

Shamong Township  
November 19, 2013

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 the Chairman Vinciguerra at approximately 7:00 P.M.

The Secretary provided the sunshine statement.

Members present were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	A	Bonnie Schneider-Alt	A
Charles Burgin	P	Sean Gray	A
Colin Cumming-Alt	A	James Sweet	P
Doug Dimmig	P	Gary Vinciguerra	P
Timothy Gimbel	P	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. Sweet, it was moved that the minutes of the October 15, 2013 meeting be approved as submitted. All members present were in favor of adopting the minutes with exception to Mr. Vinciguerra who abstained.**

Mrs. Onorato informed the Board members a conflict solicitor is necessary as Mr. Lange has previously represented Mr. Valenzano and therefore he could not represent the JLUB at the hearing of Mr. Valenzano's application. Mr. Denis Germano was introduced and **on motion of Mr. Wise, seconded by Mrs. Onorato the JLUB appointed Mr. Germano to act as Conflict Solicitor for Mr. Valenzano's sub-division application. All members present voted to approve the appointment of Mr. Germano.**

Mr. Lange recused himself from the discussions of the meeting during the hearing for the Valenzano sub-division.

Mr. Ken Levers and Mr. Larry Valenzano were sworn in for testimony by Mr. Germano. Mr. Levers presented to the JLUB the history of Mr. Valenzano's sub-division which began with an initial sub-division in 2008 and stated the request is to sub-divide a 20+ acre parcel on lot 10.03 into two 10 acre lots which has already been approved by the Pinelands Commission. A waiver has been requested on submission of updated boring tests as this was previously submitted when the original sub-division in 2008 and at this time no development is proposed on this parcel. Mr. Levers stated that borings will be submitted if or when these lots are developed, Mr. Valenzano plans to sell these parcels as vacant land. Mr. Levers also stated they intended to file the sub-division by plat and not deed. Mr. Guzzi confirmed for Mr. Vinciguerra the original perk test was completed in May 17, 2005. Mr. Germano verified the applicant is in conformance and not requesting a variance, however they were requesting a waiver from submitting a new soil

boring. Mr. Levers submitted the sub-division plat dated September 12, 2013 as exhibit A-1 and a revised subdivision plat revised as of February 24, 2008 exhibit A-2. Mr. Guzzi presented his report on the application to the board. Chairman Vinciguerra opened this item to the public, as no public comment was voiced to the board; the public portion of the meeting was closed. **On motion by Mr. Sweet and seconded by Mr. Wise the sub-division was approved with all members present voted yes.**

Mr. Lange returned to participate in the meeting discussion at this time.

Mr. Guzzi reviewed the final version of the Master Plan Draft and summarized the process which has taken nearly 2 years to create the draft before everyone which is an update of the original master plan from 1988. He stated in Chapter 6 is an updated listing of goals developed by the JLUB. Mr. Guzzi stated we developed a better definition for hope occupation which was drafted by Mr. Lange with the boards input. Mr. Guzzi stated we did address alternative energy in the new master plan. The housing element of chapter 4 has been updated with the information from the 2010 Census and a statement of affordable housing has been added along with a bike path/pedestrian system with map which similar to the County's bike path plan. This should benefit the Township in the future should they decide to go for any grants for bike paths. The build out analysis has been updated per the current information available from the Pinelands Commission. Mr. Lange stated that nothing the JLUB has recommended will either increase or decrease the density that currently exists. Mr. Vinciguerra opened the meeting to the public. Mr. Ralph Swift of the Holly Bush development asked if the reexamination report is the same as the master plan. Mr. Lange informed Mr. Swift that the reexamination report is a synopsis of the master plan. Mr. Swift asked what is meant regarding the changing technologies is being addressed. Mr. Guzzi stated the master plan addresses such issues as solar farms and cell towers. Mr. Swift questioned affordable housing is covered and Mr. Lange stated it is and Mr. Swift was provided with a draft copy of the Master Plan. Mrs. Onorato stated that Mr. Guzzi's office will provide her office with a pdf file of the Master Plan which will be posted on the Township website for the public to access. As there were no further public comment the meeting was closed to the public. Mr. Sweet stated for the public that project was not only required but he JLUB wanted to be insure the current character of the Township. **On a motion by Mr. Wise, seconded by Mr. Sweet Master Plan as provided by Mr. Guzzi's office tonight was approved with all members present voting yes.**

Mr. Lange asked if the Board would permit Mrs. Onorato to access her e-mail we could review a resolution to memorialize the Master Plan tonight. Mrs. Onorato provided copies of the resolution to the Board members which Mr. Lange read into the record. **On a motion by Mr. Gimbel, seconded by Mr. Wise resolution 2013-11 adopting the 2013 Master Plan for the Township of Shamong with the revision stated by Mr. Guzzi to name him as Board Planner was approved with all members present voting yes.**

Mrs. Onorato summarized the process for RFP/RFQ and stated the Township Boards are required to do this by ordinance for any professionals anticipated to earn more than \$17,500 per year. Mrs. Onorato stated that the JLUB professionals typically do not exceed this earnings limit. The Township Committee is required to do this annually and

forms a sub-committee to review the proposals which reports back to the Committee members and this is an option for the Joint Land Use Board if they choose to. Mr. Lange stated this is a process to review proposals and pick who you like for the reasons you like and it is not a low bid option. Mrs. Onorato stated the Board would have the opportunity to review proposals as a full board or form a sub-committee. Mr. Burgin stated in the past this was handled as a full board. Mr. Lange stated it is the Board's decision to move forward with the RFP process or not and the Board hires the professionals which represent them. Mrs. Onorato confirmed and explained the Township Committee is required to annually request proposals as their professional exceed the earnings cap. Mr. Burgin stated he is conflicted in the process as in the past the board decided when it wanted to change professionals and they did this as a board. Mr. Burgin stated the process is nice to have by he doesn't think we need use it. Mr. Lange excused himself from the meeting to give the Board an opportunity to discuss this matter candidly without he being present and he appreciates the opportunity to serve and hopes he can continue to serve the Board. Mr. Burgin stated this is a good option and the board can change at any time should the Board not be happy with the professional. Mrs. Onorato stated that the Committee was giving the Board the opportunity to review a professional who has been in place for 10 years. The Board members discussed the process and hopes that Mr. Lange would submit a proposal as well and that the proposal process is an option for the JLUB. Mr. Gimbel stated the option is a policy that is in place for the Committee and suggested it as an option for the Board as a standard business practice. Mr. Wise stated that if the Board moves forward on this it should do so for both the Solicitor and the Engineer. Mr. Wise also expressed concerns conveyed to him as Vice-Chairman in that Mr. Lange can be over zealous at times and knows Mr. Lange acts in the best interest of the community. Mr. Sweet stated as a taxpayer he respects the option available from the Committee and their review of expenditures. Mr. Lange rejoined the meeting at this time (approximately 8 pm). Mr. Wise stated the Board has decided not to move forward with the RFP/RFQ Process. **On a motion by Mr. Wise, seconded by Ms. Bookbinder-Bell the RFP/RFQ process was tabled at this time, all members present voting yes**

The Secretary reviewed correspondence items with the Land Use Board Members present including:

- The NJ Planner was distributed
- Burlington County Freeholders letter dated October 23, 2013 regarding the Abrams sub-division noting application incomplete until the location of proposed monuments are included on the plot plan. Corrected plat plans will need to be filed with the Township Clerks office

Mr. Vinciguerra opened the meeting to the public. Mr. Swift from Holly Bush asked about leaf pick up for the Township. Mr. Lange informed him that the JLUB does not handle this, however, Mr. Gimbel, as a member of the Township Committee did address the question. Mr. Swift stated previously this was not provided as there was no local purpose tax to cover the cost. Mr. Swift stated that now we have a local purpose tax, can't we have leaf clean up. Mrs. Onorato stated she does not have the cost of such a service, but clearly the Township would need to purchase equipment, pay for disposal of the leaves and hire seasonal staff to do so. She also confirmed we do have a local purpose tax, however this originated due to loss in state aid. As the State reduced aide

the Township surplus was burdened. Ultimately the Township Committee decided to implement a local purpose tax to fund the loss in state aid. Additionally there was a local purpose tax for the cost of gypsy moth treatment, which was removed after the treatment was completed. As there were no further questions from the public, Mr. Vinciguerra closed the meeting to the public and asked for a motion to adjourn. **On a motion by Mrs. Onorato, seconded by Mr. Burgin the meeting was adjourned, all members present voting yes. The meeting was adjourned at approximately 8:07 pm.**

Susan Onorato  
Secretary Joint Land Use Board