

Shamong Township  
Minutes of July 20, 2010 Meeting

A regular meeting of the Joint Land Use Board of Shamong Township was held on July 20, 2010 at the Municipal Building.

Members present were:

Noni Bookbinder Bell	Timothy Gimble
Richard Giberson	Kevin Wise

Peter C. Lange, Jr., Solicitor, Dan Guzzi, Engineer, and acting Secretary Janice L. Heinold, Esq., were also present.

The Meeting was called to order at approximately 7:37 P.M. by the acting Chairman, Mr. Wise.

The acting Secretary stated that this meeting had been properly advertised in The Central Record, and notification 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 Minutes of the May 18, 2010 Regular Meeting were approved on motion made by Mr. Giberson, seconded by Mrs. Bookbinder Bell.

Mr. Lange advised that the Board had one Resolution to memorialize for the approval of a fence with a front setback variance, for Block 12.08, Lot 14. Mr. Lange summarized the findings from the hearing. There were no questions from the Board. Mr. Giberson moved that the Resolution be adopted, seconded by Mrs. Bookbinder Bell. Mr. Giberson and Mrs. Bookbinder Bell voted to memorialize the resolution. Mr. Wise and Mr. Gimble abstained, as they had not been present at the hearing.

The Board next addressed Forrest and Kevin Jennings' application for a minor subdivision for Block 17, Lot 1.01 (Proposed Lots 1.01 & 1.16) on Indian Mills Road, zoned AP. Mr. Mervine, PLS, Mr. Forrest Jennings, and Mr. Kevin Jennings were sworn in. Mr. Lange informed the Board that he had reviewed the Proof of Notice and Publication and found them to be in order, and advised the Board that they had jurisdiction to hear the application. As an initial matter, the applicants requested a waiver for providing the percolation data for the proposed lots. While percolation data had not been provided, soil boring depth and depth to the seasonal high water table had been supplied. Mr. Giberson moved to waive the requirement of providing percolation data, seconded by Mr. Wise. Mrs. Bookbinder Bell, Mr. Giberson, Mr. Gimble, and Mr. Wise voted in favor of the motion. The applicants testified that the property is currently being used for nursery stock, and it would continue to be used for nursery stock. They currently operate a Christmas Tree farm on the property. The applicants wish to divide

the lot into two conforming lots, requiring no variances. Their intention is to build a residence on each lot. Mr. Mervine advised that application was being made to the Burlington County Planning Board for approval, and also provided a Certificate of Filing from the Pinelands Commission. Mr. Mervine addressed Item 4 of Mr. Guzzi's July 13, 2010 letter regarding marking the property, and advised that monuments would be placed if the approval was granted, but at this time iron pins were placed. Mr. Guzzi indicated that that was sufficient. Mr. Mervine addressed Item 9 of Mr. Guzzi's July 13, 2010 letter, and advised that the deeds would be submitted to Mr. Lange for review prior to filing same. The applicants agreed to abide by the remaining conditions set forth in Mr. Guzzi's July 13, 2010 letter. The hearing was then open to the public for comment. There being none, the hearing was closed to the public. A motion to approve the application, subject to the conditions set forth in Mr. Guzzi's July 13, 2010 letter, was made by Mr. Giberson, seconded by Mr. Gimble. Mrs. Bookbinder Bell, Mr. Giberson, Mr. Gimble, and Mr. Wise voted in favor of the motion.

The acting secretary reviewed the following correspondence. A letter had been received from the Pinelands Commission regarding the Haas property, Block 10, Lot 25, regarding the required restoration of a wetlands buffer, which must be completed by 2011. The second piece of correspondence was from the Pinelands Commission to Mr. Chambers, regarding Block 33, Lot 8, commonly known as the Pic-a-lilli Inn property. In summary, the property owner was cited for numerous violations of Shamong Township Zoning Ordinances and Pinelands regulations, and is being required to submit applications to bring the property into compliance.

There being no public present, the meeting was not opened to the public.

There being no further business, the meeting was adjourned at approximately 8:02 P.M. on motion by Mr. Giberson, seconded by Mr. Gimble.

Janice L. Heinold, Esq.  
Acting Secretary