

Shamong Township
March 19, 2013

A regular 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 the Chairman Mr. Vinciguerra, at approximately 7:02 P.M.

The Secretary provided the sunshine statement.

Pledge of allegiance

Members present were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	A	Bonnie Schneider	P 7:05
Charles Burgin	P	Jon Shevelew	A
Colin Cumming	A	James Sweet	P
Mike DiCroce	P 7:05	Gary Vinciguerra	P
Timothy Gimbel	P	Kevin Wise	P

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

On motion of Mr. Sweet seconded by Mrs. Onorato, it was moved that the minutes of the February 19, 2013 meeting be approved as submitted. All members present were in favor of adopting the minutes with exception to Mr. Gimbel who abstained.

The hearing on Crossroads Church change in use application will be postponed to April 16, 2013 at 7:00 pm; the applicant has been informed that no additional notice is required in addition to the notice at tonight's meeting.

Mr. Lange reviewed the notice of publication and circulation on the Bierly application and found all to be in order. Paul & Renee Bierly were sworn in by Mr. Lange prior to testifying on their application for a bulk variance on block 36 lot 2.08 to construct additions totaling 3,603 square feet on an existing 7,957 square foot barn within setback limitations. Variances sought are from chapter 110-126B.(2) for a floor area greater than 600 sf and from chapter 110-129 E.(1) for a side yard setback less than 20 feet, approximately 10.71 feet proposed setback. Mr. Lange explained the process of the variance and the Joint Land Use Boards responsibility to act upon their application in relationship to the existing Township Ordinances. Mrs. Bierly explained the necessity of laying out the barn as proposed causing the encroachment into the 20 foot setback requirement. The meeting was opened to the public at which time John & Nancy Joyce were sworn in for testimony. Mr. Joyce stated he owns the property adjacent to the Bierly's property. Mr. Joyce expressed his objection to the location on the addition in relationship to his property and the setbacks. Mr. Bierly explained to those present the reasons the additions were placed in the locations they were including the need/desire to maintain the existing drainage system previously installed along with the septic system location. Mr. Lange explained the definition of a hardship to those present. Mr. Burgin stated after a lengthy discussion the Board is not in an agreement to approve the

construction of the addition within the setback as the hardship has to relate to the property not the location of the buildings on the property. Mr. Lange verified for the Board that the applicant has requested the Board vote on the request for variances separately. **On motion by Mr. DiCroce, seconded by Mr. Sweet the Board approved the applicant's request to construct additions in excess of the limitations set forth of 600 SF by Township ordinance. All members present voting yes.**
On motion by Mr. DiCroce, seconded by Mr. Gimbel the Board denied the applicants request to construct the additions within the 20 setback established by ordinance. All members present voting yes.

Mr. Guzzi opened the discussion on the Master Plan review by the Board Members. Several items were updated from the discussion on chapters 1 – 3. Mr. Lange summarized his letter to the Board in relationship to COAH with suggested language to include in the Master Plan relative to the housing plan element. Agricultural housing was discussed and what could be included in the definition of agriculture housing related to what is seen in the blueberry fields of Hammonton or on the way to Batsto versus the potential to place a mobile home or temporary modular unit to house a limited amount of migrant employees. Mr. Lange stated the intent for agricultural housing is to provide temporary housing not permanent housing. The concern of the Board was if we permit a mobile home in for a temporary seasonal housing, would the mobile home become a permanent fixture. Mr. Lange reminded the Board that it is their responsibility to maintain the characteristics of our existing community. There was a brief discussion on options to permit seasonal/cultural housing, potential screening requirements and potential licensing. Mr. Lange suggested the Master Plan regulate alternative energy installations (solar, wind, etc.). Mr. Lange recommends a similar plan to that Southampton just put into place restricting setbacks, screening requirements, minimum lot size, etc. The Board discussed the desire to require screening of these types of installations along with the size of ground mounted solar installations for both commercial and residential purposes. Mr. Lange reminded the Board that their zoning recommendations would be forwarded to the Township Committee for final adoption. Mr. Guzzi reviewed the bike plan map which mimics the Burlington County bike plan map. Mr. Guzzi stated that by including this in the master plan would help the Township in applying for grants in the future. Mr. Guzzi stated the Board needs to consider any changes to pole barn requirements and home occupations definition to make any recommendations at the next meeting. Mr. Lange recommends we include a statement to illustrate our goals and objectives of what a home occupation is to prevent the effects of a home occupation not be externalized to the neighboring property owners. Mr. Lange stated we should set a goal of having a hearing on the Master Plan in May or June at the latest so it will be done before summer. Mr. Guzzi will have a clean copy to us by the next meeting. Mr. Lange stated we only have to have one hearing on the Master Plan which must be publicly advertised. He asked the Board members to get any comments or suggestions to Mr. Guzzi over the next two weeks.

The Secretary reviewed correspondence items with the Land Use Board Members present including:

- Pinelands Commission Amended Letter of Interpretation #591 dated March 12th to Whalen Farms, LLC, East Stokes Rd., Block 19.01 lots 28 & 34 was received. The Letter of Interpretation confirmed 4.75PDC's (Pinelands Development

Credits) assigned to block 19.01 lot 6 and .75 PDC's allocated to block 19.01 lots 28 & 34.

- Pinelands Commission Letter of Interpretation #1966 dated February 21st to Whalen Farms, LLC, 472 East Stokes Rd., Block 33 lot 22 was received. The Letter of Interpretation confirmed .25 PDC's (Pinelands Development Credits) assigned to block 34 lot 11.
- Pinelands Commission Letter of Interpretation #1967 dated March 13th, 2013 confirming 4.50PDC's (Pinelands Development Credits) assigned to block 33 lots 10, 11.01, 11.02, 13.02, 16.01, 16.02, 17, 18.01 & 18.02.
- Pinelands Commission Letter of Interpretation #2103 dated February 15th, 2013 confirming .75 PDC's allotted to block 33, lot 21 and Block 34, lots 12.01 & 12.02.
- Pinelands Commission Letter of Interpretation #2105 dated February 25th, 2013 confirming .25 PDC's allotted to block 34, lot 20.
- Pinelands Commission Recreation Permit #1205 dated March 7th, 2013 relative to the 46th Curley Fern Enduro ride within Shamong, Washington and Waterford Townships on March 24, 2013.
- Copies of the NJ Planner January/February were distributed.

Mrs. Onorato stated that Mr. Bouffard and Mrs. Schneider will be attending their mandatory training class this Saturday.

Mr. Vinciguerra opened the meeting to the public. As no present the meeting was closed to the public.

On a motion by Mr. Burgin, seconded by Mr. Gimbel the meeting was adjourned, all members present voting yes. The meeting was adjourned at 8:37 pm.

Susan Onorato
Secretary