

Shamong Township
August 15, 2006

A workshop of the Planning Board of Shamong Township was held on the above date at the Municipal Building.

Members present were:

Charles Burgin	Timothy VanCuren
Lynn Heinold	Gary Vinciguerra
Michael Moss	Kevin Wise

Also present was Peter C. Lange, Jr., Esq., Solicitor.

The meeting was called to order by the Chairman, Mr. Vinciguerra, at 8:00 P.M.

The Secretary stated that this meeting had been properly advertised in The Central Record, and notification of this meeting 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 Secretary informed the other members of the Board that at the July regular meeting of the Township Committee the Committee had tabled the ordinance that would have rezoned Block 15.01, Lot 7.05, from Pinelands Village Commercial to Pinelands Village Residential. At the public hearing for the ordinance, Peter MacDonald had raised objections to the ordinance, and the Committee asked Mr. MacDonald to review his concerns with the Planning Board. Peter MacDonald, owner of Block 15.01, Lot 13, was present tonight. He explained that at the time he sold Block 15.01, Lot 7.05, to Tony Pagliuso, he had an agreement with Mr. Pagliuso that Mr. Pagliuso would deed an approximate one-half acre of ground back to Mr. MacDonald that is part of Lot 7.05 and lies between Mr. MacDonald's lot and Lot 7.11. This ownership transfer has not occurred, but Mr. MacDonald plans to pursue his legal options at some date in the future. He is concerned that if this portion of Lot 7.05 is zoned Residential, he will then have to ask the Township to rezone the half acre back to Pinelands Village Commercial. Wallace T. Pickard, III, owner of Block 15.01, Lot 7.05, was present and indicated that if he does transfer the half acre to Mr. MacDonald in the future, he would want to put restrictions on the lot as to any commercial use. After listening to both gentlemen, the Board asked Mr. Lange to draft a letter to the Township Committee recommending that Lot 7.05 be zoned Pinelands Village Residential at this time, and if at sometime in the future the half acre portion of Lot 7.05 is deeded to Mr. Peter MacDonald and becomes part of Lot 13, the Board would then support having the half acre zoned Pineland Village Commercial, the same zoning as Lot 13 now has. Mr. Lange will prepare a draft and get it to the Secretary for distribution to the members of the Board and Messrs. MacDonald and Pickard before the September 26, 2006, meeting.

The Board reviewed a letter from the Pinelands Commission that accompanied a new Stormwater Ordinance for Pinelands' municipalities. A portion of the letter addressed

Shamong's Master Plan and listed some additions in the Master Plan amended in January of 2006 addressing stormwater. Mr. Lange will incorporate these additions into the Master Plan. The Secretary will then mail the draft amendments to both the Pinelands Commission and the Burlington County Planning Board requesting their review before the Board takes the necessary steps to adopt the amendments.

The Secretary noted that a Certificate of Filing from the Pinelands Commission dated July 27, 2006, to Amy Lyn and Anthony V. Iacono, III, in reference to Block 10, Lot 5, had been received. This application was for the development of a single-family dwelling on the above 4.6-acre lot.

Notice has been received from Tabernacle Township that they have amended an ordinance concerning accessory buildings.

Adopted amendments to the Pinelands Commission Master Plan concerning cell phone towers have been received from the Commission.

The Board placed on the agenda for the regular meeting in September a RFP for the Board's engineer for 2007.

There being no further business, the meeting was adjourned.

L. E. Heinold
Secretary