

Shamong Township  
February 17, 2009

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

Members present were:

Noni Bookbinder Bell	Martin Mozitis
Charles Burgin	James Sweet
Richard Giberson	Gary Vinciguerra
Lynn Heinold	Kevin Wise
Michael Moss	

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

The meeting was called to order by the Chairman, Mr. Vinciguerra, at approximately 8:01 P.M.

The Secretary stated that notice of 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 reorganization meeting and regular meeting of January 20, 2009, were approved as submitted. Mr. Giberson and Mr. Wise abstained from approving the minutes as they were not in attendance at those meetings.

The Board took up an application for final site plan approval for Anthony Valenzano, Block 23.01, Lot 12. The Secretary noted that a letter had been received from the Tax Collector stating that taxes were paid to date. Anthony Valenzano, Anthony Valenzano, Jr., John Schweppenheiser, and Lauren Coe were sworn in by Mr. Lange. Ms. Coe reviewed the changes made to the plan as a result of the conditional preliminary approval. It was also noted that a letter has been received, dated December 26, 2008, from Michael Gavio of the Burlington County Health Department stating that the septic system is sufficient for the intended use of the new building. It was also noted that a January 25, 2009, letter has been received from the Indian Mills Volunteer Fire Company stating that they were withdrawing their suggestion for a cartway around the building because the Pinelands Commission would not allow the encroachment through wetlands buffer. In response to a question about what information Mr. Gavin had been supplied, Ms. Coe said he had been sent a site plan and architectural plans. Mr. Schweppenheiser said the proposed use for events may not have been detailed, but the septic flow is based on square footage of the buildings. Anthony Valenzano, Jr. distributed a chart showing their sources of revenue. He also produced a letter dated February 17, 2009, to the Board outlining a proposal that would allow more than 100 people to attend an event while not exceeding the parking capacity. He proposed an agreement that would require any client contracting for an event exceeding 100 guests to provide shuttle service to the winery. Mr. Lange suggested some additional wording on the use of vans, and Mr. Valenzano, Jr. agreed to this. The Valenzano's also reiterated that they will "police" the parking so as not to exceed the

parking capabilities as outlined on the site plan. Mr. Mozitis suggested that a letter be obtained from the County Health Department stating that based on a 200-guest maximum occupancy the septic system(s) will handle the flow. The Valenzano's also said they will locate the fire connection wherever the fire company approves. In order to be sure cars are not parked in the driveway, it was suggested that "no parking" signs be placed along the curb. The Board also reviewed Mr. Guzzi's letter of February 13, 2009, and the applicant was in agreement. The meeting was then opened to the public for comments, and no comments were received. On motion of Mr. Wise, seconded by Mr. Moss, it was moved that final site plan approval be granted subject to all previous conditions of the preliminary approval, the Indian Mills Volunteer Fire Company letters, Mr. Guzzi's letter of February 13, 2009, that the plan be modified to show the location of no parking signs, and that no more than 56 client cars be permitted on site and that clients must be noticed to arrange for alternate transportation to meet this requirement. All members present were in favor.

The Board then took up an application for a minor subdivision and variance application for Jane and Vincent McGovern, Block 13, Lots 4.02 and 4.07. Mr. Mozitis did not participate. Mr. Lange stated that he has reviewed the notice and publication of the public hearing on this application and found them in order and advised the Board that they can take jurisdiction. The Secretary stated that he has received written information from the Tax Collector that taxes are paid to date. A Pinelands Certificate of Filing dated January 8, 2009, was entered into the record without being read. Mr. and Mrs. McGovern were sworn in by Mr. Lange. Mike Higgins explained the subdivision and that all lots will meet the minimum 3.2 acres required by the Pinelands Commission for the Cultural Exemption. Mr. Higgins used a plan that included the septic design to explain the subdivision and variance. This plan was noted as A1 and will be retained by Mr. Higgins. Mr. Higgins noted that the lot will have 150-foot width where the house will be located. It also has 150-foot width along Atsion Road. At the 50-foot setback line the width is approximately 142 feet where 150 feet is required. He noted that they could meet the 150-foot width but it would increase the number of angles in the side property line. The Board reviewed Mr. Guzzi's letter of February 13, 2009, and on motion of Mr. Heinold, seconded by Mr. Burgin, it was moved that a submission waiver be granted for contours at two-foot intervals. Mr. Higgins said that all development will be in the open fields, and the Board then waived the showing of isolated trees with a six-inch diameter or greater and because of the soil logs submitted, the submission of soil percolation data was waived. All members present were in favor.

The Secretary noted that he had no correspondence to read, and the Chairman then opened the meeting to the public. The only members of the public present were a Seneca student, Kenneth Maloney, and his father, of Mohawk Trail. Kenneth was in attendance as part of a school assignment. He was thanked by the Board for his attentiveness.

There being no further business, the meeting was adjourned.

L. E. Heinold  
Secretary