

Shamong Township
July 19, 2005

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

Members present were:

Richard Giberson	Timothy VanCuren
Lynn Heinold	Kevin Wise
Jon Shevelow	

Also present were Peter C. Lange, Jr., Solicitor, and Raymond L. Worrell, II, Engineer.

The meeting was called to order at 8:00 p.m. by the Vice Chairman, Mr. Wise.

All joined in the Pledge of Allegiance to the flag.

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

Patrick McAndrew, Esq. was present representing Robert Gardner in a minor subdivision application for Block 30, Lots 1 and 2.01. He explained that the Gardner's found a home that is on the boundary line of Lots 1 and 2.01. They plan to demolish this home and build a new one. This minor subdivision application is to move the boundary line so that the side yard requirements will be met for the new home. A Certificate of Filing has been received from the Pinelands Commission, a copy of which was distributed to all members present. This minor subdivision will be scheduled for the July 26, 2005, regular Planning Board meeting.

The Board reviewed plans that have been filed for a minor subdivision by Leonard Strobel, Block 15.01, Lots 7.06 and 7.07. The Board also reviewed major subdivision plans for Oakshade LLC, Block 7, Lots 24.04 and 24.05. Neither of these applications has received a Certificate of Filing from the Pinelands Commission, and, therefore, cannot be scheduled for official action by the Board.

The Board reviewed a Mayors Fax Advisory from the New Jersey State League of Municipalities, dated July 8, 2005, concerning bills requiring members of planning and zoning boards to receive a minimum of five hours of training in the Municipal Land Use Law. There is also a Senate bill having to do with "Time of Decision."

The Secretary noted that Letter of Interpretation #1801 from the Pinelands Commission to Paul and Frieda Schneider had been received. This letter stated that Block 37, Lot 1.01, was eligible for .25 PDCs and the right to build one home.

Letter of Interpretation #1795 to Lawrence and Barbara Valenzano stated that Block 35.01, Lot 2.02, was eligible for .75 PDCs.

Letter of Interpretation #1797 to Parker and Marsha Worthington stated that Block 35.01, Lot 4, was eligible for .25 PDCs.

A Certificate of Filing dated June 8, 2005, for Donald Loder for Block 22, Lot 5.01, permitting the development of a single family dwelling accessory to an active agricultural use will be allowed on the 16.92 acre lot.

The Secretary noted that a July 7, 2005 letter from the Pinelands Commission to Lawrence Valenzano has been received noting that they need to have a copy of the septic plans approved by the Burlington County Health Department for Block 35.01, Lot 1.02.

The Secretary noted that a Certificate of Filing has been received, dated June 15, 2005, in reference to Block 36, Lot 2.03. Eric and Barbara Keeny have received development approval for a single family dwelling on the above 2.04 acre lot. They will need to use one of the Pilot Program septic systems.

The Secretary noted that the Pinelands Commission has approved the New Jersey DOT plans for drainage improvements at Route 206 and Tuckerton Road.

The Secretary informed the other members of the Board that the Certificate of Occupancy has been approved for Mary Ann Kaszuba for a new home on Block 15.01, Lot 4. This is based on the information that Mrs. Kaszuba will occupy the home for an indefinite period of time.

The Secretary distributed information about a Stormwater Workshop on August 16, 2005.

The Vice Chairman was ready to open the meeting to the public; however, there were no members of the public present, and the meeting was adjourned.

L. E. Heinold
Secretary