer reported that he and Mr. Franzen looked at the tax map, keeping the zoning map in mind. There are approximately 15 parcels of land that could be developed. The parcels range in size between 30 and 250 acres. Mr. LeMire inquired about the lake at the Girl Scout camp. The dam has been de-commissioned.

Mr. McCarty commented on subdivisions with flag lots, specifically, using his own lot as an example.

The Board discussed three other townships that are working on or have submitted their cluster ordinance: Evesham, Hamilton and Buena Vista. Ms. Piner pointed out that Buena has thousands of acres in the forest area, where Tabernacle does not.

PUBLIC COMMENT

Fran Brooks, 78 Moores Meadow Road, thanked Mayor Franzen for acknowledging comments that Stuart Brooks made at the last township meeting regarding the analysis of the cluster ordinance.

Ms. Brooks had concerns on the build out issue and environmental constraints and their impact on current zoning. Ms. Brooks commented on the AG issue and any balance of a parcel that might end up in open space. What types of recreation? What types of uses? Mr. McNaughton noted that we need to define low intensity recreation.

RECOMMENDATIONS

The Board had the following recommendations: the language under ordinance section 17-47D allows inclusion of all land, including wetlands, in the gross area calculation for permitted density. The Board recommends that 17-47D be amended to delete wetland areas, but retain wetlands transition areas in the gross area for purposes of calculating the number of residential lots permitted within clustered development;

The Board recommends that there be a more specific definition of "ecological management"; the language of ordinance section 17-47D3(a) be amended to encourage location of clustered development "adjacent to existing improved public roads"; language of section 17-47D-3(b) be amended to replace "proximate" with "adjacent"; language of ordinance section 17-47D.3(c) be amended to make specific reference to implementation of buffers in accordance with the Township's buffer standards.

A letter will be sent to the Pinelands Commission asking for an extension on the approval of the Cluster Ordinance.

Ms. Stevens made a motion to find Ordinance 2012-03 consistent with the Master Plan. Mr. Conigliaro seconded the motion. All members voted in agreement. Ms. Piner and Mr. Kagan abstained.

TOWNSHIP COMMITTEE REPORT

Mayor Franzen reported that Township Committee agendas will be on the web site the Friday before the meeting. Businesses registered with the township can now be linked from our web site.

Having nothing further, the meeting was adjourned.