

Shamong Township  
August 19, 2008

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

Members present were:

Noni Bookbinder Bell	Lynn Heinold
Charles Burgin	Gary Vinciguerra
Richard Giberson	

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

The meeting was called to order by the Chairman, Mr. Vinciguerra, at 8:03 P.M.

The Secretary stated that notice of 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 meeting of July 12, 2008, were approved as submitted.

Mr. Anthony Valenzano and his sons, Anthony and Mark, presented a proposed site plan for Block 23.01, Lot 12. Mr. Valenzano said they propose to enlarge their existing building to accommodate retail sales, have a barrel room, and an event area. The total area of the addition will be approximately 8,000 square feet. The building as designed will accommodate approximately 160 people. There will be an outside patio, but he said there will be no outside music. Mr. Valenzano said these activities of wine tasting and events as well as retail sales are permitted under the Right to Farm Act as Agri-tourism. Mr. Valenzano was informed he would need to include a landscape plan which he could prepare. Mr. Valenzano also said that he would like to pave the parking area with millings and pave with blacktop at a later date. He was advised he could submit a plan that would include paving in steps. Mr. Valenzano said that the Certificate of Filing he is to receive from the Pinelands Commission will list his right to develop in the manner he has prescribed. Mr. Valenzano was also asked to look at the Township's sign ordinance so that he knows the requirements and what types of signage are prohibited.

The Secretary informed the other members of the Board that he has received a copy of a letter from the Pinelands Commission to the NJ Department of Transportation granting their approval to rehabilitate the Atsion Lake dam and repair the existing bridge that carries Route 206 over Atsion Lake dam and the Mullica River.

The Secretary also noted that a Certificate of Filing from the Pinelands Commission dated August 11, 2008, to Vincent and Jane McGovern for Block 13, Lot 4.02, has been

received. This Certificate of Filing grants approval for them to build a residence on the 9.7 acre lot.

The Chairman 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