

Shamong Township Joint Land Use Board Meeting  
February 15, 2011

A regular meeting of the Joint Land Use Board was called to order at 7:38 pm by Kevin Wise.

Members in attendance:

Noni Bookbinder Bell	Christopher Norman	Charles Burgin
Kevin Wise	Timothy Gimble	

Also in attendance were Joanne O'Connor, Esquire, acting solicitor, Dante Guzzi, PE, Engineer, and Janice L. Heinold, Esquire, Acting Secretary.

The acting secretary notified the Board that in accordance with the Open Public Meetings Act, notice of the meeting had been published in the Central Record and sent to the Burlington County Times.

All joined in the Pledge of Allegiance.

The minutes of the (2) January 18, 2011 meetings were approved on motion made by Mr. Burgin, seconded by Mr. Norman. All present were in favor.

The motion to approve the resolution approving the bulk variance for Carmen DiGuglieimo, 462 Stokes Road, Block 6, Lot 2.06, was made by Mr. Norman, seconded by Mr. Burgin. A roll call vote showed all in favor except for Mr. Gimble, who abstained.

The next item on the Agenda was a minor subdivision application of Everett Abrams, Sr. and Diana Abrams, 113 Indian Mills Road, Block 18, Lots 8 and 9.01. Paul Gerike, Esquire appeared on behalf of the applicants. Mr. Gerike provided amended surveys for the property, which addressed Mr. Guzzi's concerns in his report dated February 2, 2011. Mr. Gerike explained that the new lot line would make the lot larger, and provide a greater side setback for the house. Mr. Guzzi reviewed his report for the Board. He advised that this variance would adjust the lot line of one of the lots created a few years ago, and corrected some encroachments which needed to be addressed by the lot creation which was noted as needing to be done in the future by the Board. Mr. Guzzi explained that the bulk variance will actually make the lot more conforming, as it would be increased in size, increase the setback and eliminate the encroachments. Mr. Gerike noted that they had a certificate of filing dated January 4, 2011 from the Pinelands Commission, and they were still waiting for approval from the Burlington County Planning Board, but he did not foresee any impediments to their approval. Mr. Gerike stated that the new lot line would be perfected by deed, which he would submit to Mr. Lange and Mr. Guzzi for approval. Ms O'Connor requested Mr. Gerike to have the deed include the restrictive language required. Mr. Norman asked whether any variances were needed, and Mr. Guzzi replied in the negative. Mr. Burgin asked Mr. Guzzi if he was satisfied that all his concerns in his report had been addressed, and Mr. Guzzi replied that he was satisfied. Mr. Wise then opened the meeting to comments from the public for this application only. There being none, the meeting was closed to the public. Mr. Norman made a motion to grant the minor subdivision application with the conditions set forth in Mr. Guzzi's report. Mr. Gimble seconded the motion. A roll call vote showed all present in favor of the motion.

Mr. Guzzi informed the Board that he had completed digitizing the Master Plan. He asked whether the Board members wanted a hard copy, or a copy on CD or a copy via email. After a discussion, it was decided that he would burn it onto CD for the members and bring it to the next meeting. He would also bring a few hard copies in the event someone wanted a hard copy. Mr. Guzzi advised the Board that the state will be deciding on 2/17/11 whether the re-examination period of the Master Plan would be extended from 7 years to 10 years, so the Board will know by the next meeting whether they have to re-examine the Master Plan or not. Susan Onorato commented that the re-examination had already been taken into consideration in the budget, and

shouldered over 2010 and 2011 budgets. If the Board did not re-examine it this year, the Township might run into a problem with the 2% cap on budget if the Board waits a few more years. Mr. Burgin asked whether Mr. Guzzi had added the amendments and ordinances which had been added over the years, such as stormwater, and Mr. Guzzi replied that all amendments and ordinances, such as the recycling ordinance, open space ordinance, etc., had been included in the digitizing process.

The Acting Secretary reminded the Board members to return their Financial Disclosure Statements, if they had not already done so.

The Acting Secretary then advised the board of several pieces of correspondence. Five letters were received from the Pinelands Commission: (1) a January 24, 2011 letter to Roland and Dennis Aristone was a certificate of filing for a resubdivision of Block 23.01, Lots 10.05 and 10.09; (2) a January 25, 2011 to Gene Haas regarding the scheduling of a public hearing on February 25, 2011 for Block 10, Lot 25, to address the issue of whether the proposed development of a portion of an accessory garage into a dwelling was consistent with the protection requirements; (3) February 7, 2011 Certificate of Filing to Wayne P. Meyer regarding Block 22, Lot 1 for an application of demolition of a structure 50 years or older on this property, without reconstruction of the dwelling; (4) a Letter of Interpretation addressed to Alloway Family Limited Partnership regarding Block 23.01, Lots 9.01 on Old Indian Mills Road addressing their question of how many PDC's the property has; and (5) a letter dated February 9, 2011 to Gene Haas regarding Block 10, Lot 25, rescheduling the hearing of 2/25/11 to 5/25/11. Another letter dated January 2011, received February 1, 2011, was from the Delaware Valley Regional Planning Commission offering their services in planning environmental resource inventories, open space and recreation plans, farmland preservation plans, conservation design and other environmental protection ordinances, and master plan conservation elements. The Board was copied on a letter from Patrick F. McAndrew, Esquire to the NJ Pinelands Commission regarding Block 10, Lot 25, the Haas In-Law Suite, wherein Mr. McAndrew asked the NJ Pinelands Commission to resolve how they could lift the deed restriction which was demanded by the Board and was supposed to be temporary, and remain only until his client obtained a T & E study. He suggested that removing this restriction would absolve the need for the public meeting they called. Finally, the Board received a transmittal sheet for Soil Erosion and Sediment Control Act dated 1/31/11, advising that the enclosed soil erosion and sediment control plan for the installation of gas main W-3087 was certified.

The meeting was then opened to the public. There being no comments, the meeting was closed to the public.

At 8:10, a motion was made by Mr. Norman, seconded by Mr. Gimble, to adjourn the meeting.  
Janice L. Heinold, Esq.  
Acting Secretary