

Shamong Township  
November 15, 2005

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

Members present were:

Charles Burgin	Timothy VanCuren
Lynn Heinold	Gary Vinciguerra
Michael Moss	Kevin Wise

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

The meeting was called to order by the Chairman, Mr. Vinciguerra, at 8:07 p.m.

The Secretary stated that notification of this meeting had been sent to The Central Record and 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 major subdivision by Oakshade, LLC, for Block 7, Lots 24.04 and 24.05. Travis Pratt, the applicant, was present. The Board pointed out to Mr. Pratt that proposed lot 6 does not conform to the Township ordinance for both lot width and for it being a flag lot. The Board also discussed with Mr. Pratt the 16-foot wide proposed slope easement that will be part of proposed lots 4 and 5. The plans show a berm between proposed Devon Court and lot 19. Mr. Pratt said that the development calls for more than 200 tandem loads of fill which he believes are necessary in order to raise the road so that the drainage basins will maintain the required two feet above the seasonal high water table. There was discussion about Mr. Pratt creating a cul-de-sac so that lot 6 would conform, and also combining the 12 feet of unused right of way with the 16-foot proposed slope easement so as to attain the total of 28 feet to better manage grades. Mr. Pratt informed the Board that he would discuss the plan with his professionals and return to the Board for further review.

The Board then reviewed a minor subdivision application for John C. Hotz, Jr., Block 16, Lot 2.01. Mr. Worrell pointed out the plan was not prepared by a Licensed Land Surveyor as required by state statute. The Board felt they needed a clarification of the wording in the Pinelands Certificate of Filing concerning PDC's and the number of developable lots. The Board also feels that a cross easement will be needed for the proposed driveway for Lot 2.01. The driveway also goes through a portion of a wetlands buffer and will need Pinelands approval. The Secretary is to contact Patrick McAndrew, attorney for the applicant, with the above information.

The Secretary distributed a Model Stormwater Control Ordinance for Pinelands Municipalities dated October 19, 2005, from the DEP. The Board reviewed what they had previously done on a stormwater control element for the Master Plan. Mr. Lange and Mr. Worrell will address the mitigation portion of the plan so as to have the least criteria put in specific projects. The Planning Board feels a project should be addressed by the Township Committee at the time an applicant is requesting a mitigation avenue.

The Secretary reviewed a letter from Margaret Faulkner concerning the proposed landscaping of 320 Atsion Road as part of the Anna Branco major subdivision approval. At this time, Mrs. Faulkner states she does not want any landscaping. The Secretary said that he would have this included in the construction bond in the event Mrs. Faulkner changes her mind between now and the end of construction.

The Secretary noted that a Letter of Interpretation as to Wetlands has been requested by Brian and Pamela Fillion for Block 9.05, Lot 7.

The Secretary noted that a letter has been received from the County Farmland Preservation Program stating that Fred and Mary Miller have placed Block 13, Lots 3 and 4.01, into a Farmland Preservation Program that restricts use of the land from any development for non-agricultural purposes until July 7, 2013.

The Secretary noted that Stephen King has received a Certificate of Filing, Inconsistent, to build a single-family dwelling on Block 20.01, Lots 1.06 and 1.07.

The Secretary read a Letter of Interpretation #1811 to Robert Foulks stating that Block 17, Lot 8, was entitled to zero PDC's and Lot 11, to 4.50 PDC's.

The Secretary read a Certificate of Filing to Thomas A. Sweet, Block 22, Lot 3, wherein he was granted approval to demolish an existing single-family dwelling and build a new one.

The Secretary read a Letter of Interpretation #1815 to Forrest and Kathleen Jennings wherein they were informed Block 19.01, Lot 12.01, was entitled to zero PDC's.

A Letter of Interpretation #1824 to Anthony and Theresa Valenzano was read wherein they were informed that Block 23.01, Lot 2.01, was entitled to .75 PDC's.

A Letter of Interpretation #1841 to Alan and Mary Ann Gant stated that Block 34, Lots 17 and 18 were entitled to .25 PDC's.

The Secretary informed the Board that Steven Scales has made application for a zoning variance for Block 23.13, Lot 45.01. He is requesting approval to build a home behind the existing building which will become an accessory building and for the accessory building to exceed the former plan of the principal building by 20 percent.

The Secretary noted that Mr. & Mrs. Joseph P. DeLuca have sold a .25 PDC from Block 51, Lot 5.

The Secretary noted that Charlene Harker has received a Waiver of Strict Compliance for Block 33, Lot 28.03. The waiver is for minimum buffer to wetlands and seasonal high water table and that a proposed single-family dwelling be accessory to a successful agricultural operation.

The meeting was then opened to the public at which time MaryAnne Reinhart asked what the function and purpose of the Planning Board is. Peter Lange discussed the purpose and role of the Board. There was also discussion of COAH and the lack of opportunities in a Pinelands community with no centralized sewer system.

There being no further business, the meeting was adjourned.

L. E. Heinold  
Secretary