

Shamong Township
January 18, 2016

A 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 Kevin Wise, Chairman, at approximately 7:10 P.M.

The Secretary stated that in accordance with the Open Public Meetings Law, notice of this meeting had been published in The Burlington County Times, and posted accordingly.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Charles Burgin	P	Richard Orrechio	P
Dave Diamond, Alt	A	Bonnie Schneider-Alt	P
Joseph Gigantiello	A	James Sweet	P
Timothy Gimbel	A	Kathleen Wigley	P
Michael Cooney	P	Kevin Wise	P

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

Flag Salute was waived

On motion of Mr. Burgen seconded by Mr. Wise, it was moved that the minutes of the December 15, 2015 meeting be approved as submitted with members' present voting yes except Mr. Orrechio, Mr. Cooney, Mrs. Wigley and Mrs. Schnieder who abstained.

Application:

Continuation of hearing from November 17 2015 and December 15, 2015 on block 27.01 lot 4 (63 Burnt Road) for a Conditional Use Variance and a C-Variance for an accessory building in excess of 600 square feet. Mrs. Onorato confirmed for the record that Mr. Burgen has listened to the tape of the November 17, 2015 meeting on January 5, 2016. Mr. Lange provided a summary of November 17th meeting for those present and the reports submitted to the Board as testimony for the volume of deliveries made to the property in response to concerns previously raised by a neighboring property. Mr. Lange also reviewed the photos submitted in evidence and the applicant had agreed to limit the use of the building to an area of 600 square feet. Mr. Paul Dietrich testified to the board the Township Ordinances do allow for homebased businesses. Mr. Dietrich stated the shipping reports submitted as evidence prove Mr. Callan averages 4 trips of less per week by shipping company for the period of September - November. Mr. Callan understands there can be no more than 10 trips per week and that if the number of shipping trips for pickup and/or delivery greater than 10 trips per week would create a violation to Township Code. Mr. Dietrich testified that Mr. Callan meets all the requirements of operating a home based business except for he would like to continue to operate the business from an accessory structure instead of his home. Mr. Callan verified he is the only employee of the business. Mr. Lange verified Mr. Callan meets all the requirements of a home occupation other than he would like to operate it from an accessory structure which is not permitted that there would

be no more than 10 trips by UPS or other outside shipper. Mr. Callan also testified he has no need for a sign permit. Mr. Callan testified the wares that he sells are those which supply high school chemistry class that are mostly glass or plastic. No liquids or chemicals and no production on sight, only a distribution sight. Mr. Callan also confirmed larger orders are shipped directly from the manufacturer to the customer not to his sight. Mr. Wise opened the meeting to the public. Mrs. Janet Bowers – 389 Stokes Road & owner of property adjacent to the applicant. Mrs. Bowers wanted clarification of the portion of the accessory structure used for the office. Mr. Lange verified the testimony was to use 600 SF of the 1,400 SF accessory structure for the business. Mitchell Aldridge of 64 Burnt House Road stated in addition to the 4-5 UPS trucks per week, the US Mail man also drives back to the accessory structure. He is against the award of the variance due to noise and several deliveries on a regular basis. As there were no other questions from the public, the meeting was closed to the public. There were no additional comments or questions from the Board Members, or professionals. **On a motion of Mrs. Wigley, seconded by Mr. Burgen the variance will be approved with all other Board members present voting yes except Mrs. Bookbinder-Bell and Mrs. Onorato who voted no and Mr. Orrechio and Mr. Cooney who abstained.**

The application for block 19 lot 15.02 (109 Tuckerton Road) for approval of an oversized accessory structure (30' X 50' – 1,500 SF) pole barn swimming. Mr. Lange reviewed the resident notifications and advertisement prior to swearing in Ed & Marcia Mettinger to testify. Mr. Mettinger stated they are seeking for approval of the pole barn on 3.01 acres and described the current conditions of his property for the board. Mr. Mettinger referred to his survey submitted “A-1” and stated he would like to remove the framed garage on the left side of property. Mr. Mettinger stated the barn will be 16' tall and referenced A-2 as an illustration of the structure he would like to construct. An aerial photograph “A-3” was submitted, Mr. Mettinger verified the pool has been filled in and no pool exist on sight. There are no plans to remove any trees to construct the proposed pole barn approximately 39' from the neighboring property line. Mr. Mettinger submitted photographs of his property “A-4” of 3 photographs which were shared with the Board. The cones in the photograph represent the approximate location of the proposed pole barn. Mr. Guzzi confirmed the building location would actual be 34' from the neighboring property and approximately 140' from the easterly side of the property. Mr. Mettinger stated he would like to build the large building to store his antique cars and plans to demolish an existing shed. Mrs. Onorato notified the applicant a building permit will be required to demo the existing shed. Mr. Mettinger plans to construct a white pole barn and does not plan to clear any land. Mr. Guzzi submitted his report to the Board. The meeting was opened to the public, as no comment was made; the meeting was closed to the public. No additional comments were made by the Board members. Mr. Lange stated this is a Bulk C variance and summarized the standards to be met. Mr. Mettinger agreed to no electric or plumbing in the building and no residential or commercial use to take place in the structure. Mr. Lange recommended the Board include the building be subject to inspection periodically to insure the restrictions agreed to tonight are adhered to. Mr. Lange also confirmed the conditions stay with the property should the property be sold in the future. Mr. Mettinger agreed to the inspections by appointment, the other shed will be torn down, no plumbing and it will be white in color and 16' in height. **On motion by Mr. Burgin, seconded by Mr. Sweet the variance to construct the 30' X 50' (1,500 SF) pole barn all other Board members present voted yes.**

Resolutions:

2016-6 Approval of a 30' X 15' oversized accessory structure (pool) with a 10' X 12.45' deck at block 23.01 lot 4.01 I front of the rear line of primary residence (456 Stokes Road. Mr. Lange summarized the prior public hearing for those present. **On motion of Mr. Sweet, seconded Mrs. Onorato the resolution was passed with all other Board members present voting yes except Mr. Orrechio, Mr. Cooney, Mrs. Wigley and Mrs. Schnieder who abstained.**

Mrs. Onorato verified the NJ Planner – November/December was distributed with the meeting packets.

Mr. Wise opened the meeting to the public at which Mrs. Finizio time of 86 Willow Grove Road questioned if any plans have been submitted for the planned cemetery on the lot adjoining hers. She questioned the zoning for the cemetery and if it is a permitted use. She is also concerned of the potential loss of privacy for her property. Mrs. Onorato stated at this time there are no plans to remove the hedge and that as she is adjacent to the property she will be notified of when the plans will be presented to this board. Susan Paul of Tuckerton Road would like to know if there is anything that can be done to assist with restricting any increase in taxes for seniors. Mrs. Onorato directed Ms. Paul to contact Kitty Taylor, Tax Collector to determine if she qualifies for the senior freeze, veterans deduction etc. This would be determined by the Tax Collector only not this Board or the Township Committee. Mrs. Onorato also confirmed the Township offers every discount approved by the State of NJ. Mrs. Paul expressed concerns of the school property taxes as well. As there were no additional comments from the public the meeting was closed to the public.

There being no further business, on motion by Mr. Sweet, seconded by Mr. Wise the meeting was adjourned at approximately 8:27 pm with all members voting in favor.

Susan D. Onorato
Secretary