

Shamong Township
August 21, 2012

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 Vice-Chairman Wise, at 7:04 P.M.

The Secretary provided the sunshine statement.

Members present were:

Noni Bookbinder-Bell	A	Susan Onorato	A
Chris Bouffard	A	Bonnie Schneider	P (7:06)
Charles Burgin	P	Jon Shevelew	A
Colin Cumming	P	James Sweet	P
Mike DiCroce	P	Gary Vinciguerra	A
Ken Long	A	Kevin Wise	P

Also present were Peter C. Lange, Jr., Esq., Solicitor, and Dante Guzzi, Guzzi Engineering.

Pledge of allegiance

On motion of Mr. Sweet, seconded by Mr. DiCroce, it was moved that the minutes of the July 17, 2012 regular meeting be approved as submitted. All members present were in favor of adopting the minutes except for Mr. Burgin, Mr. Long and Mr. Bouffard who abstained.

Mr. Lange reported to the Board that Burns memorializing resolution was distributed electronically and summarized the resolution to deny the application. **Resolution 2012-6 Memorializing the decision of the Board for the Burn's application was moved by Mr. Burgin and seconded by Mr. Sweet. All members present voted yes.**

Mr. Lange reviewed the resolution to memorialize the Miller application to construct a single home on block 10 lot 18. **Resolution 2012-7 Memorializing the decision of the Board for the Miller application was moved by Mr. Sweet and seconded by Mr. Cumming. All members present voted yes except for Burgin who did not participate.**

Mr. Lange reviewed the resolution to memorialize the McGovern application for subdivision of block 13 lot 4.01 & 4.02. **Resolution 2012-8 Memorializing the decision of the Board for the McGovern subdivision was moved by Mr. Sweet and seconded by Mr. Cumming. All members present voted yes except for Burgin, DiCroce & Schneider who did not participate.**

Mr. Lange swore in Anthony Valenzano before he gave testimony on his bulk variance to install a pool(accessory structure) on the side of his home and in front of the rear line of the primary building. Mr. Valenzano stated he would like to place the pool on the side of

the house to screen it from the public that would be surrounded on the South and West side by the vineyard and the North side will be screened by his home with approximately 400 yards of his land until you reach the next property line located to the South. Mr. Valenzano also submitted additional plans to illustrate landscape plan A-1 and a photograph A-2. Mr. Valenzano submitted the proof of publication. The justification for the variance is the existing development of the lot and a more appropriate and safe location for the pool. The pool will be 46' X 28' and will be approximately 400' off Old Indian Mills Road. Mr. Guzzi reported on his findings of his review of the application and confirmed the pool will be constructed outside of the 15 foot setback requirements and confirmed the variance would need to build an accessory structure that is greater than 20% of the living space of the primary residence. **On motion by Mr. Sweet, seconded by Mr. DiCroce the application for the bulk variances to construct an accessory structure greater than 20% in front of the rear line of the primary residence was approved with all members present voting yes.**

Mr. Wise stated the next item on the agenda – Cortese application will be carried to the next meeting.

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

- Letter from Pinelands Commission addressed to Mr. Heinold, Township Solicitor. The Pinelands has granted an extension to December 31, 2012 for the Township to meet the requirements of the clustering amendments to Township ordinances upon review of build-out information provided by the Pinelands Commission.
- Letter received from Waterford Township was received notifying Shamong Township they will have second readings on an ordinance for Land Use Development and Zoning; Amending the Waterford Township Zoning Map; and Clustering. Mr. Lange informed the JLUB members the notification is a requirement of the municipal land use law – all surrounding municipalities must be notified. Copies of the ordinances are available for review in the Clerk's office.
- Letter received from the State of NJ, Office for Planning Advocacy has two additional public hearings for the final draft of the State Strategic Plan" NJ State Development and Redevelopment Plan on September 10th and 13th.

Mr. Wise opened the meeting to the public, but since there were no members of the public present; the meeting was closed to the public. The Joint Land Use Board thanked Mrs. Valenzano for running the meeting on behalf of Mrs. Onorato. **On a motion by Mr. DiCroce, seconded by Mr. Cumming the meeting was adjourned, all members present voting yes. The meeting was adjourned at 7:32 pm.**

Barbara Valenzano
Acting Secretary