

Shamong Township  
January 19, 2010

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

Members present were:

Noni Bookbinder Bell	Jon Shevelew
Charles Burgin	Gary Vinciguerra
Lynn Heinold	Kevin Wise
Michael Moss	

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

The meeting was called to order by the Chairman, Mr. Vinciguerra, at 7:45 P.M.

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

On motion of Mr. Wise, seconded by Mr. Burgin, it was moved that the minutes of the December 15, 2009, meeting be approved as submitted. All members present were in favor. Mr. Moss and Mr. Shevelew abstained as they had not been present.

The Board took up a Bulk Variance Application for Gary Piper, Block 23.01, Lot 37.02. Mr. Lange reviewed the service and notice and found them to be in order. The Secretary also noted that a letter was submitted from the Township Tax Collector stating that the taxes were paid to date. Paul Gerike, Esq., representing Mr. Piper, was present. Mr. Piper was sworn in by Mr. Lange. Mr. Piper explained he needed the proposed pole barn for storage of vehicles and trailers. The building will be beige in color with a green roof and will be 17 feet high at the peak. The building will be 30x50 feet, 1,650 square feet. There will be three garage doors on the right side of the building as you look at it from the street. At this time he has a pickup truck, a Chevy Blazer, and a quad. He does not have a garage and wants to house the above in the proposed barn, and if the barn is built he will also get a trailer for the quad. Mr. Piper noted that on the plan submitted, the barn is shown as being 100 feet from his pool fence, and at the request of his neighbor he will move it to 50 feet from the pool fence. There will be no commercial use of the barn. Mr. Guzzi's letter of January 11, 2010, was reviewed, and the Secretary read a portion of a December 4, 2009, Pinelands Commission letter stating that the location of the barn maintains a 300 foot buffer to wetlands. Mr. Piper said that he would make the building more residential in character by adding shutters at the windows. The meeting was then opened to the public at which time there were no comments, so the public portion was closed. In response to a question from Mr. Burgin, Mr. Piper said that at this time there are no lights nor electric in or around the barn. He agreed that if in the future he would add electric and lighting, it would be residential in character and the lighting would not

flood adjacent properties. There was discussion that there were similar structures in the area. Mr. Moss had a concern about the size of the building, and Mr. Piper agreed to supplement the existing screen between himself and his neighbor on the left if the easement will allow the screening. On motion of Mr. Moss, seconded by Mr. Burgin, it was moved that a variance be granted to allow Mr. Piper to construct a 1,650 square foot barn with the condition that it not be used for any commercial purposes and only used for storage of his personal belongings, that it be beige with a green roof, that shutters be placed on windows, Mr. Guzzi's letter of January 11, 2010, that the building be located 50 feet closer to the pool fence, that if lighting is installed it will not flood neighbors' properties and will be residential in character, that there will be no additional stormwater going to neighboring properties, and that evergreen screening be added if the easement will allow it. A roll call vote showed all members present voting yes.

The Secretary informed the other members of the Board that Mr. VanCuren had not attended a meeting since May 20, 2008, and he suggested that he be authorized to contact Mr. VanCuren to see what his intentions are. Mr. Heinold was asked to contact Mr. VanCuren.

The Secretary noted that a letter had been received from the Pinelands Commission granting the South Jersey Enduro Riders Recreation Permit #1159 so that they could conduct a recreational vehicle event (enduro) on March 28, 2010, in portions of Shamong Township in the Wharton Tract.

The Secretary read a copy of a January 12, 2010, letter from the Pinelands Commission to the Mayor in reference to lighting that had been installed at the recreation complex on Forked Neck Road.

The Secretary informed the other members of the Board of a Pinelands Preservation Alliance program on "Designing a Sustainable Community."

The Secretary noted that a Conditional Certification had been received from the Burlington County Soil Conservation District permitting proposed gas distribution upgrades.

The Board then had a discussion on COAH and its application in Shamong Township given that the Township is in the "Pinelands Designated Area;" there are no public water and sewers, no public transportation, and few jobs.

Mr. Vinciguerra was prepared to open the meeting to the public, but there were no members of the public present; and there being no further business, the meeting was adjourned.

L. E. Heinold  
Secretary