

Shamong Township
January 15, 2013

A regular meeting of the Shamong Township Land Use Board was held on the above date at the Municipal Building. The meeting was called to order by the Chairman Mr. Vinciguerra, at approximately 7:08 P.M.

The Secretary provided the sunshine statement.

Pledge of allegiance

Members present were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	P	Bonnie Schneider	A
Charles Burgin	P	Jon Shevelew	A
Colin Cumming	A	James Sweet	P
Mike DiCroce	P	Gary Vinciguerra	P
Timothy Gimbel	P	Kevin Wise	P

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

On motion of Mr. Sweet seconded by Mr. Wise, it was moved that the minutes of the December 18, 2012 regular meeting be approved as submitted. All members present were in favor of adopting the minutes except for Mr. Gimbel and Mr. Bouffard who abstained.

Mr. Lange reviewed Resolution 2013-4 to those present and the required steps of the referral already made to the Township of the Clustering Ordinance and stated the resolution tonight memorializes the Boards decision. **On motion by Mr. Wise seconded by Mrs. Onorato it was moved to approve the resolution as submitted. All members present were in favor of adopting resolution 2013-4 except for Mr. Gimbel and Mr. Bouffard.**

The hearing on Abrams application on block 18 lots 11.01 & 11.02 began with Pat McAndrew, Esq. and Sam Privetera, Licensed surveyor being sworn in by Mr. Lange as representatives for Mr. and Mrs. Abrams. Mr. McAndrew stated the subdivision is a result of the family's desire to preserve a larger portion of the lot. Before they finalize the preservation the family would like to enlarge their existing lot and then pursue the preservation. Mr. McAndrew stated if the County will allow them to they will complete the sub-division by deed. There is one pre-existing non-conforming condition of a 10 foot side yard setback which will remain. Mr. Privetera reviewed the issues of the right of way on the plans. Mr. Guzzi stated the right of way is usually addressed at the time the County takes possession of the land. Mr. Privetera stated the deeds and or plat would be modified as per the Counties intention. Mr. Lange confirmed there is no new development proposed. (Mr. Wise briefly left the meeting at approximately 7:15) Mr. Guzzi reported on his findings of the review on the plans. He stated no new development is proposed and the subdivision will make the lot conforming with exception to the one

10 foot setback. The Pinelands Certificate of Filing was received per Pat McAndrew and the required covenants will be included in the final approval of the sub-division. Mr. Vinciguerra opened the meeting to the public, there being no public present the meeting was closed to the public. Mr. Lange confirmed that although the applicant is Ron and Cindy Abrams the owner of the property is Pearle Abrams who signed the application as required to allow Ron and Cindy Abrams to act on her behalf. **On motion of Mr. Sweet, seconded by Mr. Bouffard the application was approved with all members voting yes except Mr. Wise who was absent.**

Mr. Wise returned to the meeting at approximately 7:21.

Mr. Guzzi gave his update to the Master Plan review process. He stated that last year the Board was pretty busy with applications and we were not able to wrap up the review. Mr. Guzzi stated he will bring updated copies to the new board members and plan a review of what we have accomplished so far at the next meeting and the Board can review some of the changes recommended but that we were close to completing the review. Mr. Bouffard stated the home occupation definition needs to be fine tune and Mr. Lange reminded the Board that the final decision for the home occupation would be a recommendation to the Township Committee who has authority to finalize. Mr. Lange stated he would review and submit language to address COAH requirements as agreed to last year.

The Secretary reviewed correspondence items with the Land Use Board Members present including:

- Pinelands Commission Certificate of Filing dated December 21st to Charles Tantillo of 208 Forked Neck Rd. Clock 36 lot 2.06 was received. The Certificate of Filing was for the demolition of a single family dwelling, 50 years old or older.
- Pinelands Commission letter dated January 11, 2013 to the Township on block 9.02 lots 1.01-1.03, 14.02 & 28. The Commission approved the proposed development of the recreational facilities at the Saddlebrook Ridge (aka Stoney Creek) soccer fields.
- A copy of the November/December NJ Planner was distributed.

Mr. Vinciguerra opened the meeting to the public. As no present the meeting was closed to the public.

On a motion by Mr. Burgin, seconded by Mr. Sweet the meeting was adjourned, all members present voting yes. The meeting was adjourned at 7:29 pm.

Susan Onorato
Secretary