

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

July 17, 2013

The meeting was called to order by Chairman McNaughton, pursuant to the Open Public Meetings Law. The meeting of July 17 was included in a list of notices sent to the Burlington County Times and the Central Record in January, 2013. 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: Joe Barton, Doug Cramer, Ray McCarty, Noble McNaughton, Dave Oiler, Betsy Piner, Denny Stevens and Ed Kagan. The following members were absent: Vince Conigliaro, Stephen Lee, IV, and Mark LeMire.

Mr. Oiler made a motion to approve the Minutes from April 17, 2013. Mr. Piner seconded the motion. Mr. Cramer and Ms Stevens abstained.

LAKES SAND & GRAVEL – BLOCK 202.02, LOTS 10 & 11

Patrick McAndrew, Esq.

Jay Kruse, PE presented Amended Final Major Subdivision plans. There are 58 lots: 57 building lots and 1 lot for open space. The applicant proposes to build houses in three phases. The first phase will have 16 houses, at the entrance on Medford Lakes Road. Each section will have a temporary cul-de-sac and easements. When the next section is ready to be built, the cul-de-sac and easements will be removed. Once completed, the easements will be the responsibility of the Home Owners Association.

The Board discussed landscaping and buffering along Medford Lakes Road. The applicant agreed to plant trees to grow in line, with low shrubs to fill in the gaps. The trees will be planted with a 20ft setback. The landscaping will be the responsibility of the Home Owners Association.

Dan Guzzi, PE reviewed his reports dated May 2, 2013 and July 11, 2013. Each of the 14 comments on the July 11th letter was examined, most having been satisfied. The applicant is working on compliance with the remaining comments.

During the public portion, Fran Brooks, 78 Moores Meadow Road, noted that this lot has been a significant eyesore for the community and would like to see a landscape architect consulted.

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Ms. Stevens made a motion to approve the Amended Major Subdivision Plan. Mr. Oiler seconded the motion. All members voted in agreement.

TOWNSHIP COMMITTEE REPORT

Committeeman Joe Barton reported that the Committee has introduced a Home Maintenance Ordinance, which will require escrow to be posted if properties are vacated. Details are being worked on, but if a house goes into foreclosure, the bank will be responsible for the upkeep.

The Committee has approved a bid on the replacement Bread and Cheese Run Bridge.

Having nothing further, the meeting was adjourned.