

Shamong Township  
March 17, 2009

A 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	James Sweet
Charles Burgin	Gary Vinciguerra
Lynn Heinold	Kevin Wise
Martin Mozitis	

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 8:04 P.M.

All joined in the Pledge of Allegiance to the flag.

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.

The minutes of the meeting of February 17, 2009, were approved as submitted.

The Board reviewed a Resolution of Memorialization for final site plan approval for Anthony Valenzano, Block 23.01, Lot 12, and on motion of Mr. Wise, seconded by Mr. Burgin, it was moved that the resolution be adopted. A roll call vote showed Wise, Burgin, Bookbinder Bell, Heinold, Mozitis, Sweet, and Vinciguerra voting yes.

The Board then reviewed a Resolution of Memorialization for a bulk variance and minor subdivision approval for Jane and Vincent McGovern, Block 13, Lots 4.02 and 4.07. On motion of Mr. Sweet, seconded by Mr. Wise, it was moved that the resolution be adopted. A roll call vote showed Sweet, Wise, Bookbinder Bell, Burgin, Heinold and Vinciguerra voting yes. Mr. Mozitis did not participate.

The Board then took up a bulk variance application for Nancy Thomas, Block 15.01, Lot 10.02. Mr. Lange reviewed the notice and service, found them to be in order, and advised the Board they could take jurisdiction. Nancy Thomas appeared on her behalf and Jeffrey King, architect, assisted her in her application. Both were sworn in by Mr. Lange. Mrs. Thomas testified that her septic system is located in her front yard and the well is in the back yard and because of these utilities, she cannot have the planned addition in either the front or rear yards. Mr. King explained the addition and that under the present zoning the lot is an undersized lot. He said there will be no adverse impact to neighbors and the lot adjacent to the property line nearest the planned addition is vacant. Mr. King also said that the natural topography provides drainage to the rear of the Thomas' lot. Mr. Heinold pointed out that under the previous zoning the lot width was

120 feet with 20-foot side yard requirements. Mr. Guzzi's letter of March 13, 2009, was reviewed, and Mrs. Thomas said that there would be no increase in drainage to neighbors' properties with the planned addition. The meeting was then opened to the public at which time there were no comments. On motion of Mr. Wise, seconded by Mr. Heinold, it was moved that the side yard variance for the addition be approved conditioned upon the fact that no water will flow to adjoining properties, there will be no kitchen or bathroom in the addition, and the addition will be architecturally compatible with the existing home. A roll call vote showed all members present voting yes.

The Board then took up an application for a bulk variance for Carol Jordan, Block 8.02, Lot 19. Mr. Lange reviewed the notice and service, found them to be in order, and advised the Board that they could take jurisdiction. Carol Jordan was present to represent herself, and she was assisted by Lauren Coe. Mrs. Jordan and Ms. Coe were sworn in by Mr. Lange. Ms. Coe testified that the septic system is on the garage side of the home, and therefore the addition cannot be placed in that location. The addition is for a living area and bath for Mrs. Jordan's father. Access for the addition would be from an existing bedroom. The home presently has four bedrooms, and with the addition and changes to one existing bedroom, the house will still only have four bedrooms. Mrs. Jordan said that the addition will be architecturally compatible with the existing home, it will not have a kitchen, the addition will be accessible from the existing house, there will be a handicapped entrance provided for Mrs. Jordan's father, and the addition would not create any additional water to flow to neighboring properties. Mr. Vinciguerra had a question about the construction of the ramp, and Mr. Guzzi said this would come under the Construction Code and the Construction Office. Mr. Guzzi's letter of March 13, 2009, was reviewed. Ms. Coe also reiterated there will be no drainage impact to neighbors. The meeting was opened to the public at which time there were no comments. On motion of Mr. Wise, seconded by Mr. Heinold, it was moved that the variance be granted. A roll call vote showed all members present voting yes.

The secretary informed the other members of the Board that a copy of a letter had been received from the Burlington County Planning Board to Dan McGonigle in reference to the T-Mobile Wireless site, Block 8.01, Lot 16, advising Mr. McGonigle that the conditional approval granted by the Land Development Review Committee of the Burlington County Planning Board was being revoked because revised site plans had not been filed within 30 days.

The Chairman was then 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