

Shamong Township
December 15, 2015

A 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 Kevin Wise, Deputy Chairman, at approximately 7:00 P.M.

The Secretary stated that in accordance with the Open Public Meetings Law, notice of this meeting had been published in The Burlington County Times, and posted accordingly.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Charles Burgin	P	Bonnie Schneider-Alt	A
Doug Dimmig, Alt	A	James Sweet	P
Joseph Gigantiello	A	Vacant	A
Kenneth Long	A	Kathleen Wigley	A
Martin Mozitis	P	Kevin Wise	P

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

Flag Salute

Mayor Long thanked the Board members, Mr. Lange & Mr. Guzzi for all their time and work over the past year and wished everyone a Merry Christmas and Happy New Year.

On motion of Mr. Sweet seconded by Mrs. Onorato, it was moved that the minutes of the November 17, 2015 meeting be approved as submitted with members' present voting yes except Mr. Burgen who abstained..

Application:

Continuation of hearing from November 17 2015 on block Block 27.01 lot 4 (63 Burnt Road) for a Conditional Use Variance and a C-Variance for an accessory building. Mr. Paul Dietrich represents the applicant Mr. James Callan who were confirmed by Mr. Lange to still be under oath. Mr. Lange verified if all Board Members present were present at the initial hearing. As Mr. Burgen was not and has not listened to the tape of the November 17, 2015 hearing he cannot vote on the application. Mr. Lange stated that since Mr. Mozitis represents the Township Committee he cannot vote on the use variance either which only provides four voters where a minimum of five is required. The applicant agreed the need exist for additional qualified board members to vote on the application. **A motion for continuance was made by Mr. Wise, seconded by Mrs. Onorato the variance will be continued to the next scheduled board meeting on January 19, 2016 with all other Board members present voting yes.** Mr. Lange testified to the public that the application will be heard at the next scheduled meeting on January 19, 2016. No additional publication or notification of the application is required.

The application for block 6 lot 4.01 for approval of a 30' X 15' swimming pool with 10' X 12.45' deck in front of the rear line of the primary residence. Mr. Lange swore in Kurt and Dee Ann Robbins. Mr. Robbins testified he purchased the house in 2003 which is approximately 2,000 SF and was constructed in approximately 1945. Mr. Robbins also testified to the pre-existing conditions on his property which prohibit construction of the pool to the rear of his home including heavy woods, sloped ground, underground utilities, existing garage, chicken coop and old foundation. Mr. Guzzi stated the applicant required a bulk variance due to the size of the pool and for front yard setback. Mr. Guzzi also stated the existing detached garage which the applicant stated has been in place since the 1950's – 1960's. The applicant agrees to file for the variance on that structure at this time as well. Mr. Robbins testified that there is a wire fence and roughly 60' wooded buffer to the neighbor's property where the home sets back an additional 80'+/- from the property line. Mr. Robbins stated he does not believe the location would interfere with the neighbors property. Mr. Robbins also agreed to placing some additional plantings to buffer the pool from the road and to limit the variance on the current pool (accessory structure). The meeting was opened to the public, as no public was present the meeting was closed to the public. **On motion by Mr. Sweet, seconded by Mr. Wise the variance to construct the 30' X 15' above ground with a 10' X 12.45' deck be constructed in front of the rear line of the primary residence and the existing oversized detached garage with the additional plantings which Mr. Guzzi's office would approve and on the current pool structure only; all other Board members voted yes.**

Resolutions:

2015-12 Approval of a sub-division at block 23.01 lots 10.02 and 10.06 (1412 and 1414 Old Indian Mills Road) and to construct a 1,008 SF structure within the side yard setback was summarized by Mr. Lange. **On motion of Mr. Sweet, seconded Mr. Wise the resolution was passed with all other Board members present voting yes except Mr. Burgen who abstained.**

2015-13 Making findings and recommendations concerning whether certain properties constitute an area in need of redevelopment under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*). Mr. Lange summarized the terms of the resolution to the Board members and the amendment to the Oak Shade Road-North area which the Board amended based upon Mrs. Taylor's recommendations. Mrs. Onorato reported the votes of each of the four reports at the November 17, 2015 meeting. **On motion of Mr. Sweet, seconded Mr. Wise the resolution was passed with all other Board members present voting yes except Mr. Burgen and Mr. Mozitis who abstained..**

Mrs. Onorato verified the NJ Planner – September/October was distributed with the meeting packets. Mrs. Onorato also verified the re-organization meeting will take place on January 19, 2016 at 7:00 pm and copies of the proposed meeting dates are in the meeting packets and official action will be taken on them at the January meeting.

Mr. Wise opened the meeting to the public, however as there was no public present the meeting was closed to the public.

There being no further business, on motion by Mr. Burgen, seconded by Mrs. Onorato the meeting was adjourned at approximately 7:35pm with all members voting in favor.

Susan D. Onorato
Secretary