

Shamong Township
April 25, 2006

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

Members present were:

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

Also present were Peter C. Lange, Esq., Solicitor, and Melanie Adamson, Engineer.

The meeting was called to order at 8:00 P.M. by the Chairman, Mr. Vinciguerra.

The Secretary stated that this meeting had been properly advertised in The Central Record, and notification of this meeting 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 meetings of March 28, 2006, and April 18, 2006, were approved as submitted.

A public hearing was held on a major subdivision application by Oakshade, L.L.C. for Block 7, Lots 24.04 and 24.05. Mr. Lange informed the Board he had reviewed the notice and publication and found them to be in order, and the Board could take jurisdiction. The Secretary entered into the record an October 20, 2005, Pinelands Commission letter and a letter from Ms. Adamson to the Board dated April 18, 2006, outlining her review. Jeffrey Baron, Esq. was present representing the applicant. Travis Pratt, applicant, and John Schweppenheiser, Jr., engineer, were sworn in, and Mr. Schweppenheiser was accepted as an Expert Engineer. Mr. Schweppenheiser explained the subdivision including the drainage and the proposed 66-foot-wide right-of-way of the proposed road where it is adjacent to adjoining property. Mr. Baron said a proposed form has been submitted to Mr. Lange for his review and approval for a recapture agreement. Mr. Schweppenheiser said the drainage plan complies with the recently enacted state stormwater requirements. The applicant will establish a homeowners association for the maintenance of the drainage basins. The plan also calls for a post light at the end of each driveway. Mr. Baron stated the applicant will comply with all items listed on Ms. Adamson's April 18, 2006, letter. Mr. Wise asked if boring samples have been taken where the drainage basins are to be located, and Ms. Adamson said they had. Mr. Baron also said that they may be able to make the lot line between Lots 5 and 6 straighter. Mr. Schweppenheiser also explained the new plan shows a deceleration lane of 130 feet and an acceleration lane of 50 feet as requested by the Board. At the request of Mr. Baron, Mr. Pratt said the plan is to build homes similar to those he is presently building in the Township and expects the selling price to be over \$1 million. Mr. Giberson said that he has experienced some problems with joints of pipe not being properly wrapped. Ms. Adamson said that her letter explains

how this is to be done and inspected. It was noted the applicant will make a contribution to the Recreation Fund of the Township in lieu of building any recreational facilities on site. At the request of the Planning Board, the applicant will have a document prepared notifying all buyers of the existence of Pine Belt Gun Club. Mr. Heinold requested street trees be planted so the drip line will be behind the curbing. The meeting was then opened to the public at which time there were no comments, and the public portion of the meeting was closed. On motion of Mr. Heinold, seconded by Mr. Wise, preliminary approval was granted subject to the following: The March 16 and April 18, 2006, letters of Melanie Adamson, P.E.; the approval of a Recapture Agreement by Mr. Lange; the approval of homeowners association papers by Mr. Lange; approval of Notification of Pine Belt by Mr. Lange; a contribution to the Township's Recreation Fund in accordance with the Township's Land Development Ordinance; street trees being planted so the drip line will be behind the curb; and the straightening as much as possible of the lot line between Lots 5 and 6. A roll call vote showed all members present voting yes.

The Secretary informed the other members of the Board of a revision of the location of a driveway in the Hotz minor subdivision which was previously approved by the Planning Board. This revision has no effect on lot lines.

The Secretary reviewed an April 18, 2006, letter received from R. Thomas Jaggard, P.E., Chairman of the Stormwater Management Committee for Burlington County, outlining what he perceived to be the steps in approving a stormwater element for the Master Plan and a Stormwater Ordinance.

The Secretary read a Pinelands Commission Certificate of Filing dated April 20, 2005, received April 24, 2006, granting approval for one single-family dwelling on a 13.2 acre lot known as Block 33, Lot 28.03.

The Secretary also distributed copies of a letter from William Schoen of Pakenah Trail, dated April 23, 2006, to his neighbors, concerning the possible application by Sprint Corporation for a cell relay station on the P.S.E.&G. tower at the entrance to Pakenah Trail.

On motion of Mr. Heinold, seconded by Mr. Giberson, it was moved the appointment of Remington and Vernick as Planning Board Engineer be continued to June 27, 2006.

The Planning Board Chairman 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