

Shamong Township

March 19, 2019

A regular meeting of the Shamong Township Joint Land Use Board was held on the above date at the Municipal Building. The meeting was called to order by Secretary Onorato, 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.

Pledge of Allegiance was recited.

Roll Call (absentees noted):

Noni Bookbinde-Bell	P	Amy Huber	P	Larry Sharrot	P
Michael Cooney	A	Gene Lera	P	James Sweet	A
Dave Diamond, Alt	P	Susan Onorato	P	Kathleen Wigley	P
Michael DiCroce	A	Bonnie Schneider-Alt	A	Barbara Valenzano	A

Also present were Christopher Norman, Esq. and Dante Guzzi, P.E.

**On a motion by Mr. Lera, seconded by Ms. Huber the February 19, 2019 regular session minutes were approved with all members present voting yes except Mrs. Wigley, Mr. Diamond and Mr. Sharrot who abstained.**

Resolutions

**On a motion by Mrs. Onorato, seconded by Mr. Lera resolution 2019-8 Memorializing Atsion Road Enterprises, LLC (Robbins Water Services, Inc.) at 146 Atsion Road (Block 27.01, lot 9.03) was approved for Preliminary and Final Major Site Plan Approval with bulk variances -with all members present voting yes except Mrs. Wigley, Mr. Diamond and Mr. Sharrot who abstained.**

Application:

Secretary Onorato introduced the application on Block 4.06 lot 15 (12 Ironwood Drive Road – H+S Holdings, LLC). Seeking a use variance to convert a garage into an addition of an in-law addition. Mr. Jeffrey Saper Esq,

was sworn in by Mr. Norman to testify for the applicant. Mr. Saper testified he and his wife would occupy the in-law suite as this is where they hope to retire. Mr. Saper's daughter and her family will reside in the existing home. Mr. Saper stated this property was previously a bank owned property purchased in as is condition. The applicant plans to take the top off the existing garage, add a second floor to match the existing roof line and add bedrooms and a play room to the existing home. The existing garage would be converted and extended seven (7) feet towards the side yard without impinging the side yard set back and the in-law suite would extend to the rear of the house. The in-law suite would be approximately 1,400+ sf, the existing home is approximately 1,700 SF prior to the addition. The addition will be constructed with matching siding and roofing material. The in-law addition will have a second kitchen. Mr. Saper gave testimony to support the feasibility of the project from the basis to include septic and well connection. Mr. Saper reviewed the current conditions of the property as well as the revisions that would occur during the conversion of the existing garage and additions proposed and supported by the illustrations submitted and attached to his application. Mr. Saper then presented his positive and negative criteria to the Board. Mr. Saper believes the proposed construction does not impose negatively on the current Township code and he believes this application make effective use of the property and supports the existing Master Plan of Shamong Township. The applicant verified the garage would be eliminated and converted to a portion of the in-law suite. The interior access to the in-law suite would be near the external entrance to the backyard near the powder room. There will be a locked door between the new apartment and house. After a brief discussion the applicant agreed to not install an additional electrical meter. Mr. Guzzi provided his report submitted on the application. The applicant confirmed he would be constructing an addition to match the current architecture of the existing home and neighborhood as he described. The applicant also stated they would be parking all cars off the street on the existing driveway and there is a potential driveway on the opposite side of the house. There was a discussion on the location of the existing septic system versus the proposed location of addition. The Secretary opened the meeting to the public, as no public was present the meeting was closed to the public. Mr. Norman reminded Ms. Huber that as this was a use variance, she is not permitted to vote on the application.

Mr. Guzzi verified a grading plan would need to be submitted to verify the proposed addition would not impede neighboring properties as a condition of

approval. Additional conditions would be the siding and roof would be constructed of material similar to/matching existing home; only one (1) electrical meter would exist on house, not one meter for each living unity; the property would be deed restricted to restrict occupancy of the in-law apartment to a family member. There were no additional questions or comments. **On motion by Mrs. Wigley and seconded by Mr. Diamond the applicant was approved with the condition recommended by the JLUB Solicitor and JLUB Engineer and noted above with all members present voting yes except Ms. Huber who abstained.**

**Correspondence:** None

Mrs. Onorato opened the meeting to the public. There being no public present, the public portion of the meeting was closed.

There being no further business, **on motion by Mr. Sharrot, seconded by Mr. Lera the meeting was adjourned at approximately 8:05 with all members present in favor.**

Attested by:

Susan D. Onorato, Secretary  
Shamong Township Joint Land Use Board