

Shamong Township

January 18, 2011

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	James Sweet	Charles Burgin	Gary Vinciguerra
Christopher Norman	Kevin Wise	Lynn Heinold	

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

The Secretary stated that notice of this meeting had been published in The Central Record, and notification had also been sent to the Burlington County Times in accordance with the Open Public Meetings Law.

Mr. Lange informed the Board that he had a conflict with a meeting he has with the Tabernacle Township Committee on February 15. The Board indicated to Mr. Lange it was agreeable with them if he would send another attorney from his firm to the Land Use Board for that meeting.

The minutes of the meeting of December 21, 2010, were approved as submitted.

The Board reviewed a Resolution of Memorialization for Roland Aristone, Jr. and Roland Aristone Trust II, an Amendment to a Major Subdivision for Block 23.01, Lots 10.05 and 10.09. On motion of Mr. Wise, seconded by Mr. Heinold, it was moved that the Resolution be approved. All members present voted yes with the exception of Mr. Sweet who abstained because he was not present at the December 21, 2010, meeting.

The Board then took up a Bulk Variance application by Carmen DiGuglieimo, 462 Stokes Road, Block 6, Lot 2.06. The Secretary noted that proof of taxes being paid to date has been submitted and that Mr. Lange has reviewed the notice and advertisement and found them to be in order, and Mr. Lange then stated the Board could take jurisdiction. Mr. DiGuglieimo was sworn in. He informed the Board that he is requesting a variance to build a garage 640 square feet in size when the ordinance would allow him to build one of approximately 420 square feet. He also wants to place the garage eight feet from his side yard line when a setback of 15 feet or the height of the building if greater than 15 feet is required. He said the planned garage will be 18-20 feet high. He said the purpose of the garage is to store antique cars and household items. He also said that some of his neighbors have auxiliary buildings. He further testified the garage will have the same siding and roofing as his home. Mr. Guzzi produced an aerial photo (A-1), and Mr. DiGuglieimo said the neighbor with whom he shares a driveway and the side yard line the garage will be next to understands what he is requesting to do and has no concerns. In response to a question, he also said the neighbor has a white vinyl fence approximately eight feet high around his swimming pool adjacent to their shared

property line. He said the garage will not be used for commercial purposes, it will have electricity but no plumbing, and all use of the garage will be subordinate to the home. Mr. Guzzi's letter of January 12, 2011, was entered into the record. Mr. DiGuglieimo said there will be no additional drainage going onto his neighbor's property as a result of the construction of the garage. The meeting was then opened to the public at which time there were no comments, and the public hearing was closed. Mr. Norman noted that none of the neighbors within 200 feet of Mr. DiGuglieimo's property who had been notified of the hearing were present which indicates they would not have a concern. On motion of Mr. Sweet, seconded by Mr. Norman, it was moved that a variance be granted to Mr. DiGuglieimo to allow him to build a garage of 640 square feet, eight feet from his property line subject to the following: (1) that no drainage as a result of the construction of the garage will go onto the neighbors property and that downspouts will be directed to the rear of Mr. DiGuglieimo's property, (2) there be no commercial use of the garage, and (3) the garage will have the same exterior materials as the home. A roll call vote showed all members present voting yes.

Mr. Guzzi informed the Board that his firm has placed most of the old Master Plan and amendments in their computer system, and they are proceeding to do some reorganization. He distributed a working draft of the Table of Contents.

The Secretary distributed copies of the New Jersey Planner.

Mr. Vinciguerra then opened the meeting to the public at which time there were no comments, and the public portion was closed.

There being no further business, the meeting was adjourned.

L. E. Heinold, Secretary