

Shamong Township  
October 21, 2014

A regular meeting of the Shamong Township Land Use Board was held on the above date at the Municipal Building. The meeting was called to order by Secretary Onorato at approximately 7:01 P.M.

The Secretary provided the sunshine statement.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	A	Bonnie Schneider-Alt	P
Charles Burgin	P	James Sweet	A
Mike DiCroce	A	Gary Vinciguerra	A
Doug Dimmig, Alt	A	Kathleen Wigley	P
Kenneth Long	A	Kevin Wise	P

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

Pledge of allegiance

**On motion of Mr. Burgin seconded by Mr. Wise, it was moved that the minutes of the September 16, 2014 regular meeting be approved as submitted. All members present were in favor of adopting the minutes except Mrs. Schneider who abstained.**

Mr. Lange summarized Resolution 2014-11 to include some minor revisions to resolution 2014-10 for the Pinelands Preservation Alliance (PPA) application on block 51 lot 13 for confirmation of a preexisting nonconforming use. The amendment states there will be limited winter operations including the transportation of camper, hikers and their personal equipment at paragraph 19. **On motion by Mrs. Onorato and seconded by Mr. Burgin the resolution was approved with all members present voted yes.**

Mr. Wise stated the hearing tonight is on the application submitted by Mr. Richard Mathews on block 19.01 lot 27.02 for a bulk variance to construct a 12' X 20" accessory structure within the front yard setback. Mr. Lange swore in the applicant. Mr. Matthews stated he plans to place the shed approximately 71 feet from the street edge and in front of the rear line of his home. Mr. Matthews stated the placement will be 10 feet behind the front of the house and set back 11 feet from the house. Mr. Matthews stated the need for placing the shed within the front yard setback is due flooding which often occurs on his rear yard and the slop of the property from behind his home due to the swamp area. Mr. Matthews submitted several pictures to represent the location of the shed, slop of his yard, location of shed to home, existing trees and bushes and flooding of the lot. The photos were marked exhibit A-1 through A-6. Mr. Matthews stated the adjacent lot to where he proposes to place the shed is a vacant Township lot and is not a buildable lot. Mr. Matthews stated he would not need any plumbing there would be no commercial use of the shed. Mr. Matthews

submitted photograph A-7 as a photo of the proposed shed. Mr. Lange confirmed that based upon the flooding and slope of his property he has a hardship preventing the placement the shed behind the rear line of the house. Mr. Guzzi reviewed his letter of review on the application. Mr. Matthews confirmed he has planted the white plans already as buffer to screen the shed from view as depicted in exhibit A-8 submitted. The meeting was opened to the public for which there was no comment made. **On motion by Mr. Burgin and seconded by Mrs. Onorato the application was approved with all members present voted yes.**

Mr. Wise stated the hearing tonight is on the application submitted by Mr. Kenneth Supple of block 23.03 lot 6 for a bulk variance to construct a 24' X 40' (960 SF) accessory structure which exceeds 20% of the total square footage of the primary residence or 475 SF. Mr. Lange swore in the applicant. Mr. Supple submitted three exhibits labeled A-1, A-2 & A-3 for his presentation. Mr. Supple stated A-1 consist of 3 photographs depicting the street view of his home, a driveway view and rear yard with proposed location of the accessory structure. He also submitted exhibit A-2 which depicts the aerial view of his property which is heavily wooded. Mr. Supple stated he plans to use the building for parking his cars, lawn equipment and hobbies. He will not use the building for commercial use, does not need to install any plumbing but would like to install electric to the building. The building will be a pole barn construction with metal siding. The building will be accessed from the existing driveway and he will probable install a cement apron in front of the building. Mr. Supple stated there will be no residential occupation from the building. Mr. Supple then described the location of the proposed building to the neighboring properties. Mr. Supple does plan to install some shrubs around the building and stated there is a 6' high fence on either side of his property. Mr. Supple does not intend to install gutter on the new building and stated there should be not drainage issues as his property is graded to the rear of his property. Mr. Supple stated the existing shed in the rear of his property will be relocated and he agreed to submit the required permits to move the existing shed. Mr. Guzzi summarized the report he submitted on the application. Mr. Supple stated there is a sketch of the building he is proposing which will be marked exhibit A-3. The meeting was opened to the public. Mrs. Supple stated there are no residential lots behind their property as the live in front of the Wharton State Forrest. The meeting was closed to the public. **On motion by Mrs. Schnieder and seconded by Mrs. Wigley the application was approved with all members present voted yes.**

Review of Ordinance 2014-5 governing "Home Occupations" was reviewed by Mr. Guzzi. After a brief review and discussion Mr. Lange reviewed the steps needed by the Board to review and confirm the consistency with the goals of the Master Plan. At this time the Board decided to table their review to allow additional time to review the document as the wrong document was e-mailed to the board with the meeting packet provide the opportunity for input by several Board members who were unable to attend tonight but have been involved with prior discussions on this matter. - & stated a review is also required on Ordinance tied to solar and alternative energy.

The Secretary reviewed the correspondence at this time.

- NJ Planner – July/August was distributed
- Letter received from the Pinelands Commission to Acadia Jewell, LLC regarding approval for demolition of a home over 50 years old.

- Letter received from Pinelands Commission regarding the Abrams Homestead Farms approval for demolition of a home over 50 years old.
- Letter received from the Pinelands Commission regarding the Jentsch and Gatley 1998 2 lot subdivision receiving final approval.
- Letter received from Pinelands Commission regarding the request for calculation of PDC's on block 19.01 lot 8.01 & block 19.01 lot 8.03.

Mr. Wise opened the meeting to the public. As there were no comments from the public, Mr. Wise closed the meeting to the public and asked for a motion to adjourn. **On a motion by Mr. Burgin, seconded by Mrs. Schnieder the meeting was adjourned, all members present voting yes. The meeting was adjourned at approximately 8:08 pm.**

Susan Onorato, Secretary  
Shamong Township Joint Land Use Board