

Shamong Township
June 17, 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 the Chairman Vinciguerra 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	A
Charles Burgin	P	James Sweet	A
Mike DiCroce	A	Gary Vinciguerra	P
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 March 18, 2014 regular meeting be approved as submitted. All members present were in favor of adopting the minutes.

Mr. Vinciguerra stated the hearing tonight is on the Loffredo application for a 30' X 45' framed garage accessory to a single family home at block 15.01 lot 7.11. Mr. Lange swore in Mr. Loffredo and Mr. McAndrew. Mr. McAndrew summarized the prior 2 appearances in front of the board, the first application was withdrawn and the 2nd was dismissed without prejudices. The original application was for a 2,700 square foot garage and the second was for a 1,400 square foot structure. Mr. McAndrew described the location and type of building to be constructed as depicted in the plans and photographs submitted. Mr. Loffredo stated he would like the building to park his large work truck, personal truck, lawn equipment, boat and all terrain vehicles in. Mr. Loffredo stated the building would provide secure storage of these items and keep a cleaner setting to the yard for himself and his neighbors. Mr. Mc Andrew submitted a photograph A-1, frontal view of the PIQ and photograph A-2 is the rear view from his home. Mr. Loffredo stated the pole barn would be set where the current swing set is. Mr. Loffredo confirmed for Mr. Burgin there would be two overhead doors in the front of the building and one overhead door on the rear of the building. Mr. Loffredo stated the building would be stucco on the front and vinyl sided on the rest of the building to match the color of his home. Mr. Lange confirmed there would be no water, commercial or residential use of the building. Mr. Loffredo explained the dormers on the proposed building are for aesthetic only; there is no second floor to the building and with the work truck he will be keeping in the building, a 2nd floor is not possible. Mr. Guzzi

summarized his report on the property dated May 5, 2014. The meeting was opened to the public. Jennifer Humphries from 130 Willow Grove Road stated she has lived in her home approximately 13 ½ years, she reviewed the submitted drawing and photos which she could not see from her seat. She stated she supports the construction of a reasonable sized garage and feels the building is too large, she is worried about sometime in the future when Mr. Loffredo no longer lives here the potential use of the building by future homeowners. Mr. Lange stated the JLUB could incorporate restrictions with their approval which in the future would be enforced by the Zoning Official. Mr. Lange also stated the JLUB could request this restriction against commercial use be added to the properties deed to ensure future buyers would be aware of this restriction. Mrs. Humphries stated the deed restriction is not the only issue; she is very concerned with the size of the proposed building. Mr. Burgin reminded the audience that Mr. Loffredo could construct a 20' X 30' building on his property with no approval needed from this board. Mr. McAndrew agreed to the deed restriction to prohibit commercial operations from the building. Stephanie & Wallace Pickard from 1191 Stokes Road; Mrs. Pickard stated she feels a commercial type building should not be placed on this neighboring property and is against the building which will ruin her view. She also stated there are deliveries to his home on a regular basis, which is why she questions the need for such a large building. Mr. Loffredo stated the view from his home will be obstructed by this building. Mr. Loffredo stated he does get occasional UPS deliveries in addition to Snap-On deliveries on Tuesday and Thursday mornings around 6:30 am. Tom Dion, 128 Willow Grove Road is concerned with the size of the garage. He is also a Snap-On representative. He stated with the size of the work truck, private truck, lawn equipment, ATV's he feels will fit in a 600 square foot building. Mr. Dion stated a 1,350 square foot garage represents a 9 car garage. As no other members of the public to come forward the meeting was closed to the public. Mr. McAndrew stated Mr. Loffredo has presented a planned building with aesthetics in mind, provided landscaping, agreed to annual inspections, limitation of one Snap-on vehicle, and agreed to the deed restriction, moved the location of the building, reduced the size of it to try to present a nicer building instead of a plain steel building. Mr. Lange recapped the standard for the Board to base their decision on this bulk soft C variance as it does not qualify for a hardship argument. The application advances purposed of zoning for aesthetics within the community, providing space for permitted uses with no detriment to the public or neighborhood scheme. Mr. Burgin asked Mr. Loffredo if he could move the building closer to his home. Mr. Loffredo stated no due to the location of the well. Mr. Burgin reviewed his concern of the size of the proposed structure versus the ordinance and asked Mr. Loffredo if he would be willing to reduce the size the length of the building by 10 feet to 30' X 35'. Mr. Loffredo stated he would not have sufficient space to store his trucks, tractors, boat, etc. Mr. Vinciguerra allowed Mr. Dion to speak from the public who stated originally the building was only 5' from his property line and he felt that was too close. Mrs. Humphries stated Mr. Loffredo does still have a 2 car garage for storage. Mr. McAndrew requested a vote on the application. Mr. Wise asked for confirmation of the plantings on the left side of the proposed building, which Mr. Loffredo confirmed he will need to add approximately 4 additional evergreens on the left side of building. Mrs. Pickard stated in the 2012 application she thought there was a discussion on pallets in the building. Mr. Loffredo stated that was not part of the discussion. Mrs. Onorato asked Mr. Loffredo again if he would consider reducing the size of the building. Mr. Loffredo stated he did not feel he could do so. There were no further questions or comments from the board or professionals. **On**

motion by Mr. Burgin and seconded by Mrs. Bell the application was denied due to the size of the structure and impact of the neighborhood scheme with all members present voted yes.

The Secretary reviewed the correspondence at this time.

- The NJ Planner March/April, 2014 was distributed
- Letter received from the County of Burlington dated 4/16/14 on the Crossroads Community Church to the attention of Ed Toussaint stating the conditional approval was subject to several conditions. The document is available in her office if anyone wishes to review it.
- Letter received from Pinelands Commission dated May 13, 2014 regarding Crossroads Community Church which granted conditional site plan approval for the proposed change to a church. Until the copy of approved plans is received the review period does not commence.
- Letter received from Pinelands Commission dated April 22, 2014 re: Valenzano Subdivision at block 22 lot 10.03 is scheduled for public hearing on July 24, 2014.
- Letter received from Mr. Lange's office dated May 13, 2014 re: YMCA Camp Ockanickon Minor Subdivision requesting signature on the final plans by the Chairman and Secretary of the Joint Land Use Board. The Secretary stated the plans were signed and returned to Mr. Lange on May 20, 2014.
- Letter received from the Pinelands Commission dated May 15, 2014 regarding block 19.01 lot 8.01. A copy of approved plans last revised June 21, 2004. Mrs. Onorato stated due to the age of the plans she contacted the Pinelands office and was informed someone had applied for Pinelands Development Credits on an adjacent property which triggered the need to finalize this subdivision.

Mr. Vinciguerra opened the meeting to the public. As there were no comments from the public, Mr. Vinciguerra closed the meeting to the public and asked for a motion to adjourn. **On a motion by Mr. Burgin, seconded by Mr. Wise the meeting was adjourned, all members present voting yes. The meeting was adjourned at approximately 8:15pm.**

Susan Onorato
Secretary Joint Land Use Board