

Shamong Township  
June 19, 2007

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

Members present were:

Charles Burgin  
Richard Giberson

Lynn Heinold  
George Young

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

The meeting was called to order at approximately 8:05 P.M.

The Secretary stated that notice of this meeting had been published in The Central Record and notification 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 Board reviewed an application for final approval for Oakshade Acres, L.L.C., Block 7, Lots 24.04 and 24.05. The Board reviewed Rick Arango's letter dated June 19, 2007, and Mr. Lange said that he would report that the documents required for the preliminary approval are in order at the June 26, 2007 regular meeting.

The Board briefly discussed the Stormwater Management Plan and decided to hold a public hearing on the plan on July 24, 2007.

The Secretary informed the other members of the Board that a Soil Erosion and Sediment Control Plan had been conditionally certified for Eugene Haas for Block 10, Lot 25. The Secretary noted this lot does not front on an improved road, and Mr. Haas will have to build a road to Township standards or obtain a variance from the Zoning Board of Adjustment. He may also need a variance for the required frontage on an improved road.

The Secretary noted that a Certificate of Filing had been received from the Pinelands Commission dated June 13, 2007, for Lawrence Valenzano, Block 18, Lot 9. The Secretary said he believes the Valenzano's may be applying for a two-lot subdivision at the July meeting.

The Secretary reviewed with the Board members a letter from Michael Ridgway to the Township concerning a traffic signal at Route 206 and Old Indian Mills Road. Mr. Ridgway feels that a traffic light would need to be installed before the commercial property could be developed. The Board members said in their experience, commercial developers are responsible for installing traffic signals.

The Secretary noted that Washington Township has recently changed their Zoning Ordinance in that they have increased the minimum lot requirements for residential development in the Pinelands Villages of Green Bank, Lower Bank, and Jenkins from one acre to 3.2 acres.

The Secretary informed the Board that Sprint Communications still has not made application for a site plan for their proposed communications facility expected to be located on Township ground at the entrance to Pakenah Trail.

The Secretary informed the members of the Board that Letter of Interpretation #1933 from the Pinelands Commission to Alan and Mary Ann Gant has been received. This letter allocated 0.25 PDC's for Block 35.01, Lot 25.01, containing 10.81 acres.

A Report on an Application for a Waiver of Strict Compliance for Steven R. King, Block 20.01, Lots 1.06 and 1.07, has been received from the Pinelands Commission. This Waiver granted Mr. King the right to develop a single-family residence. There were numerous conditions to the approval.

The Secretary noted that in March the Pinelands Commission was proposing amendments to the Comprehensive Management Plan.

The Secretary also read a March 29, 2007, letter from the Pinelands Commission to Anthony Valenzano in reference to Block 23.01, Lot 2.01.

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

L. E. Heinold  
Secretary