

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

LAND DEVELOPMENT BOARD

AUGUST 1, 2012

The meeting was called to order by Chairman McNaughton, pursuant to the Open Public Meetings Law. The meeting of August 1st 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 and Ed Kagan. Denny Stevens, Mark LeMire and Joe Yates were absent.

MOORE DEER CLUB, INC. – BLOCK 1407, LOT 7

62 Bozarthtown Road
Site Plan Waiver

The Club is requesting a Site Plan Waiver for the construction of an addition to an existing storage building. Len Donovan, Treasurer and Robert White, President, were sworn in.

The Board finds that a 12ft X12ft addition to an existing storage building was constructed without prior approval. Dan Guzzi, PE, reviewed his report. The addition meets all setback requirements.

The public had no comment.

Mr. Kagan made a motion to approve the waiver. Mr. Oiler seconded the motion. All members voted in agreement.

SOUTHGATE MULCH – BLOCK 320, LOT 8

1517 Route 206
Site Plan/Variance
Patrick McAndrew, Esq.

The applicant appeared before the Board for the construction of a 2,400sq ft pole barn, drainage facilities, landscaping and related site improvements for a seasonal mulch and firewood business.

The Board finds that the hours of operation are Monday through Friday, 7am to 6pm; Saturday 7am to 4pm and closed on Sunday. There are no lights and no trash generated. Most orders are completed by phone, and then delivered. Materials are delivered to the site by truck

Michael Avila, PE, PP, and Bonnie and Michael Ziech, property owners were sworn in. Mr. Avila presented his report, dated May 31, 2012, along with the Site Plan. Exhibit A-1 is a drawing of

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the proposed pole barn. The barn will be used for storage of equipment. No bathroom facilities are proposed. It should be noted that Lot 3 is the residence and Lot 8 is the commercial business. The lots are not consolidated. A rear yard and side yard setback will be required.

Mr. Guzzi presented his report dated June 13, 2012.

During the public portion, Travis Richards, Esq. represented resident Greg Cranmer. Mr. Cranmer lives on lot 9, 1513 Route 206. Mr. Richards presented exhibits O-1 through O-4, pictures of the property line and piles of mulch. O-4 is an aerial view. Mr. Cranmer testified that the mulch is right at his property line and has a strong odor. On windy days, mulch and wood chips end up on his property. Mr. Cranmer feels that both lots are used as a business, and there are approximately 20 to 25 people at the site.

Mark Peterson, 915 Old Indian Mills Road, lives across the street from the rear of Southgate. When he moved into his house, there was a forest there. Today, most of the trees have been removed. He would like to see a buffer and fence in place. He presented his letter to the Board.

Mr. Oiler made a motion to carry the application to September 5. Ms. Piner seconded the motion. All members voted in agreement, except Mr. Franzen, who abstained.

PINELANDS AUTO – BLOCK 324, LOT 8.01

1534 Route 206

Patrick McAndrew, Esq.

The applicant appeared before the Board for a 3 year extension of a prior approval (Resolution 2006-03) and to allow 50 vehicles on the property instead of 25.

The Board finds that only some of the conditions of Resolution 2006-03 have been met: Deed Consolidation and easement for storm water maintenance. The other site improvements have not been completed.

The public had no comment.

Mr. Conigliaro made a motion to grant the 3 year extension from December, 2012 to December, 2015. Ms. Piner seconded the motion. All members voted in agreement. The Board did not take any action on the increase of vehicles on the property.

TOWNSHIP COMMITTEE REPORT

Mayor Franzen reported that the Cluster Ordinance has been adopted by the Committee and sent to the Pinelands Commission.

The Committee approved an increase in LDB fees. The new fees should take effect in September. The Pinelands Commission is looking at closed landfills and may waive the capping of same in the future.

Having nothing further, Mr. Oiler made a motion to adjourn the meeting, Ms. Piner seconded the motion. All members voted in agreement.

