

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	A
Dave Diamond, Alt	A	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 Mrs. Wigley seconded by Mr. Sweet, it was moved that the minutes of the October 18, 2016 regular meetings be approved as submitted with all members' present voting yes.

Application:

Acting Chairman Sweet introduced the application on Block 10 lots 22.06 & 25 (aka 19 Red onion Road) bulk variance for a fence height of 6' within front yard set-back requirements – Haas. Patrick McAndrew introduced himself to the Board as the representative on this application and Mr. Lange swore Mr. Haas in for the application and confirmed all the necessary notices have been sent out on the application. Mr. McAndrew asked Mr. Haas to verify the property in question and the surrounding lost owned by Mr. Haas totaling 47 acers+/- . Mr. Haas stated he hired a local fence contractor to install the fence four (4) years ago and was told all the necessary permits were processed; Mr. Haas apologized to the Board for the actions taken by the contractor. Mr. McAndrew reviewed the ordinance regarding fencing in front of a home, which he believes is for a development; however the property in question is not located in a typical “development”. Mr. Haas confirmed this fencing is in place as a marker to the entrance of his home located on a large piece of property. Mr. McAndrew provided a photograph of the view of the fencing from the front of the home (A-1) and stated as the fencing is black aluminum is fades away into the background. Mr. Lange confirmed with the applicant that this is a unique residential area, where the applicant’s oversized lot and entrance does affect the surrounding properties which all sit back from the street by several feet. Mr. McAndrew referred to Mr. Guzzi’s finding of an encroachment of the right of way, and would like to ask the Governing Body to provide a license to leave fencing where it is located, based upon the applicant willingness to submit a hold harmless agreement. If the Governing Body did not agree with this request, they will have fence moved back out of right of way. Mr. Cooney asked if there would be any objection from the property owner at lot 14.01. Mr. McAndrew stated Mr. Haas’s wife owns that lot; there will be no objections from her. Mr. Lange reviewed the setback requirements of a fence, which is in behind of the front building line of the home, but limits the height to four

(4) feet. Mr. Guzzi reviewed the right of way and drainage easements on the plans. Mr. Sweet expressed concern of the fence located on the right of what, which Mr. Guzzi verified is ten (10) feet from the curb line. Mr. Lange stated the Board can require the applicant to obtain a license agreement or otherwise easement from the Township for the encroachments or otherwise move the fence out of the right of way and drainage easement. Mr. Haas confirmed to Mr. Lange that this fence also provides safety to his property. Mr. Haas stated the illegal dumping on his property ceased once the fence was put in place. There were no additional questions for the applicant and no more comments from Mr. Guzzi. **On a motion by Mr. Sweet which requires a condition of approval for the fence to remain in the right of way and drainage easements. The motion was seconded by Mr. Cooney the motion was approved by all members present.** Mr. Sweet confirmed for the record that no public was present to open the meeting to on the Haas application.

Acting Chairman Sweet introduced the application on Block 7 lots 20.02 for a rehabilitation project on Indian Mills Memorial School and Indian Mills School. Mr. Guzzi reviewed the rehabilitation proposed, which he considered assessor to a school use. Mr. Lange stated the Board's role is limited in this case and the school board is eligible of a review by the Board under section 31 of Municipal Land Use Law and therefore this is not a normal application. The rule under section 31 required the school board submit the plans to the JLUB for review recommendation in relation to the Master Plan. If the JLUB were to find inconsistencies to the Land Use element of the Master Plan, the School Board would be provided ten (10) days to make those comments to the School Board. As the school is just making improvements &/or enhancements, the overall approval was already given to the site plan. Mr. Guzzi verified there are no changes in use, size; capacity of the schools, there is a modification of impervious areas of the parking area, which would require Pineland's review. Mr. Lange informed the Board that if the Board has not comments to make on inconsistencies of the Master Plan, we would need to do so via a resolution. **On a motion by Mrs. Wigley seconded by Mr. Cooney the motion was approved by all members present confirming the plan is in accordance with the Master Plan.** Mr. Sweet stated into the record that as there is no public present, the meeting was not opened to the public.

Resolutions: None

Correspondence:

Mrs. Onorato stated the NJ Planner for September/October was included in the meeting packets tonight.

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 the meeting was adjourned at approximately 7:33 pm with all members voting in favor.

Attested by:

Susan D. Onorato
Secretary Shamong Township Joint Land Use Board