

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

FEBRUARY 7, 2018

The meeting was called to order by Chairman McNaughton. 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 January, 2018; 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 member Eric Zimmermann was sworn in.

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

The following Resolution was adopted:

**2018-03 LEE BROTHERS – BLOCK 2602, LOTS 1.01, 1.02
BLOCK 2604, LOT 1**

**ROCKWELL TABERNACLE, LLC – BLOCK 802.01, LOT 25
Seneca Reserve, Section 1 Final Major Subdivision
Richard Hluchan, Esq.**

The applicant's representative, Christy Flynn, appeared before the Board for Final Major Subdivision approval, Phase 1. Andrew Feranda, PE with Shropshire Associates, addressed the traffic concerns on Route 206. A NJDOT letter dated February 6, 2018 was reviewed. (Exhibit A-1). Once all concerns are addressed, it is the intention of the DOT to issue a final permit for the new street intersection southbound Route 206.

Dan Guzzi, PE, reviewed his letter dated November 28, 2018.

Mr. Frank reviewed Resolution 2017-07, Preliminary approval. Ms. Stevens made a motion to approve the Final Major Subdivision with the conditions listed in Resolution 2018-05. Mr. Oiler seconded the motion. All members voted in agreement.

**HAAS PLAZA, LLC – BLOCK 320, LOT 5
Patrick McAndrew, Esq.**

The applicant appeared before the Board to amend prior conditions of approval, Resolution 2006-4, adopted February 1, 2006.

The application has three aspects: detached five car garage, upstairs Unit A and Unit B.

Mr. Robert Haas makes the following proposal:

1. The garages would not have to be used by the owner or a family member living in an apartment on site. The five bay garage could be used for storage of vehicles and materials by garage tenants as long as there is no commercial use, no public invited to the garage and no signage.
2. The requirement for the occupant of the upstairs apartment in Unit A to have an ownership interest in Haas Plaza would be removed from prior approvals.
3. A second apartment unit would be authorized in Unit B. This unit would not have an ownership residency requirement.

Mr. Guzzi reviewed his report dated January 28, 2018.

Ms. Stevens made a motion to carry the application to the March 7, 2018, meeting. Mr. LeMire seconded the motion. All members voted in agreement.

Having nothing further, the meeting was adjourned.