

Shamong Township  
October 18, 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 7:30 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	P	Richard Orrechio	P
Dave Diamond, Alt	A	Bonnie Schneider-Alt	A
Joseph Gigantiello	P	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 September 20, 2016 regular meetings be approved as submitted with all members' present voting yes except Mr. Orrechio, Mr. Gigantiello and Mrs. Wigley who abstained.**

**Application:** None

**Resolutions:**

**2016-15** Memorializing the bulk variance on block 2.02, lot 1 (4 Burr Trail.) owned by Mr. & Mrs. Donahue to construct a mother-in-law addition within side yard setback requirements. Mr. Lange summarized the application and conditions of approval to those present. Mr. Burgen questioned how the restriction of renting the "in-law-sweet" or allowing occupancy by a non-family member. Mr. Lange stated it could be done by a restriction in the deed, as he had recommended during the hearing of the application. At that time Mr. Donahue did not want such a restriction and the Board took comfort in the restriction of no kitchen facilities be added to the addition. Additionally the applicant agreed to allow zoning inspections to verify the residential use by a family member in the future upon appointment. Mrs. Onorato stated the resolutions are now on file in the Building/Zoning office with the permit to assist with enforcement going forward. **On motion of Mrs. Onorato, seconded by Mr. Sweet the resolution was approved with all members present voting yes except Mr. Orrechio, Mr. Gigantiello and Mrs. Wigley who abstained.**

**2016-16** Memorializing the bulk variance on block 12.02, lot 33 (571 Oak Shade Road) owned by Mr. & Mrs. Geiger for the construction of a 590' addition to an existing barn within the side yard setback requirements as well as approved pre-existing, non-conforming location of an existing barn within the side-yard setback and shed also within the side yard setback and in front of the rear line of the principal residence. Mr. Lange summarized the application and conditions of approval to those present... **On motion of Mr. Burgen, seconded by Mr. Sweet the resolution**

**was approved with all members present voting yes except Mr. Gigantiello and Mrs. Wigley who abstained.**

**Correspondence:** None

Mr. Sweet opened the meeting to the public at which no public wished to comment and therefore the meeting was closed to the public. David & Michelle Wash of 62 Tuckerton Road. Based upon a discussion with Mrs. Valenzano, Deputy Clerk they wanted to come before the Board to question the use of his property for an Insurance company he and his wife runs with 3 full time employees with an occasional part time employee. The property is a 9 acre farm, they would like to buy a second home in Shamong and try to run the business out of the home as well as what options that are available to him. Mr. Wash stated he has already spoken to the neighbors on each side of him; both have no issue with his proposed plan to run a business from this location. Mr. Wash stated there would be 4 cars there per day and no clients come to the house. His family has 5 horses on sight and does not want to give up the property. Mr. Lange suggested Mr. & Mrs. Wash look into a conditional use variance, the need of an application, sight survey. Mr. Lange informed Mr. & Mrs. Wash that in order to run the business from this location as a home occupation they would need to live there. If they did not plan to live on sight, they would need to file for a Use or D variance, which has more restrictions tied to it and reviewed the process and estimated time line on the process.

Mrs. Onorato informed the Board in November there would be an application on the agenda and a site plan review for the Indian Mills Memorial School. Mr. Lange informed the Board that the review for the IMMS application would be Title 18 issue which he will lead the discussion through.

**There being no further business, on motion by Mr. Burgin, seconded by Mrs. Wigley the meeting was adjourned at approximately 7:20 pm with all members voting in favor.**

Attested by:

Susan D. Onorato  
Secretary Shamong Township Joint Land Use Board