

Shamong Township
August 21, 2007

A work session of the Planning Board of Shamong Township was held on the above date at the Municipal Building.

Members present were:

Charles Burgin	Lynn Heinold
Richard Giberson	George Young

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

The meeting was called to order by the Vice Chairman, Mr. Giberson, at 8:00 P.M.

The Secretary stated that notification of this meeting had been published in The Central Record, and notice had also been sent to the Burlington County Times in accordance with the Open Public Meetings Law.

All joined in the Pledge of Allegiance to the flag.

The Board reviewed an application for a minor subdivision by Lawrence Valenzano and Frances Fisher for Block 18, Lot 9. The Board reviewed a Certificate of Filing dated June 13, 2007. The Certificate of Filing included wording to be placed on the plan stating that the granting of this minor subdivision did not give approval for any development. The Board reviewed Mr. Guzzi's letter of August 14, 2007, in which he listed some waivers to the application process that would be required. He indicated he did not have any concern in the Board granting these waivers. His letter also listed a driveway that is shown on the plan that Mr. and Mrs. Valenzano and Mr. and Mrs. Fisher who were present indicated they would abandon. It was also noted that the plan shows a septic tank from an adjoining property on Block 18, Lot 9. Mr. Valenzano was unaware of this and said he would address it the following morning. The existence of the septic tank is not a statutory concern of the Board. The Board also reviewed a Burlington County Planning Board letter dated August 14, 2007

The Secretary informed the other members of the Board that the final major subdivision application for Oakshade, LLC, Block 7, Lots 24.04 and 24.05, may not be on the agenda for the August 28, 2007, meeting. The Secretary has been informed by the applicant's engineer that they are preparing a revised preliminary plan. The revision is necessary because of a change in the property line between the property in question and the adjoining Tischner tract. This change will require a re-notice and public hearing on the revised preliminary plan. The Secretary has also been informed that the revised plan will not change the road or draining design nor have any significant change in lot lines. The Secretary is attempting to get from the applicant's attorney a letter requesting an extension of the final application.

Mr. Lange updated the Board on the stormwater element of the Master Plan which is ready for a public hearing at the August 28, 2007, meeting. The Secretary stated that he has notified the adjoining Townships, the Pinelands Commission, and the Burlington County Planning Board, as well as placing a legal notice in The Central Record, of the August 28, 2007, public hearing.

The Secretary informed the members present he has received a list of those members of the Planning Board who have successfully completed the mandatory training class. Certificates are to be mailed out by the Department of Community Affairs.

The Secretary read a July 6, 2007, letter to Lawrence Valenzano for Block 19.01, Lot 33.01, wherein he was informed he needs their approval to relocate an existing single-family dwelling that is fifty years old or older.

A June 18, 2007, Letter of Interpretation #1946, from the Pinelands Commission to Anthony Tassone, Jr., for Block 34, Lot 11, has been received. This letter allocated .75 PDCs for the 48.53-acre lot.

Notification has been received that Amy S. Green Environmental Consultants, on behalf of the NJ Department of Transportation, has made application to the Pinelands Commission to rehabilitate the Atsion Lake Dam.

Notice has been received from the Township of Medford that they have revised their Smart Growth Development Plan and Land Development Ordinance.

Mr. Giberson was ready to open the meeting to the public; however, there were no members of the public present.

There being no further business, the meeting was adjourned.

L. E. Heinold
Secretary