

Shamong Township  
September 17, 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 Deputy-Chairman Mr. Wise at approximately 7:01 P.M.

The Secretary provided the sunshine statement.

Members present were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	P	Bonnie Schneider-Alt	A
Charles Burgin	P	Sean Gray	A
Colin Cumming-Alt	A	James Sweet	P
Doug Dimmig	P	Gary Vinciguerra	A
Timothy Gimbel	P	Kevin Wise	P

Also present were Peter Lange, Esq., Solicitor, and Kyle Denny, Engineer.

Pledge of allegiance

**On motion of Mrs. Onorato seconded by Mr. Bouffard, it was moved that the minutes of the July 16, 2013 meeting be approved as submitted. All members present were in favor of adopting the minutes with exception to Mr. Dimmig, Mr. Gimbel, Mr. Burgin & Mr. Sweet who abstained.**

Mrs. Onorato stated Mr. Loffredo's attorney requested the application be continued to the next meeting. Mr. Lange confirmed the extension could be awarded to the next meeting however since we already gave an extension that the applicant re-notice the application for next month's meeting.

Hearing on Carlin application: block 18 lot 20.01 for the construction of a front and side porch on a home located at 102 Willow Grove Rd. The applicants, Richard and Kathleen Carlin and their representative Mr. David Taylor were sworn in by Mr. Lange. Mr. Carlin stated they are seeking the variance to construct the front porch within the front and side setbacks as a result of damage sustained by the home due to an automobile accident in April, 2013. The home is of brick construction and to match the brick is very difficult and the option of a porch would help insure the aesthetics of the current nearly 70 year old home. The home is a pre-existing non-conforming. Mr. Lange explained the cause for the variance of the pre-existing non-conforming nature of the existing home while maintaining a historic home. **On motion by Mr. Sweet and seconded by Mr. Bouffard the applicant granted a variance to construct a front porch within the setback limits of the lot. All members present voted yes with exception to Mr. Burgin who abstained.**

Mr. Denny reviewed the Master Plan review process with the Board members and the notice requirements to the Board. Mrs. Onorato stated the public hearing will be scheduled for October 15, 2013. Mr. Lange stated the only thing added to the Master Plan was the language he prepared on alternative energy. Mrs. Onorato stated she will make the Master Plan available to the public on the Township website in addition to the notice in the newspaper and send out an e-mail notification to those who have signed up for the e-mail updates. There was a brief discussion on the future zoning and building requirements which will most likely be increased due to the Dietz & Watson fire which saw a building burn to the ground due to the solar panels which maintained electricity which could not be turned off and prevented fire fighters from putting out the fire.

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

- Pinelands Commission letter dated July 15, 2013 to Ronald & Cindy Abrams regarding the re-subdivision of block 18 lots 11.01 & 11.02. The public hearing was moved to September 23, 2013.
- Burlington County Freeholders letter dated July 19, 2013 to Abrams re: Block 18 lot 11.01 & 11.02 totaling 107.4 Acres. The applicant was granted a 30 day extension to submit corrected drawings of plans.
- Pinelands Commission Letter dated August 14, 2013 to Ronald & Cindy Abrams for their property located on Indian Mills Rd., Block 18 lots 11.01 & 11.02 regarding approval of the minor subdivision resulting in two lots with no further development.
- Burlington County Freeholders letter dated September 6, 2013 to Ronald & Cindy Abrams re: Block 18 lot 11.01 & 11.02 whereas the subdivision was approved by the Burlington County Planning Board.
- Dante Guzzi Engineering submitted a letter dated August 6, 2013 on Crossroads Evangelical Community Church on Block 7, lot 23 stating the plans have been revised to include a turning template for a SU-30 Vehicle (consistent with an EMS/Rescue Truck). The letter also stated the approval from the Burlington County Planning Board remains outstanding.

Mr. Wise opened the meeting to the public but as no public was present the meeting was closed to the public and Mr. Wise asked for a motion to adjourn.

**On a motion by Mr. Bouffard, seconded by Mr. Sweet the meeting was adjourned, all members present voting yes. The meeting was adjourned at 7:34 pm.**

Susan Onorato  
Secretary Joint Land Use Board