

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 A	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 P	Larry Sharrott, Alt P	Barbara Valenzano P

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

On motion of Mr. Sweet, seconded by Mrs. Schnieder, it was moved that the minutes of the October 16, 2018 regular meeting be approved as submitted with a correction on page 3 correction on last sentence of continuance "all members present voting in favor. all members present voting yes to approve the minutes with the correction noted by Mr. Lera except Mrs. Wigley who abstained.

Resolutions:

2018-20 Approval to construct a single-family home and a detached garage no larger than 620 square feet on block 3.03 lot 6 (1112 Strawberry Drive-Yancoski) a pre-existing undersized lot of 1.38 acres where 2.1 acres is required. Mr. Norman summarized the resolution for the Board and acknowledged the resident did submit the required PDC to permit construction of the undersized home. **On motion of Mrs. Valenzano, seconded by Mr. Lera the resolution was approved as submitted with all members present voting yes except Mrs. Wigley who abstained.**

Applications:

- **Block 8.01 lots 9, 10.01 & 11 at intersection of Grassy Lake and Atsion Roads – Decker).** Mr. Steven Moschini, Esq., attorney for the applicant gave a brief summary of the history of the application which ties back to a prior subdivision submitted by the Branco family, the prior owners. On August 24, 2004 a preliminary and final sub-division was approved by the Shamong Township Planning Board and all required approvals were granted by the Pinelands Commission as well. Due to a poor economy the sub-division was never constructed. At this time Mr. Decker is proposing a ten (10) house subdivision in a clustering format as required by the Pinelands Commission on a single cul-de-sac with access from Grassy Lake Road.

Mr. Ken Levers was sworn in by Mr. Norman to testify on behalf of the applicant and confirmed the NJ Pinelands Commission issued a Certificate of Filing on the proposed sub-division. Mr. Levers asked for a submission waiver of the environmental impact study based upon history of the sight dating back to 1994. In 2004 the "Branco Sub-division" which was proposed with entrance off of Atsion Road (final plot of Branco Sub-division exhibit A-2). Exhibit A-1 was the proposed current sub-division.

Mr. Levers stated there was an extensive environmental study completed and submitted previously and therefore the applicant is requesting a waiver. The second waiver requested is from environmental study of soil testing for any contaminants. Mr. Branco, the previous owner developed this property in the 1950 – 1960's to raise thoroughbred horses with a track and some out buildings. In the early 1970's two family members constructed their homes on the parcel as noted on the site plan (Exhibit A-3 existing conditions plan). The Branco's previous sub-division had received all necessary approvals, but due the real estate market "tanked" at that time. Today, Mr. Decker would like to move forward and develop the parcel under current clustering requirements developed by the Pineland's Commission as represented by preliminary final plat (Exhibit A-4) was presented by Mr. Levers. Mr. Levers then summarized how the applicant determined to move the entrance of the sub-division off of Grassy Lake instead of Atsion Road entrance from a traffic safety standpoint.

Mr. Levers then reviewed the plans of the proposed sub-division to the Board as it pertains to the required density. The proposed plan exceeds the density requirements as the Pinelands Commission does not permit any rounding up and there is a portion of adjacent land the Shamong Township currently owns, which will be purchased to finalize this sub-division plan that was already used by the adjacent Quail Ridge sub-division in Medford to meet the density issues in that sub-division.

The initial preliminary final plat was revised based upon discussions with Mr. Guzzi to eliminate a court in the middle of the road which was included in the initial plan to create enough road frontage on all lots. The applicant decided to eliminate the court and is now asking for variance of lot size as the revised plan will be easier for the Township to maintain the road way when plowing. Thirty-six (36) acres of open space are proposed including the stormwater basins will become the responsibility of a proposed Homeowners Association for upkeep and maintenance. Mr. Levers confirmed for Mr. Lera the adjacent property is owned by Shamong Township and it would be purchased from the Township by Mr. Decker if the sub-division is approved.

Exhibit A-5 original plans with 2 cul-de-sacs was presented by Mr. Lever's to the Board. Mr. Lever then explained that Mr. Guzzi's review the first court was removed, which created a need of variance, which was previously not necessary, but with the removal of the court four (4) lots would require a lot width variance, one (1) lot requires a 1 foot depth variance due and the last variance is required due to the wording of the ordinance which requires the lots to be 1.000 acre in size resulting lots greater than 1.000 lot size up to 1.10 acres as permitted in the clustering ordinance.

Mr. Levers stated the applicant is requesting a C2 Bulk variance and has submitted a plan which is consistent with and less dense then surrounding examples. The Applicant stated the proposed homes on there lots will be 3,000+ sf. Mr. Lever's stated current plan meets the current ordinance and clustering requirements and stated the entrance was moved to Grassy Lake Road where the prior sub-division entrance was slated to be accessed from Atsion Road as upon review it was felt this would be a safer location for the entrance.

Mr. Guzzi summarized his October 12, 2018 review letter to the Board. Based upon the history of this application he recommends the waiver of environmental study. There was a brief discussion on the size of the proposed basins, drainage timeline, pre-treatment bay for both basin, maximum depth of 4' and a 3:1 slope of basin and if there is a need to fence in the basins. Mr. Guzzi confirmed the width of the street and radius of the court are enough for emergency management vehicles.

Mr. Norman swore in Mr. Patrick G. Decker who testified he would recommend light poles or piers at the end of driveways, roughly ten (10) feet from edge of roadway. Mr. Decker also testified any planting of trees, etc. would not overhang the street to eliminate any concerns of snow plow trucks getting down the roadway or damage to plantings from snow plowing operations.

Mr. Norman requested a copy of the Home Owners Association (HOA) agreement to be submitted to his office to review prior to moving forward. The applicant verified the HOA will collect fees from homeowners to insure necessary funding to maintain the basins, any signage, etc. associated with the sub-division will be available.

Mr. Guzzi completed reviewing his letter for the Board.

Mr. Norman confirmed applicant is not required to submit the planned design of the homes in the sub-division. Mr. Decker stated he does not have any set of plans but would like to have a rural/country look and stated some of the homes he has constructed similar to the Springford model he constructed in other developments he

has constructed and stated he tries not to make any home look the same. He will likely have 6-7 models with separate facade. The homes will be roughly 3,000 SF+ plus basement with attached 2-3 car garages.

As there were no additional questions or comments from the Board, Mr. Sweet opened the meeting to the public. Jason Kleinman from 3 Quail Ridge Court was sworn in and expressed his concern with a preliminary and final decision tonight as this application was postponed several times and he stated some of his neighbors cannot be here tonight due to previously scheduled travel plans. Mr. Guzzi explained the drainage plans and flow of water from the basins as his property is located behind this home. Mr. Kleinman stated this is already a wet area which is why he is concerned of this. Mr. Levers verified Mr. Kleinman property is roughly 300' from his property line.

Barbara Lenox was sworn in by Mr. Norman. Ms. Lenox lives at 62 Bunker Hill Road and was concerned with her need to purchase flood insurance and was curious if this was due to the sub-division. Mr. Levers, Mr. Guzzi and Mrs. Onorato confirmed her recent requirement to purchase flood insurance is a result of the flood maps which were updated by FEMA and have not correlation to the application being heard tonight.

As there were no additional questions or comments from the public, the meeting was closed to the public. Mr. Norman summarized the preliminary vs. final approval for the public. Mr. Norman and Mr. Guzzi summarized the application for the Board including but not limited to basin fencing, maintenance and inspections ongoing. **The application was approved on motion by Mrs. Wigley, seconded by Mr. Sweet. All Board members present voting in favor of the application.**

Mr. Decker asked for suggestions of street name from the Board and/or the Township Committee. Mr. Sweet asked if we could honor a local veteran?

Correspondence:

Review of Shamong Township Ordinance **2018-13 AN ORDINANCE AMENDING CHAPTER 110, LAND DEVELOPMENT, OF THE CODE OF THE TOWNSHIP OF SHAMONG, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY.**

Mr. Norman stated the attached ordinance is a result of a requirement of the Pinelands Commission. Mr. Guzzi reviewed Ordinance 2018-13 for the Board and how it relates to the residents of Shamong. The Board is asked to review the ordinance which is reflective of Pinelands Commission requirements. Mr. Norman stated the only requirement of the Board is to determine if it is consistent with the

master plan. **On motion by Mr. Sweet, seconded by Mr. Lera Shamong Township Ordinance 2018-13 was found to be consistent with the Shamong Township master plan. All members present voted in agreement with this finding.**

Mr. Norman confirmed for Mr. Sweet that there are no updates to the pending law suit tied to the cell tower litigation

Mr. Sweet opened the meeting to the public, as there were no comments from the public the meeting was closed to the public. **Mr. Sweet the moved for the meeting to be adjourned which was seconded by Mrs. Onorato the meeting was adjourned with all members present voting yes. Meeting adjourned at approximately 8:25 pm.**

Minutes were prepared and submitted by:

Susan D. Onorato, Secretary