

Shamong Township
February 18, 2014

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 Vinciguerra at approximately 7:00 P.M.

The Secretary provided the sunshine statement.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	A	Bonnie Schneider-Alt	A
Charles Burgin	P	James Sweet	P
Mike DiCroce	A	Gary Vinciguerra	P
Doug Dimmig, Alt	P	Kathleen Wigley	P
Kenneth Long	A	Kevin Wise	P

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

Pledge of allegiance

On motion of Mr. Burgin seconded by Mr. Sweet, it was moved that the minutes of the January 30, 2014 reorganization and regular meeting be approved as submitted. All members present were in favor of adopting the minutes.

Mr. Vinciguerra stated the hearing tonight is on the application for a 30' X 40' framed garage accessory to a single family home at block 18 lot 20.20. Mr. Lange verified the certifications of publication and notification of the 200 foot list with the applicant Mr. Harvey. Mr. Shourds, PE & Professional Plan of Mohawk Trail, Medford Lakes, NJ and Mr. Douglas Harvey or 94 Willow Grove Rd where sworn in by Mr. Lange. Mr. Harvey stated he and his wife had purchased the home in September and would like to construct the garage to house his 4 specialty cars, 3 motor cycles and ATV and boat. Mr. Schourds characterized the application and site plan for the proposed garage along with the location of the property which is across from the industrial park. The property in question is 2.83 acres in size where the minimum lot size is 1 acre. Mr. Shourds also showed the location of the proposed 1,200 square foot building on the site, existing and proposed vegetation, fencing and type of construction of the proposed 19 foot high garage. He confirmed the structure would meet setback requirements. The proposed structure would meet Mr. Harvey's needs while assisting with him meeting the Township requirements of keeping recreational vehicles undercover. Mr. Shourds stated a bulk C-2 variance is being requested under this application. Mr. Harvey stated the garage would be a pole barn structure and commented on the drawings of the proposed structure marked as composite exhibit A1 of 5 drawings. Mr. Harvey stated the structure would have 3 10 foot high garage doors facing Willow Grove Road with a copula and a side door and windows. Mr. Harvey stated the garage will match the colors of the house. Mr. Sweet asked Mr. Harvey to describe the setting of this property labeled composite exhibit A2 (3 pages)

was reviewed by the Board members. Mr. Harvey stated his property backs up to other residential properties and is wide open field as depicted by the engineer's aerial photo. Mr. Lange verified that the only variance requested is for size. Mr. Guzzi summarized his report to the Board. Mr. Guzzi opened the meeting to the public. Mr. Michael Finizio, Esq was sworn in by Mr. Lange to represent his parents who live at 86 Willow Grove Rd. Mr. Finizio expressed a concern he and his parents have to aesthetics, their view, the size of the garage and property value should this structure be permitted. Mr. Finizio is also concerned that since the property owner has his own business he will operate his business from the new garage. Mr. Harvey stated he would not be operating his business at the garage. Mrs. Finizio did not wish to testify. Mr. Shourds informed Mr. Finizio that they would be willing to add some plantings to shade the proposed structure from his mother's property. Mr. Vinciguerra asked Mr. Harvey if there was any way to shrink the size of the garage and still house his vehicles. Mr. Harvey stated he has a lift that will be installed to stack and consolidate the cars in the garage already. Mr. Harvey stated he has a shop and office for his flooring business he has operated for 19 years in West Berlin for all his commercial equipment and materials. Mr. Burgin asked for verification on the building limit for the structure, Mr. Guzzi verified the maximum accessory structure for this lot is 600 square feet. Mr. Harvey stated he would only need gas and electricity for heat and lighting. Mr. Harvey stated he would add sconces for exterior lighting to match the house and the shingles and metal sheathing on the home would match the color scheme of the house. Mr. Lange summarized the standard of a C2 variance which is being applied for. Mr. Guzzi estimated for Mrs. Onorato the approximate distance of the rear neighbor to the proposed structure which Mr. Schourds stated it is in excess of 400'. Mr. Guzzi supplied an aerial photo of the property exhibit B1 for the Board members to get a good idea of the distance between properties. The applicant agreed to add some trees to the property to screen the building from the Finizio property. Mr. Harvey has agreed to have minimal outside lighting, of sconces on the sides of the garage, only gas and electric service to garage, no business services or commercial operations are permitted to operate from the proposed garage, 6-8 additional trees will be added to the plan and be approved by the Board Engineer in addition to the 5 trees already on the plat. These additional trees will additionally shield the building from neighboring properties, the copula will be installed as per the drawing as summarized by Mr. Lange. Mr. Burgin is concerned with the size of the building and asked the applicant would be able to reduce the size of the building. The Board members discussed their views on the application and concerns over the size of the proposed structure and to insure a non-commercial use of the garage. Mr. Harvey agreed to reduce the foot print of the structure to 28' X 36' and agreed to the modification to the application. **On motion by Mr. Burgin and seconded by Mr. Wise the application was approved with the modifications discussed, all members present voted yes except Mrs. Bell who voted no.**

Informal review of a proposed subdivision was requested by Mr. Witthauer and Mr. Carp. Mr. Lange informed the Board Members, Mr. Witthauer and Mr. Carp that nothing discussed tonight is binding, no review has been completed by the Board Engineer and Solicitor. Mr. Carp stated he also has an informal review with the Pinelands Commission schedule for later in the week. His goal is to subdivide the lot into 3 lots. Mr. Lange reminded Mr. Carp that no application can be filed with the Board until he has a Certification of Filings is obtained from the Pinelands Commission. Mr. Carp said the

proposed subdivision will create one additional home for him and his wife. Mr. Carp described the reason for the unusual lot lines on the proposed plan submitted. Mr. Carp stated there will be two 3.2 acre lots with one remaining large lot which Mr. Carp would live on. Mr. Guzzi stated that in Shamong Township wetlands and bodies of water do not qualify as lot area to construct a home. In the case of the plans submitted where property lines go thru the lake to achieve minimum lot size of 3.2 acres would not qualify. There was a discussion on the need to establish normal geometric shapes to the lots, permit adequate road frontage and provide for access of emergency vehicles Mr. Lange informed Mr. Carp that a variance would be required if ample road frontage cannot be created for all new lots. Mr. Guzzi reviewed the environmental issues which might exist and would be determined by the Pinelands Commission. At Mr. Carps request Mr. Guzzi further discussed the need for an access easement for any lot which does not meet road frontage as required within Shamong Township.

Mrs. Onorato presented the Master Plan Subcommittee Report from the February 10, 2014 meeting to the board members. She stated the subcommittee discussed home occupation and discussed Mr. Lange's recommendations; onsite solar accessory structures, buffering of ground mounted systems, wind turbines, minimum lot size requirements. Mr. Guzzi did state that in certain lands, the Pinelands do allow solar farms, such as Browns Fields or sealed dumps. There was a discussion of the current and proposed Pinelands decisions on solar and alternative energy.

Mr. Lange verified the resolution to memorialize the cell tower will be ready next month.

The Secretary stated there was no correspondence to review at this time.

Mr. Vinciguerra opened the meeting to the public. As there were no comments from the public, Mr. Vinciguerra closed the meeting to the public and asked for a motion to adjourn. **On a motion by Mr. Burgan, seconded by Mr. Sweet the meeting was adjourned, all members present voting yes. The meeting was adjourned at approximately 8:25pm.**

Susan Onorato
Secretary Joint Land Use Board