

Shamong Township
April 21, 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 7:01 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	P	James Sweet	P
Joseph Gigantiello	P	Gary Vinciguerra	P
Kenneth Long	A	Kathleen Wigley	P
Martin Mozitis	P	Kevin Wise	P

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

Flag Salute

On motion of Mr. Burgin seconded by Mr. Wise, it was moved that the minutes of the March 17, 2015 meeting be approved as submitted with members' present voting yes with exception to Mr. Gigantiello, Mr. Mozitis, Mr. Dimmig and Mrs. Wigley who abstained.

Application for block 29 lot 1.08 (101 Stokes Road) request for a bulk variance to construct a 440 square foot accessory structure within the side yard setback requirements. Mr. Jasinski summarized the need for his application and provided proof of publication and circulation of notifications to those listed on the 200' list which was reviewed by Mr. Lange. Mr. Jasinski described the location of his property and submitted exhibit A-1, a photo of the frontal view of his property. Mr. Jasinski also submitted exhibit A-2 a copy of a survey of property; A-3 photo of rear yard and A-4 photo of rear yard. Mr. Jasinski stated the accessory structure will be used for entertainment, would require water and electric. Mr. Jasinski stated he has submitted an application to Burlington Board of Health for a septic repair to allow for a bathroom within the structure. Mr. Jasinski described the adjacent property lines, stated the existing shed is approximately 15 feet from rear property line, 12 feet from side property line, but Mr. Jasinski stated the original shed can be moved to meet the 15 feet set-back requirement which he accepts as a condition of any approval. Mr. Jasinski stated the proposed height of the new building approximately 13 feet tall, there will be gutters and downs spouts on shed that as a condition of approval would not be directed onto neighboring properties. Mr. Guzzi gave his report on the application which is on file with the application. Mr. Guzzi did modify his report as his office was previously not aware of the existing shed and confirmed the

applicant has accepted the requirement to move the existing shed to meet the setback requirements. Mr. Jasinski stated his existing fence does have “chicken wire” on it to meet the safety requirements for a pool. Mr. Lange summarized the application and stated this is for a soft C variance as there is no hardship presented on the placement of the shed. Mr. Jasinski did accept placing a landscape buffer of the proposed shed from the neighboring property as well. The meeting was opened to the public, however there was no public present.

On a motion by Mr. Burgen, seconded by Mr. Wise the application was approved with the requirement that a formal as built plan be submitted for final review by the Township, all members present voting yes.

Mr. Lange summarize resolution 2015-4 for the board members on block 24 lot 1 (7 Willow Grove Road) for a site plan waiver for Peacock Trading, LLC to provide reopening of retail use which previously use for this property. **On a motion by Mr. Sweet provided Mr. Guzzi works in coordination with the property owner to insure the requirements established have been met, seconded by Mr. Wise the resolution was approved with all members present voting yes with exception to Mr. Gigantiello, Mr. Dimmig and Mrs. Wigley who abstained.**

Mrs. Onorato congratulated Mr. Gigantiello for completing this required training in February of this year. She stated all correspondence from the Pinelands Commission and the County of Burlington had been e-mailed to the members directly.

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 Mrs. Wigley, seconded by Mr. Burgin the meeting was adjourned with all members voting yes.

Susan D. Onorato
Secretary