

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

LAND DEVELOPMENT BOARD

JUNE 20, 2012

The meeting was called to order by Chairman McNaughton, pursuant to the Open Public Meetings Law. The meeting of June 20th 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, Dave Oiler, Betsy Piner, Denny Stevens, Mark LeMire and Ed Kagan. Joe Yates was absent.

Ms. Piner made a motion to approve the Minutes from the May16th meeting. Ms. Stevens seconded the motion. All members voted in agreement. Mr. Franzen abstained.

SOUTHGATE MULCH – BLOCK 320, LOT 8

Site Plan

Due to the language in the notice publication, the application has been postponed.

Ms. Piner made a motion to carry the application to August 1. Ms. Stevens seconded the motion. All members voted in agreement.

RON NOWACKI – BLOCK 701, LOT 5.10

208 Sooy Place Road

The application was continued from the May 16th meeting.

Kristen Marter, owner/President of Amped on Solar, LLC, presented revised plans for the solar arrays. Mark Onori, Project Manager, was sworn in.

The new exhibit (A-3) presented to the Board meets side and rear yard setback requirements. The only variance now requested is for accessory structure square footage. The total area of the solar arrays will be 1584 square feet. Some trees will have to be removed and trimmed.

Ms. Stevens made a motion to approve the variance. Mr. Oiler seconded the motion. All members voted in agreement except Mr. Franzen, who abstained.

CHARLES BRANDT – BLOCK 1402, LOT 24.05

456 Carranza Road

Variance/Accessory Building

Mr. Brandt has already constructed a 256 sq ft storage building and a 403 sq ft car port attached to an existing detached garage. The property was granted a variance in 1997 to construct the detached garage with a 15ft side yard setback. Currently, there is a 2 ft side yard setback with the car port. The 256 sq ft building has a 15 ft setback. Mr. Brandt would need an easement from the

neighbor, since he must use that property to access the rear of his property. A 10X12 garden shed is also on the rear property.

Mr. Guzzi presented his report.

The Board was not comfortable with the 2ft side yard setback and the possible location of wetlands. Mr. Guzzi will determine the location of wetlands. Mr. Brandt agreed to connect the accessory and garage buildings with a breeze way.

Mr. McNaughton made a motion to approve the variance for square footage of accessory buildings. Mr. Conigliaro seconded the motion. All members voted in agreement. The car port, along with the concrete pad, must be removed.

PUBLIC PORTION

Steve Pickholtz, 4 Mark Lane, had questions on the Valore cell tower. The application has been remanded back to the Board from Judge Bookbinder. Mr. Frank explained that the Board will look at the visual impact of the tower. Surrounding residents will be notified of the new hearing date.

TOWNSHIP COMMITTEE REPORT

Mr. Franzen reported that township attorney Peter Lange had a meeting with Pinelands concerning the Cluster Ordinance and density.

The Board discussed the LDB fee schedule and recommended an increase in application and escrow fees. The new fees will be sent to the Township Committee for action.

Mr. Franzen reminded the Board of an orientation for municipal officials at the Pinelands Commission on July 31st.

Ms. Stevens made a motion to go into Executive Session. Ms. Piner seconded the motion. All members voted in agreement. The purpose of the session was to discuss legal matters. No formal action was taken.

Ms. Piner made a motion to go out of Executive Session. Ms. Stevens seconded the motion. All members voted in agreement.

Having nothing further, the meeting was adjourned.