

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

LAND DEVELOPMENT BOARD

APRIL 4, 2012

The meeting was called to order by Chairman McNaughton, pursuant to the Open Public Meetings Law. The meeting of April 4th 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, Ray McCarty, Noble McNaughton, Dave Oiler, Betsy Piner, Denny Stevens, Mark LeMire and Ed Kagan. Rick Franzen arrived after roll call. Joe Yates was absent.

Ms. Piner made a motion to approve the Minutes from the March 21st meeting. Mr. LeMire seconded the meeting. All members voted in agreement.

The following Resolutions were adopted:

**2012-09 MASTER PLAN RE-EXAMINATION
2012-10 ORDINANCE 2012-04 CONSISTENT WITH MASTER PLAN**

PUBLIC COMMENT

During the public portion, Fran Brooks, 78 Moores Meadow Road, had questions on Resolution 2012-10. The LDB found that Ordinance 2012-04(known as the Cluster Ordinance) was substantially consistent with the Master Plan. The Board will send a report to the Township Committee. Ms. Brooks questioned the table that appears in the Ordinance, concerning bonus densities. Mr. Franzen noted that the Township Committee will evaluate. Ms. Brooks felt that the table was unclear on how these numbers applied to the various areas. The table shows bonus areas over a certain number of acres, including RD1, RD2 and Forest. Mr. Franzen and Mr. Cramer did a lot by lot analysis, knowing where the wetlands are located. Mr. Cramer is concerned about the development of large parcels, taking wetlands out reduces the usable acreage.

Ms. Brooks asked when the Resolution would be available for inspection. After a few minor typo corrections, the Resolution will be available next week.

Ms. Brooks also had comments on the February 15th Minutes. In her opinion, they are chronologically inaccurate. In those Minutes, the Board adopted the Minutes of February 1 at the beginning of the February 15th meeting. After their adoption, during the public comment, the Board responded to Ms. Brooks concern over a paragraph in the February 1 Minutes concerning Mr. Brooks.

Patricia Shaffer, 79 Richter Road, had questions on a commercial business in a residential zone. The LDB has no authority to enforce those regulations. Mr. Perri is the Code Enforcement Officer, under the direction of the Township Committee. If a homeowner does not receive satisfaction, he or she can file an action in Superior Court, who would compel the Committee to take action.

Fran Brooks, 78 Moores Meadow Road, questioned the status of the Cell Tower law suit. Mr. Franks will receive a brief by the end of the month, he will then respond.

TOWNSHIP COMMITTEE REPORT

Mr. Franzen commented that the next Township Committee meeting will be held on April 23. The Committee is planning the Open House for the new Emergency Services building. The seniors and Scouts are using the former Rescue Squad building on Hawkins Road for meetings.

The LDB meeting scheduled for June 6 has been cancelled.

Mark LeMire, a member of the Recreation Committee, is working on getting various groups in the Township, boy and girl scouts, etc., to participate in the Memorial Day parade.

Having nothing further, Ms. Stevens made a motion to adjourn. Mr. LeMire seconded the motion. All members voted in agreement.

