

Shamong Township  
February 19, 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 7:11 P.M.

The Secretary provided the sunshine statement.

Pledge of allegiance

Members present were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	A	Bonnie Schneider	P
Charles Burgin	P	Jon Shevelew	A
Colin Cumming	A	James Sweet	P
Mike DiCroce	P	Gary Vinciguerra	A
Timothy Gimbel	A	Kevin Wise	P arrived 7:12

Also present were Joann O'Connor, Jr., Esq., Solicitor, and Dante Guzzi, Engineer.

**On motion of Mr. Sweet seconded by Mr. DiCroce, it was moved that the minutes of the January 15, 2013 re-organization and regular meetings be approved as submitted. All members present were in favor of adopting the minutes.**

Ms. O'Connor reviewed Resolution 2013-4 to those present which memorializes a subdivision on block 18 lots 11.01 & 11.02 for the Abrams farm. **On motion by Mr. Sweet seconded by Mr. DiCroce it was moved to approve the resolution as submitted. All members present were in favor of adopting resolution 2013-4 except for Mrs. Schneider who abstained.**

The hearing on Crossroads Church which will be postponed to March 19, 2013 at 7:00 pm; the applicant has been informed that no additional notice is required in addition to the notice at tonight's meeting.

Mr. Guzzi gave his update to the Master Plan and reviewed updated copies of the Master Plan to summarize the work already completed. He asked the board members to review the updates in detail before our next meeting scheduled for March 20, 2013 and stressed the need for input and to complete this project. He noted we need to be as accurate and complete as possible with the review of the existing Zones which were put into place in 1978. He also confirmed that any changes we make will be reviewed by the Pinelands Commission before the Master Plan is finalized. Mr. Guzzi asked the Board consider the existing accessory structure building especially for pole barns and garages regulations. Maybe look at modifying the definition and limitations to those. Mrs. Onorato stated that Waterford Township has increased the maximum size of an accessory structure before it requires a variance to meet the square footage of a three car garage. Our current guidelines tie the size of the accessory structure to a percentage of the residence and in

some cases the accessory structure is very limited before a variance is necessary. Mr. Guzzi confirmed this could be done and that it should be done in a way that does not provide for commercial usage to increase. He also recommended the Board consider modifying the home occupation definition going forward. Mr. Guzzi also reviewed the bike path section stating it is important to plan ahead for this, especially relative to gaining future grants to benefit the Township. Mrs. Onorato will provide Mr. Guzzi with a list of the Township parks and recreation centers to include in the Master Plan. Mrs. Onorato and Mr. Sweet asked if a recreation center could be included in this section as there has been some interest in this for the community. Mr. Guzzi stated yes and by it being in the plan does not require Shamong to build it, only to include it in the planning process which again helps the Township with obtaining future grants. Mr. Guzzi stated the Historic Preservation portion of the Master Plan assigns responsibility to the Joint Land Use Board for the historic preservation of cultural resources, building, site, etc. Mrs. Onorato stated that we should add the Township accepts electronic items for recycling which is managed by the Good Will collection container on site. Farmland preservation was reviewed as it works with the Burlington County Farmland Preservation Program. Mr. Guzzi stated Chapter 14 is the responsibility of the Board of Education and he will be in touch with the Board of Education to include the most recent copy of their five year plan. Chapter 15, water and sewer elements do not apply to our Township and he referenced the Stormwater Management Plan approved by the Township in 2004. Mr. Burgin stated the gas utility will need to be updated as it is currently being expanded throughout the Township at the benefit of the residents. Mr. Guzzi stated in this case it is not tied to development but is eliminating the dependency of fossil fuel to existing residents. Mr. Guzzi stated he believes chapter 17 can be eliminated due to the Pinelands Commission Comprehensive Management Plan which is in place. Mr. Guzzi stated Chapter 16 will be a summary of the recommendations the Board wants to make going forward including development standards. Mrs. Onorato asked Mr. Guzzi if it would make sense to review the setback limitations to make them universal for all zones. Mr. Guzzi stated it would be dependent upon the size of the lot. Mr. Guzzi suggested the size of the accessory structure could be tied to lot size and the property owner could be limited to the use (non-commercial use) be placed on the structure at the time the Zoning Officer reviews the plans. Mr. Burgin asked for confirmation on the deadline. Mr. Guzzi stated we should get this done this year. The goal is to review chapters one – two and be ready to make suggestions to chapter three at the next meeting.

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

- Pinelands Commission Letter of Interpretation dated February 14<sup>th</sup> to Whalen Farms, LLC, East Stokes Rd., Block 34 lot 13 was received. The Letter of Interpretation confirmed 0.50 PDC's (Pinelands Development Credits) assigned to block 34 lot 13.
- Pinelands Commission Letter of Interpretation dated February 14<sup>th</sup> to Whalen Farms, LLC, 472 East Stokes Rd., Block 34 lot 11 was received. The Letter of Interpretation confirmed 1.00 PDC's (Pinelands Development Credits) assigned to block 34 lot 11.

- Pinelands Commission recreation permit dated February 7<sup>th</sup> to the Jeep Jamboree USA approving the 2013 Pine Barrens Jeep Jamboree during the weekend of March 21 – 23, 2013.
- A copy of the January/February NJ Planner was distributed.

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

**On a motion by Mrs. Onorato, seconded by Mr. Schneider the meeting was adjourned, all members present voting yes. The meeting was adjourned at 8:00 pm.**

Susan Onorato  
Secretary