

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

APRIL 4, 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.

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

Board members Doug Cramer and Stephen Lee, IV were sworn in.

Ms. Stevens made a motion to approve the Minutes from February 7, 2018. Mr. Zimmermann seconded the motion. Mr. Lee abstained.

HAAS PLAZA, LLC. – BLOCK 320, LOT 5

Patrick McAndrew, Esq.

The application is continued from the February 7th meeting. An updated Minor Site Plan, dated March 1, 2018, was presented.

Dan Guzzi, PE, reviewed his report dated March 16, 2018. The Board finds that the 5 bay garage will not be used commercially.

Ms. Stevens made a motion to approve the following variances: garage to be used for storage, residency not required; 1050 square foot apartment will be allowed; it will not be necessary for an onsite resident to have ownership in property. Mr. Zimmermann seconded the motion. All members voted in agreement. As Deputy Mayor, Mr. Lee abstained.

JAMES GASKILL – BLOCK 1002, LOT 7.01, 8 & 9

Patrick McAndrew, Esq.

Due to a conflict, Vincent Orlando, PE substituted for Dan Guzzi, PE.

James Gaskill, property owner, and Forest J. Carpenter, tenant, were sworn in. The applicant is requesting an amendment to the previously approved Site Plan, Resolution 2009-04. Mr. Orlando reviewed his report dated March 28, 2018. The applicant would like to use a second floor storage area for an office and employee lounge. The Board finds that the second floor

storage area/lounge would not be used as a residential apartment. There will not be any impact on parking, signage or drainage.

The business of window tinting will be conducted on Monday and Thursdays only.

Mr. Conigliaro made a motion to approve the variance. Ms. Stevens seconded the motion. All members voted in agreement.

CHURCH OF THE HOLY EUCHARIST – BLOCK 903, LOTS 22.03, 27 & 28

Variance

Matthew McCrink, Esq.

This application was postponed to May 2, 2018. The applicant will re-notice.

The meeting was open to the public, there was no comment.

TOWNSHIP COMMITTEE REPORT

Deputy Mayor Lee noted that the Township is working on the budget. With the retirement of William Lowe, the Committee is looking for a Public Safety Director.

Having nothing further, the meeting was adjourned.