

Shamong Township
March 22, 2005

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

Members present were:

Charles Burgin
Lynn Heinold
Timothy VanCuren

Gary Vinciguerra
Kevin Wise

Also present were Peter C. Lange, Jr., Esq., Solicitor, and Raymond L. Worrell, II, Engineer.

The meeting was called to order by the Chairman, Mr. Vinciguerra, at 8:02 p.m.

The Secretary stated that this meeting had been properly advertised 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 minutes of the meeting of January 25, 2005, were approved as submitted.

Chairman Vinciguerra opened the meeting to the public at which time Lawrence Valenzano informed the Board he had recently purchased 16 acres across from his convenience store/gas station on Route 206. He would like to build a new convenience store, a sporting goods store, and a gas station across the street and close his existing gas station. He would like to use the existing convenience store as an extension to his existing car repair business. He did not know what steps he had to take to do this. A gas station is not a permitted use in the zone, and he would therefore need a variance from the Zoning Board. He would also need site plan approval, and all Township approvals would have to be received after he has received a Certificate of Filing from the Pinelands Commission.

Charles Turner, a real estate broker, had some questions in reference to two properties. He asked what kind of road would have to be built from the end of Red Onion Road to some properties on what is now a sand trail. He was told it would have to be built to the State residential standards which was probably 20 feet wide with a total of six-inch-thick paving. Any drainage needs created by the paving would also have to be taken care of. Mr. Turner also asked about Dr. Strobel's desire to subdivide his two 10-acre lots on Willow Grove Road into one 6-acre lot and one 14-acre lot. He was informed the Land Use Ordinance provides for such a subdivision in the Agricultural Production Zone.

Steve Scales informed the Board he had purchased the Quinton Gun Club on Tuckerton Road in November 2004. This is a 7.07-acre lot, which has 160+/- feet of frontage. He asked about a flag lot and was told that the Land Development Ordinance prohibits flag lots. He also asked about using the gun club building as an accessory building to a home. He was informed he could do this, and if the gun club was not in the rear area of the home, he would need to get a variance for it to be in the side or front yard. Mr. Scales also said his survey does not agree with the previous surveys of the lot, and he was informed that his surveyor and other surveyors involved with this property or adjacent properties will have to resolve the differences.

Raymond L. Worrell distributed a draft Municipal Stormwater Management Plan. The Secretary also distributed a March 1, 2005, letter from the DEP stating that Pinelands communities had three months from the date the DEP submits a draft model Pinelands Municipal Stormwater Control Ordinance to adopt a Municipal Stormwater Management Plan. The members agreed that they would review Mr. Worrell's draft and be prepared to make comments and ask questions at the next Planning Board meeting.

The Secretary read a Letter of Interpretation #1763 from the Pinelands Commission to Forrest and Kevin Jennings in reference to Block 17, Lot 1.01. This letter stated that the lot is allocated 1.25 PDC's. A second Letter of Interpretation #1753 to Joe DeMesquita and Ted Miller informed them that Block 23.01, Lots 1.01, 1.02, 1.07 and 1.08, are entitled to .25 PCD's.

The Secretary noted that a letter had been received from the Burlington County Soil Conservation District reminding various municipal officials that if more than 5,000 square feet of soil is disturbed, submission for a permit must be made to the District.

The Secretary read a letter dated February 23, 2005, from South Jersey Industries, stating that the New Jersey Board of Public Utilities has adopted new regulations for main extensions, stating that if an extension has to be made to a property that is not in the Pinelands Regional Growth area, Pinelands Village, or Pinelands Town, the owner has to pay the cost for the extension. This does not apply to cable service.

Chairman Vinciguerra was ready to open the meeting to the public; however, there were no members of the public present. There being no further business, the meeting was adjourned.

L. E. Heinold
Secretary