

Shamong Township
October 21, 2008

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

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 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 meeting of August 19, 2008, were approved as submitted.

The Board took up an application for a Bulk Variance for Barbara Russell, Block 7, Lot 25.01. Mr. Lange reviewed the notice and publication of tonight's hearing by the applicant and informed the Board that they were in order and the Board could take jurisdiction. Barbara Russell and Brian Chambers, contractor, were sworn in by Mr. Lange. Mrs. Russell said that she plans to add a great room to their home which would then have only a 17.5 foot setback from the side yard line, and the ordinance requires 30 feet. In testimony, Mrs. Russell said that their lot is 2.5 acres in size and triangular in shape, the base of the triangle being the frontage on Oakshade Road. She also stated that adjoining Lot 25.02 is vacant, and she and her husband are in the process of buying that lot. Mr. Chambers said that Lot 25.02 has some wetlands in the northwest corner of the property. There was some discussion of the wetlands on Lot 25.02. Mr. Guzzi's letter of October 20, 2008, was reviewed. The meeting was then opened to the public at which time there were no comments, and the public hearing was closed. Mr. Lange reviewed for the Board the positive and negative criteria necessary for a Bulk Variance. On motion of Mr. Heinold, seconded by Mr. Burgin, it was moved that a Bulk Variance to allow an addition to be built to the existing home 17.5 feet from the lot line of adjoining Lot 25.02 be approved because the applicant had shown that there is no damage to the public or to the Zoning Ordinance and its intent, and that the triangular shape of the lot and location of the existing home made it difficult to improve the home through the proposed addition, and (1) subject to the applicant verifying that the setback indicated on the plan is accurate, (2) that the applicant confirm that the proposed addition will not encroach into the required wetlands buffer, and (3) that the applicant confirm that the property not be

regraded as to shed additional storm water onto the adjacent property. A roll call vote showed all members present voting yes.

The Board then reviewed a Site Plan Application for Completeness for T-Mobile, LLC, Block 8,01, Lot 16. Michael Learn, Esq. and Douglas Cowan, P.E., were present representing T-Mobile. Mr. Learn said that beside seeking approval for the Minor Site Plan and Conditional Use for a tower, they also will be requesting a Setback Variance. The Board then reviewed Mr. Guzzi's letter of October 17, 2008, and agreed to all of the submission waivers requested by the applicant except for waiver of a landscaping plan. Mr. Learn said that they will supply a landscaping plan. Mr. Heinold then asked why the applicant was not using an existing PSE&G tower located approximately 1600 feet north of the location of the proposed tower. Mr. Learn said that they will address this at their public hearing. On motion of Mr. Heinold, seconded by Mr. Burgin, the application was deemed complete with the exception of the filing of a landscaping plan. All members present voted yes.

The Secretary noted that a Certificate of Filing for Block 13, Lot 4.02, for Vincent and Jane McGovern had been received. This permitted the construction of a single-family dwelling on the 9.7 acre lot.

The Secretary informed the other members of the Board that notice had been received from the Burlington County Freeholders noting that an eight-year Farmland Preservation Program had been terminated for Anthony Valenzano, Block 23.01, Lot 2, and the farm is now permanently preserved.

The Secretary also informed the Board that Atlantic City Electric Company had made application with the DEP for vegetation maintenance in 83 municipalities in the State.

The meeting was opened to the public at which time Vincent and Jane McGovern along with Michael Higgins, P.E., reviewed with the Board a re-subdivision involving Block 13, Lot 4.02. As the proposed subdivision has been planned they would require a variance of eight feet at the setback line. The plan shows 142 feet where 150 feet are required. They could achieve the 150-foot width by adding more angles to the side yard. The Board indicated that they would be more receptive to the present plan because the resulting lot configuration is more desirable.

There were no other comments from the public, and there being no further business the meeting was adjourned.

L. E. Heinold
Secretary