

Shamong Township  
February 21, 2012

A regular meeting of the Shamong Township Land Use Board was held on the above date at the Municipal Building.

Members present were:

Charles Burgin	P (7:18 arrival)	Bonnie Schneider	P
Noni Bookbinder-Bell	A	James Sweet	P
Colin Cumming	P	Jon Shevelew	A
Mike DiCroce	P	Gary Vinciguerra	P
Ken Long	A	Kevin Wise	P
Susan Onorato	P		

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

The meeting was called to order by the Chairman, Mr. Vinciguerra, at approximately 7:09 P.M.

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

- NJ League of Municipalities notice regarding an education opportunity on “Land Use Controls: Sustainable Energy Sources Present New Challenges”, class will be held on Wednesday, March 14, 2012 at a cost of \$40.
- Letter dated January 25, 2012 from the NJ Pinelands Commission regarding a subdivision on block 19.01 lot 5 owned by Everett Abrams, Jr. The Secretary Confirmed with Mr. Lange the subdivision has been submitted to the Joint Land Use Board previously and the property owner must address the items listed in the letter from the Pinelands Commission in order for the subdivision to be approved by them.
- All Joint Land Use Board Members were provided with a copy of the Financial Disclosure form, which is required by the State of NJ. All members were asked to complete and submit the forms to the Secretary at the next meeting.
- All Joint Land Use Board Members were provided with a copy of The New Jersey Planner magazine.

**On motion of Mr. Wise, seconded by Mr. Sweet, it was moved that the minutes of the January 17, 2012 Re-organization and regular meeting be approved as submitted. Ms. Bookbinder-Bell, Mr. Burgin, & Mr. Sweet were in favor. Mr. DiCroce and Mr. Cumming abstained as they had not been present at the January 17, 2012 meeting. All members present were in favor.**

Mr. Burgin arrived at approximately 7:17 p.m.

The Board took up a Bulk and Use Variance Application for Mr. Robert Haas, Block 19.01, Lot 29.02. Mr. Lange swore in the applicant who was present with their Attorney Mr. Patrick McAndrew. Mr. Lange reviewed the service and notice and found them to be in order. Mr. Mc Andrew and Mr. Haas explained the need for the variance to allow for a six (6) foot fence due to the location on Route 206 and the aesthetic match to the home along with the pillars already constructed by previous owner. After the Land Use Board members' questions and/or concerns were addressed and resolved by the applicant, the meeting was opened to the public for comment, however there was no public comment. **On motion by Mr. Wise, seconded by Mr. Sweet the Board agreed to permit a fence greater than four (4) feet tall be approved. A roll call vote showed all members present voting yes.**

The Board took up a Bulk and Use Variance Application for John and Holly Robins for Block 28.01, Lot 4.16. Mr. Lange verified the service and notice and found them to be in order. Mr. Lange swore in the applicants prior to their presentation of the request required to put an addition on their home within the required setbacks. Copies of the applicant's survey and proposed addition were circulated to Board members for their review. Mr. Lange reviewed the application with Mr. and Mrs. Robins to confirm the need of the variance due to the location of his existing home and configuration of referenced lot. The meeting was opened to the public for public comment; however there was no public comment. **On a motion by Mr. Wise, Seconded by Mr. Di Croce the bulk variance was approved as submitted. A roll call vote showed all members present voting yes.**

Mr. Guzzi circulated and reviewed amendments prepared by his office to Chapter 12 – Farmland Preservation Plan and Chapter 16 - Utility Plan Element of the Master Plan for review by the Board Members. Mr. Guzzi stated he will circulate a copy of the revisions made so far to the Master Plan to the Joint Land Use Board Members. Mr. Lange asked the Board Members to prepare their final comments on the maps previously submitted to the Board Members for their review along with the chapters distributed by Mr. Guzzi to keep things moving in the process.

Mr. Vinciguerra open the meeting to the public, but there were no members of the public present; and there being no further business, **Mr. DiCroce moved the meeting be adjourned, seconded by Mr. Sweet with all members present voting yes the meeting was adjourned.**

Susan D. Onorato  
Secretary