

Shamong Township
June 16, 2009

A meeting of the Land Use Board of Shamong Township was held on the above date at the Municipal Building.

Members present were:

Noni Bookbinder Bell	Michael Moss
Charles Burgin	Martin Mozitis
Richard Giberson	James Sweet
Lynn Heinold	Kevin Wise

Also present were Peter C. Lange, Jr., Esq., Solicitor, and Dante Guzzi, Engineer.

The meeting was called to order by the Vice Chairman, Mr. Wise, at approximately 8:02 P.M.

The Secretary stated that this meeting had been properly advertised in The Central Record and notice had also been sent to the Burlington County Times in accordance with the Open Public Meetings Law.

All joined in the Pledge of Allegiance to the flag.

The minutes of the meeting of April 21, 2009, were approved as submitted.

The Board then took up a site plan and cell tower application for T-Mobile, Block 8.01, Lot 16. Mr. Lange informed the Board he had reviewed the Proof of Notice and publication and found them to be in order and advised that the Board could take jurisdiction. The Secretary read a letter dated July 16, 2009, from Michael C. Learn, attorney representing T-Mobile NE, LLC. In this letter he advised the Board that the applicant is continuing to seek an alternative site, a PSE&G tower, and asked that the hearing scheduled for tonight be adjourned until the July 21, 2009, Land Use Board meeting. On motion of Mr. Heinold, seconded by Mr. Burgin, it was moved that the hearing be adjourned until July 21, 2009. All members present were in favor.

The Board then took up an application for an amended minor subdivision by Anthony Valenzano, Block 23.01, Lot 12. Mr. Valenzano explained that because of the water table where they want to build a home and the size of the home, it requires that they widen the lot at that location. He has, therefore, applied to have the lot line that created the new lot relocated. The acreage of the lots does not change. Dante Guzzi's letter of June 9, 2009, was reviewed. On motion of Mr. Heinold, seconded by Mr. Sweet, it was moved that the minor subdivision be amended. A roll call vote showed all members present voting yes except Mr. Giberson who did not participate in this application.

Mr. Valenzano then addressed the Board in reference to his site plan approval for Block 23.01, Lot 12. A June 15, 2009, letter from the Pinelands Commission to Mr. Valenzano was

reviewed. Mr. Valenzano said that in order to satisfy the Commission he is requesting that the resolution approving his site plan and use of the winery amenities be reduced from a maximum of 100 catering events per year to 80 catering events per year. Mr. Lange said that since this reduces the intensity of use and is of a minor nature, it is an administrative approval and no public hearing is required. Mr. Lange also said that our zoning permits agricultural retail use as an accessory to agricultural use. On motion of Mr. Sweet, seconded by Mr. Moss, it was moved that the approving resolution be amended to change the maximum annual catering events from 100 to 80. A roll call vote showed all members present voting yes except Mr. Giberson who did not participate in this matter.

The meeting was then opened to the public at which time Steve Scales addressed the Board in reference to a property he owns, Block 23.13, Lot 45.01. This property is 7.245 acres, has 169 feet frontage, and has a building on it that was previously used as a hunting club. He wants to change the use of the building which is presently a non-conforming use to a single-family residence with six bedrooms. He does not want to create an in-law suite. He was informed that he does not need any approval from this Board to change the use of the building to a single-family residence. Mr. Scales said that in the future he may wish to sell part of the 7.245 acres to a neighbor. He was informed he could file for a minor subdivision in the future and that it could be approved with the contingency that the acreage become part of one of the adjoining lots.

The Secretary noted that a copy of an Application for a Waiver of Strict Compliance dated May 21, 2009, from the Pinelands Commission to Joseph DeMesquita had been received. This letter denied the owner the approval to build a home on Block 23.01, Lots 1.01, 1.02, 1.07 and 1.08, because the applicant had not established "extraordinary hardship."

The Secretary noted that the Pinelands Commission has given the New Jersey Department of Environmental Protection approval for a five-year work plan for Block 52, Lot 5. The work plan is to harvest wood.

The Secretary noted that the Burlington County Highway Department has submitted application for mosquito control and management projects.

PSE&G Company has made application to conduct regulated activities in wetlands and adjacent transition areas.

There being no further business and no members of the public present, the meeting was adjourned.

L. E. Heinold
Secretary