

Shamong Township  
Minutes of February 16, 2010 Meeting

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

Members present were:

Noni Bookbinder Bell	James Sweet
Charles Burgin	Gary Vinciguerra
James 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 7:38 P.M. by the Chairman, Mr. Vinciguerra.

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 Approval of the Minutes of the January 18, 2010 Regular Meeting was carried to the next meeting.

Mr. Lange advised that the Board had one Resolution to Memorialize for the approval of a pole barn for Gary Piper, for Block 23.01, Lot 37.02. Mr. Lange summarized the findings from the hearing. Mr. Vinciguerra had a question about the pine trees, and Mr. Lange noted Paragraph 22 of the resolution addressed the placement of the evergreens. Mr. Wise moved that the Resolution be adopted, seconded by Mr. Burgin. Mrs. Bookbinder Bell, Mr. Burgin, Mr. Vinciguerra and Mr. Wise voted yes. Mr. Sweet was not present at the January 18, 2010 meeting, and therefore abstained. Mr. Giberson arrived at 8:00 P.M., and did not participate in the vote.

The Board next addressed William and Susan Mancinelli's application for a bulk variance for Block 5.12, Lot 10, 19 Millstone Drive. Mr. Mancinelli was 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. Mr. Mancinelli described the new entranceway he wished to have built on his home. The addition would increase the size of the front porch by several feet, and thus the porch would encroach on the 50-foot front yard setback by 5 feet. The existing porch already encroaches on the front yard setback by one and a half feet. Steve Chepurny, President of Beechwood Landscaping, was also present and sworn in. He presented an architectural rendering of the porch, which was marked and entered as

Exhibit 1, and a site plan, which was marked and entered as Exhibit 2. Mr. Chepurny advised that the new entranceway would improve the appearance of the house, and was in keeping with the style of other homes located in the neighborhood. Dan Guzzi reviewed his letter for the Board. Mr. Chepurny confirmed that no storm water would be directed to neighboring properties with the new porch and landscaping. The hearing was then open to the public for comment. There being none, the hearing was closed to the public. A motion made to approve the application was made by Mr. Sweet, seconded by Mr. Wise. Mrs. Bookbinder Bell, Mr. Burgin, Mr. Vinciguerra, Mr. Sweet, and Mr. Wise voted yes. Mr. Giberson arrived at 8:00 P.M., and did not participate in the vote.

The acting secretary reviewed the following correspondence. A certification of filing letter had been received from the Pinelands Commission on the Haas application today. It was provided to Mr. Lange for review. A letter from the Pinelands Commission regarding the septic approval on the Valenzano application for Block 23.01, Lot 12 was reviewed. Mr. Lange read it into the record. Mr. Burgin recalled that the Board had approved 80 events per year, where the Pinelands had only approved 60 events. Also, Mr. Burgin believed that the Board had not had a final vote on the septic application yet. Mr. Vinciguerra directed Mr. Lange and Mr. Guzzi to review the letter and ensure that the Board's resolution was consistent with the approval granted by the Pinelands Commission. Finally, a memorandum from the Pinelands Commission was reviewed regarding an ordinance for cluster development. The Township's Master Plan must be amended to contain a cluster development ordinance. A model ordinance was provided by the Pinelands Commission. The Commission invited comments on the ordinance, due by April 10, 2010. The memorandum was provided to Mr. Lange for further review.

The meeting was opened to the public, but no comments were made.

There being no further business, the meeting was adjourned at approximately 8:12 P.M. on motion by Mr. Sweet, seconded by Mr. Wise.

Janice L. Heinold, Esq.  
Acting Secretary