

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 Jim Sweet, Deputy 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.

Members present from re-organization meeting were:

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

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

On motion of Mr. Burgin seconded by Mr. Cooney, it was moved that the minutes of the January 17, 2016 regular and re-organization meetings be approved as submitted with all members' present voting yes except Mrs. Wigley who abstained.

Application:

Chairman Sweet introduced the continuation of application on Block 19.02 lots 6.15 & 6.16 (aka 24 Manitoba Trail) sub-division and variance to construct a single family home. Mr. Lange summarized the application hearing on January 17th, 20¹⁷ for those present. Mr. Lange stated the Board chose to continue the application to this evening to allow Mr. Barrett to contact the Shamong Township Board of Education as the remaining adjacent lot to confirm if they had any interest in selling property to Mr. Barrett to meet the minimum lot size requirements. Mr. Barrett stated he did mail them a letter requesting to purchase property from the Shamong BOE via certified mail however Mr. Barrett received no response from the Shamong Board of Education. Mr. Lange explained the Board would have to determine a hardship exist in order to prove the variance. Mr. Barrett explained he had also previously requested and was not able to acquire the adjacent land owned by the Township. Mr. Lange informed the Board the applicant has to prove he cannot eliminate the hardship to their satisfaction, which he did by reaching out to the Shamong Board of Education. The Board and applicant had no further comments or questions. Mr. Guzzi summarized his report for the Board, including requirements of a mounded septic system. Mr. Lange verified the applicant will submit a revised deed for their review prior to submitting to the County. Mr. Sweet opened the meeting to the public, there being no public present, and the meeting was closed to the public. **On a motion by Mr. Sweet, seconded by Mr. Burgen the Board approved the variance based on the lot size of property in question versus the size of the neighboring lots. All members of the Board voted yes except Mrs. Wigley and Mr. Diamond. .**

Resolution: None

Correspondence: None

Mr. Sweet opened the meeting to the public at which no public was present; therefore Mr. Sweet closed the meeting to the public.

There being no further business, on motion by Mrs. Onorato, seconded by Mrs. Bookbinder-Bell the meeting was adjourned at approximately 7:15 pm with all members voting in favor.

Attested by:

Susan D. Onorato
Secretary Shamong Township Joint Land Use Board