

A meeting of the Shamong Township Joint Land Use Board was held on the above date at the Municipal Building. The meeting was called to order by Jim Sweet, Chairman, at approximately 7:00 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.

The Pledge of Allegiance was recited, and roll call taken.

Members present were:

Noni Bookbinder-Bell P	Susan Onorato P	Michael Cooney P
Amy Huber-Mayor's Alt P	Dave Diamond, Alt A	Bonnie Schneider-Alt P
Gene Lera P	James Sweet P	Michael Di Croce A
Kathleen Wigley A	Larry Sharrott, Alt P	Barbara Valenzano P

Also, present were Christopher Norman, Esq., Solicitor, and Dante Guzzi, Engineer.

Mr. Sweet stated to the public that the application for the Atsion Road subdivision would be continued to the November meeting. Mr. Norman stated this is a result of a lack of notice to the public utilities, which is required and therefore the Board is not permitted to hear the application. Mr. Norman stated the applicant will be required to re-notice the November public hearing.

There was a brief discussion among the Board members regarding rescheduling the November meeting to November 29, 2018. **On motion by Mrs. Onorato, seconded by Mr. Sweet the November 20, 2018 Shamong Township Joint Land Use Board meeting was rescheduled to November 29, 2018 with all members present voting yes.** Mrs. Onorato stated she would notice the meeting in the newspaper, Township website and notify the applicants.

On motion of Mr. Sweet, seconded by Mr. Lera, it was moved that the minutes of the September 18, 2018 regular meeting be approved as submitted with all members present voting yes, except Mrs. Schnieder who abstained.

Resolutions:

None

Applications:

- **Block 3.03 lot 6 (111 Strawberry Drive – Yancowski)** Seeking approval to construct a single-family home on a pre-existing undersized lot of 1.38 acres where 2.1 acres is required. Mr. Norman swore in Mr. Yancowski who presented his application. Mr. Yancowski stated the property has been used as a “dumping ground” and he has been cleaning up the property and had all encroachments removed prior to moving forward. Mr. Guzzi presented his engineer’s report. There was a brief discussion on the size of the proposed detached garage. The applicant agreed to construct a

building of less than 620 SF to meet the requirements of the zoning in the area which would be a single story. The applicant stated he would like to install water and electric in the detached garage in the future but not bathroom would be installed. Mr. Guzzi confirmed there was a drainage concern on the North side of the property that he would require the applicant to elevate with possible a swale to divert the flow of water towards the road. The applicant stated the property is heavily wooded with exception to the area where the drainage easement is located to permit the pipe to be installed. Mr. Sweet stated his only concern is the location of the easement as it relates to the house. Mr. Guzzi reminded the applicant that is there was any issues with the drainage pipe, the Township would be working very close to the proposed site of the house, which was acknowledged by the applicant who stated they took this into consideration when laying out the location of the home and garage. Mr. Norman stated the applicant has been required to provide Pinelands Development Credits as required under Township and Pinelands zoning requirements and that the applicant has agreed to construct the detached garage no larger than 620 SF and to notice of any potential disturbance within the Township drainage easement area. Mr. Sweet opened the meeting to the public on this application. Mr. Kevin Burke of 109 Strawberry Drive was sworn in by Mr. Norman. He has no objections, was able to review the proposed layout of the house on the property and drainage plans. As there were no more questions from the public the meeting was closed to the public. The applicant had no additional comments nor did the Board members or professionals. **The application was approved on motion by Mrs. Valenzano, seconded by Mr. Lera for a single-family home and permitting a detached garage of less than 620 square feet with plumbing and electric, no bathroom in garage and the garage will match the colors and roofing material of the house. All members present voting in favor of the application.**

- **CONTINUANCE: Preliminary and Final Major Subdivision block 8.01, lots 9, 10.01 & 11** at intersection of Grassy Lake & Atsion Roads – Decker. Mr. Norman stated there was an issue with the public notice and based as a result the Board would be requested to vote on a continuance to the November 29th meeting for this application. Mr. Norman stated the applicant would be required to re-notice the application. **On motion by Mrs. Onorato, seconded by Mr. Sweet with all members present voting in favor of the continuance with the requirement that the applicant re-notice the application.**
- **CONTINUANCE: Block 27.01 lot 9.03 (146 Stoke Road – Atsion Road Enterprises, LLC. – a.k.a.- Robbins Well).** Was tabled. The applicant will be required to re-notice the application once the Pinelands Commission Certificate of Filing has been received.

Correspondence:

- Review of Shamong Township Ordinance **2018-9 “AMENDING AND SUPPLEMENTING THE SHAMONG TOWNSHIP CODE AT CHAPTER 51, ARTICLE I TO EXPAND THE PERMITTED ISSUANCE OF CLASS A LIQUOR LICENSES FOR LIMITED BREWERIES, RESTRICTED BREWERIES (BREW PUBS), PLENARY WINERIES, FARM WINERIES, INSTRUCTIONAL WINEMAKING FACILITIES, PLENARY DISTILLERIES AND LIMITED DISTILLERIES”**, which Mr. Norman stated it does not require the Boards approval. Mrs. Onorato stated the Township Committee wanted the JLUB to be aware of both ordinances. Mr. Norman stated ordinance 2018-9 is an enabling ordinance that allows the uses stated in the ordinance.
- Review of Shamong Township Ordinance **2018-10 “AMENDING AND SUPPLEMENTING CHAPTER 110, ARTICLE IX, SECTION 125(D) OF THE SHAMONG TOWNSHIP LAND DEVELOPMENT ORDINANCE TO PERMIT LIMITED BREWERIES, RESTRICTED BREWERIES, PLENARY WINERIES, FARM WINERIES, INSTRUCTIONAL WINEMAKING FACILITIES, PLENARY DISTILLERIES AND LIMITED DISTILLERIES IN THE PINELANDS VILLAGE COMMERCIAL ZONING DISTRICT”**, Mr. Norman stated this ordinance represents the land use ordinance which requires the Boards review, recommendations and approval. Mr. Norman stated the ordinance would permit the activities listed in the ordinance in the Pinelands Village Commercial Zone. Mr. Valenzano was present in the public and was asked to confirm the license the winery operates under as a Plenary Winery. Mr. Sharrott confirmed the of Plenary Winery allows the winery to produce from the fruits grown on site and bought from other states as well. Mr. Guzzi provided a zoning map for the Board members to view the affected area and Mr. Norman read the permitted uses of the Pinelands Village Commercial Zone. There was a discussion amongst the Board members on the option to include other commercial areas in the ordinance, however since there was very little residential properties affected by this area, the Board decided to support the ordinance as it stands now knowing the Shamong Township Committee could request adding other areas in the future. The Board also acknowledged the ordinance is in agreement with the current master plan. **On motion by Mr. Sweet, seconded by Mr. Lera the Shamong Township Joint Land Use Board approved the ordinance as presented substantially agrees with the Shamong Township Master Plan - with all members present voting yes.**

Mr. Sweet opened the meeting to the public, as there were no comments from the public the meeting was closed to the public.

Mr. Norman reported to the Board that the judge informed Verizon that he does not want the brief filed until December, so this issue will be on hold until the end of the year early part of next year.

As there was no more questions or comments from the Board or its professionals, **on a motion by Mr. Sweet, seconded by Ms. Huber the meeting was adjourned with all members present voting yes.**

Mrs. Onorato reminded those present the November meeting was moved to Thursday, November 29, 2018.

Minutes were prepared and submitted by:

Susan D. Onorato, Secretary