

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

JANUARY 3, 2018

The meeting was called to order by Solicitor David Frank. The secretary read the required announcement pursuant to the Open Public Meetings Act. Adequate notice of the meeting has been provided by sending it to the Burlington County Times in December, 2017; posting it on the official bulletin board of the Township; providing a copy to the Municipal Clerk and mailing a copy of the notice to those persons who had requested a copy and posted the required fee for such service.

Newly appointed Board members Susan Brandt and Mark LeMire were sworn in.

The following Board members were present: Vince Conigliaro, Mark LeMire, Ray McCarty, Noble McNaughton, Dave Oiler, Denny Stevens, John Sandman and Susan Brandt. Members absent: Doug Cramer, Stephen Lee, IV and Eric Zimmermann.

The Board made the following appointments:

CHAIRMAN: NOBLE MCNAUGHTON
VICE CHAIRMAN: MARK LEMIRE
ATTORNEY: DAVID FRANK, ESQ.
ENGINEER: DANTE GUZZI, PE
NEWSPAPER: BURLINGTON COUNTY TIMES
MEETING DATES: FIRST WEDNESDAY OF EACH MONTH
AT 7:30PM. NO MEETING JULY 4, 2018.

Mr. McNaughton was sworn in as Chairman. Mr. LeMire was sworn in as Vice Chairman.

Ms. Stevens made a motion to approve the Minutes from November 1, 2017. Mr. Sandman second the motion. All members voted in agreement. Mr. LeMire abstained.

LEE BROTHERS, INC. – BLOCK 2602, LOTS 1.01 & 1.02
BLOCK 2604, LOTS 1 & 3

Minor Subdivision & Exempt Subdivision Determination

Clint Allen, Esq.

Due to a conflict, Denis Germano, Esq., represented the Board for this application.

The applicant appeared before the Board for the creation of 4 new lots involving portions of 642 acres of land located near White Horse-Speedwell Road and Friendship-Speedwell Road, within a Special Agricultural Zone. The land is known as Block 2602, Lots 1.01 and 1.02 and Block 2604, Lots 1 and 3.

The proposed lots are: Block 2602, Lot 1.05 - 33.2 acres
Block 2602, Lot 1.06 - 6.96 acres
Block 2604, Lot 3 - 3.97 acres (contiguous to Washington Township)
Block 2604, Lot 4 – 4.09 acres (contiguous to Washington Township)

Mr. Stephen Lee, III, was sworn in and gave testimony. All lots will be used for agricultural production. A Certificate of Filing dated October 3, 2017 was presented.

Dan Guzzi, PE, reviewed his report dated October 25, 2017.

There was no public comment.

The Board finds that no variances are requested or needed.

The Board determined that this application is a qualified exempt subdivision. Ms. Stevens made a motion to approve that determination. Mr. Conigliaro seconded the motion. All members voted in agreement. Mr. Oiler made a motion to amend the approval to include the requirement that deeds not be signed until subdivision approval from Washington Township is obtained. Ms. Stevens seconded the motion. All members voted in agreement.

TOWNSHIP COMMITTEE

There was no Committee report.

Having nothing further, the meeting was adjourned.

