

Shamong Township  
March 17, 2015

A reorganization 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 Shamong Township Clerk, Mrs. Onorato, at approximately 7:06 P.M.

The Clerk 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	Gary Vinciguerra	P
Kenneth Long	A	Kathleen Wigley	A
Martin Mozitis	P(7:26)	Kevin Wise	P

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

**On motion of Mr. Wise seconded by Mr. Sweet, it was moved that the minutes of the January 20, 2015 regular & reorganizational meeting be approved as submitted with members' present voting yes with exception to Mr. Gigantiello, Mr. Vinciguerra and Mrs. Wigley who abstained.**

Application for block 24 lot 1 (7 Willow Grove Road) for a Change of Use and site plan review waiver was presented by James Schroeder. Mr. Schroeder reviewed exhibits A1 – A5 to the boards. Emmanuel Monteiro (Manny) was sworn in by Peter Lange, JLUB Solicitor. Manny stated he had worked for YMCA Camp Ockanicon for 10 1/2 years prior to buying Shamong Diner that he has operated for over 9 years. Since he purchased the diner Manny stated he has done a number of improvements to the roof, stucco siding, tiling inside, granite counter tops, landscaping, etc. Mr. Monteiro stated he owns 100% of Peacock Trading, LLC. He wants to open a store as he feels there is a need for it, he later went on to verify the location of the proposed store on exhibit A-2. Mr. Schroeder stated the building his client is seeking a change of use on was previously a Country Store and gas station named Ritchies. Manny is planning to sell gift wrap, house hold goods, books – a variety store; he also plans to finish the store with similar stucco to match the diner. Manny testified he found the items addressed in the engineers report all fell in line with his plans for the property. Mr. Schroeder reviewed the compliance with the items of the engineers report as follows:

1. Adequate lighting will be provided for the front and side/rear of the store
2. Requested variance
3. Proposed use of parking bollards/bumpers
4. No paving planned, the parking area would be re-graded and stone added where needed

5. Parking stalls shall be provided per the ordinance 10' by 19' and 25' wide drive isle
6. As the building is approximately 850 sf, 5 parking spaces will be provided
7. 1 barrier free parking space (ADA compliant).
8. A concrete barrier free ramp will be installed to the front door of the building and the doors on the building will be replaced to meet the needs of barrier free ADA compliance
9. Loading space will be provided on the South west corner of the building where cement pads already exist there.

*Mr. Mozitis joined the meeting at this time*

10. Exhibit A-4 Mr. Schroeder acknowledged the frame work of a pre-existing sign on the building. Mr. Monteiro agrees to provide a sign that meets the current ordinance. A signage plan will be submitted and reviewed by Dante Guzzi's office. The applicant agrees to obtain the require sign permit.
11. The site will be improved to the level of Shamong Diner. There was a discussion on the safety of accessing the business from Route 206. Mr. Schroeder suggested options to improve the safety of access the new store. As a result of the discussion and the Engineers testimony it was determined the store parking area would be limited to enter only from Route 206 and exit onto Willow Grove Road. This would be enhanced with signage, regarding and adding stone to parking area and landscaping to delineate the parking and entrance area. A landscape plan will be submitted for review by Dante Guzzi.

Mr. Monteiro stated his goal is to open the store by Memorial Day.

Mr. Guzzi reviewed his report in regards to the testimony given.

**On a motion by Mr. Wise, second by Mr. Sweet the application was approved site plan waiver variance and change of use waiver provided all the stipulations of the engineers check list and subsequent reviews be approved by Mr. Guzzi with all members present voting yes.**

Mr. Schroeder asked if the Board would have any issues with moving forward with the plans at their own risk. Mr. Guzzi informed the applicant & Mr. Schroeder he did not recommend it as it would be at his own risks. He also asked the applicant keep in close contact with Mr. Guzzi's office before moving forward.

Mrs. Onorato asked the application on block 29 lot 1.08 be tabled as it was added to the agenda prematurely.

There were no resolutions to be approved.

Mrs. Onorato distributed the NJ Planner to those present and informed those present that Mr. Mozitis made a good recommendation that the plans be scanned & e-mailed to the board members prior to the meeting for their review. Mr. Lange reminded everyone that there should be no discussion between board members or site visits made by any of the board members prior to any hearing. There is case law addressing this matter.

Mr. Vinciguerra opened the meeting to the public at which time there were no comments, and the public portion of the meeting was closed.

**There being no further business, on motion by Mr. Sweet, seconded by Mr. Burgin the meeting was adjourned. All members present were in favor.**

Susan D. Onorato  
Secretary