

Shamong Township

March 16, 2010

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

Members present were:

Charles Burgin      Christopher Norman

Lynn Heinold      Gary Vinciguerra

Michael Moss      Kevin Wise

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

The meeting was called to order at 7:30 P.M. by the Chairman, Mr. Vinciguerra.

The 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 two meetings of January 19, 2010, and the one meeting of February 16, 2010, were approved as submitted.

The Board reviewed a Resolution of Memorialization for a Setback Variance granted to William and Susan Mancinelli for Block 5.12, Lot 10, at the February 16, 2010, meeting. On motion of Mr. Wise, seconded by Mr. Burgin, it was moved that the Resolution be approved. A roll call vote showed Messrs. Wise, Burgin and Vinciguerra voting yes; Messrs. Heinold, Moss and Norman abstaining as they had been absent on February 16, 2010.

The Board then reviewed an application for approval to construct a pole barn larger than 20 percent of the dwelling unit by Paul H. Fearon, Block 13, Lot 4.06. Mr. Lange stated that he had reviewed the notice and service, found them to be in order, and the Board can take jurisdiction. The Secretary noted that he had spoken with the Deputy Tax Collector today and was informed the taxes were paid to date. Mr. Fearon was sworn in by Mr. Lange and explained he would like to construct an 864 square foot pole barn approximately 20 yards behind his home. The location of the pole barn will be within all setbacks. His home is approximately 3,600 square feet, and under the ordinance he could construct a pole barn of 720 square feet without receiving a variance. A plot plan noted as A-1, prepared by Mr. Fearon, was reviewed. In response to questions from Mr. Lange, Mr. Fearon testified that there is no residential use behind his lot and that the exterior of the pole barn will match the exterior of his home and will be architecturally compatible with his home. He proposes to have electricity installed in the pole barn in the future. The barn will be used for the storage of the family's personal belongings and will have no business use. Mr. Guzzi's letter of March 10, 2010, was reviewed. The meeting was opened to the public at which time there were no comments, and the public hearing was closed. On motion

of Mr. Moss, seconded by Mr. Burgin, it was moved to allow the construction of an 864 square foot pole barn subject to it not having any commercial use or being used as living quarters, that there be no grading within five feet of the property lines so as to cause additional drainage to adjoining properties, that the barn will be located within all setbacks, and the barn's use be subordinate to the residential use of the property. A roll call vote showed all members present voting yes.

The Board then heard an application by Harry M. Landis, IV, for Block 1.03, Lot 9, to construct a six foot high vinyl fence along the Oak Shade Road frontage. The Zoning Ordinance permits a fence no higher than four feet and that it be 50 percent or more open in the required 50 foot front yard setback. Mr. Lange informed the Board that he had reviewed the service and notice, found them to be in order and advised the Board that they could take jurisdiction. The Secretary stated that he had spoken with the Deputy Tax Collector earlier that day and was informed the taxes were paid to date. Mr. Lange swore in Mr. Harry Landis, III, and Mr. Harry Landis, IV. Mr. Landis, IV, testified that he wants to construct a six foot high stockade fence along the Oak Shade Road frontage of his lot in order to give his family privacy from Oak Shade Road, reduce the noise from Oak Shade Road, and to provide safety for pets and children. He would like to erect the fence one foot off of his property line as his neighbors have done. The fence would be located 30 feet from the road, and the area between the fence and the road is wooded and brush and will not be disturbed. The fence will be brown clay in color. The meeting was opened to the public at which time there were no comments, and the public hearing was closed. On motion of Mr. Wise, seconded by Mr. Moss, it was moved that a variance be granted for a six foot high solid fence located one foot from the property line with the condition that there be no clearing between the fence and Oak Shade Road. A roll call vote showed all members present voting yes.

The Secretary read Letter of Interpretation #2039 to Gabor Louis Bercz, Block 26, Lot 18, stating that the lot was entitled to .25 PDCs.

The Secretary informed the members of the Board that Cricket Communications had submitted revised site plans for the conditional use granted for Block 30, Lot 2.01, and after reviewing the plans, Mr. Guzzi had found that five items remain outstanding.

Mr. VanCuren's continued absence from the Board was discussed. He had not replied to the Secretary's January 2010 letter. The Secretary informed the other members of the Board that he had tried to call Mr. VanCuren before the meeting and left a message reminding him of the meeting. Mr. Lange was asked to look into the steps for removing a member of the Board for excessive absence, and Mr. Vinciguerra said that he would attempt to reach Mr. VanCuren.

Mr. Vinciguerra was prepared 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