

Shamong Township  
August 16, 2016

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.

The pledge of allegiance

Members present from re-organization meeting were:

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

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

Deputy Chairman Sweet made an announcement of appreciation for the service and leadership of Kevin Wise and asked for a brief moment of silence in respect to Kevin Wise.

Mrs. Schnieder joined meeting at (7:01).

Resolution 2016-14 Memorial to Kevin Wise of the Shamong Township Joint Land Use Board was read into the record. **On motion of Mrs. Schnieder seconded by Mrs. Bookbinder-Bell, it the resolution was approved as submitted with members' present voting yes.**

**On motion of Ms. Bookbinder-Bell seconded by Ms. Orrechio, it was moved that the minutes of the June 21, 2016 regular meetings be approved as submitted with members' present voting yes except Mrs. Wigley and Mrs. Schneider who abstained.**

**Application:**

Block 2.02, lot 1 (4 Burr Trail) bulk variance to construct a mother-in-law addition within the side yard set-back requirements – Donahue. Mr. Sweet excused himself from participating on this application as he is a neighbor of Mr. & Mrs. Donahue and he took a seat in the audience. Mr. Lange stated that here was an issue with notifying all the parties identified on the 200' list and stated that this is a statutory requirement. Mr. Lange announced the meeting would be continued and carry over to the next meeting on September 20, 2016 if the Board so chooses. Mr. Lange also state there is no need to publish an additional notice in the newspaper as it was announced to the public for tonight's meeting. **On a motion by Mrs. Onorato, seconded by Mrs. Bookbinder-Bell, the motion of continuance to the September 20, 2016 Board meeting was approved by all members present, except Mr. Sweet who did not participate or vote on this application as he is a neighbor of the applicant.**

Block 12.02, lot 33 (571 Oak Shade Rd.) Bulk variance to construct an oversized accessory structure within the side yard set-back requirements – Geiger. Mr. & Mrs. Geiger were sworn in by Mr. Lange. Mr. Geiger explained his application to build within the side yard setback, the existing shed/barn which was built by the previous owner. Mr. Geiger stated the 20' X 30' barn would be built as an addition to the existing shed/barn. Mr. Geiger stated his property, located third from Atsion road on the left heading from Atco. Mr. Geiger reviewed photographs of his 2 acre property, included with the application and additional photos. The closest structure from the right of his property is his neighbor's home approximately 500' away. Other neighboring properties are depicted on the photographs. Mr. Geiger acknowledged he already began construction of the barn which will be 15 feet tall. The existing barn is 7.7 feet from the property line and as noted on the survey submitted the addition will further encroach the side yard to 7.3 feet from the property line. There was a lengthy discussion on what the total square footage of the current barn and addition will be. Mr. Guzzi estimates the total square footage will become 1,300 +/- SF, Mr. Lange stated the square footage approved will be a restriction of the property owner and we need to get this correct. Mr. Guzzi completed his presentation of the report his office prepared on this application and the variances needed and corrected his original statement of existing square footage of originals structures is estimated to be 700 SF . Mr. Lange suggested the applicant continue the application to next month to provide the opportunity for them to measure the current structures, and have their survey updated to include actual measurements of the existing buildings and addition to existing building. The applicant is concerned that the delay will cause added costs due to a violation notice they received from Ed Toussaint, Building Code Official. Mr. Lange assured the applicants that no addition fines would be assessed to do a delay at this Board level. The applicant agreed to include in the request a variance for the additional small shed which does not meet side and front yard setback requirements. Mr. Lange summarized the items which the applicant needs to address for the next meeting, and by making an announcement tonight, no additional notifications are required for the continuance to the September 20<sup>th</sup> Joint Land Use Board meeting. **On a motion by Mr. Sweet, seconded by Mr. Orrechio the motion of continuance to the September 20, 2016 Board meeting was approved by all members present.**

**Correspondence:**

NJ Planner – May/June 2016 was distributed

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

**There being no further business, on motion by Mrs. Schnieder, seconded by Mr. Orrechio the meeting was adjourned at approximately 7:40 pm with all members voting in favor.**

Attested by:

Susan D. Onorato  
Secretary Shamong Township Joint Land Use Board