

A 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 Jim Sweet, 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 was recited and roll call taken at the previous re-organization meeting.

Chairman Sweet thanked all present for coming out tonight with the weather we are having.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	A	Susan Onorato	P
Michael Cooney	P	Vacant-Mayor's Alt	A
Dave Diamond, Alt	P	Bonnie Schneider-Alt	P
Joseph Gigantiello	A	James Sweet	P
Michael Di Croce	A	Kathleen Wigley	P
Gene Lera, Alt	P	Barbara Valenzano	P

Also present were Christopher Norman, Esq., Solicitor, and Dante Guzzi, Engineer.

**On motion of Mr. Lera, seconded by Mr. Sweet, it was moved that the minutes of the February 20, 2018 regular meeting be approved as submitted with all members present voting yes, except for Mrs. Valenzano and Mr. Diamond who abstained.**

**Resolutions:**

Resolution 2018-13 acknowledging Peter Lange's 14 years of service to the Shamong Township Planning and Joint Land Use Board. Mrs. Onorato stated he will continue to serve our community as Medford Lakes Municipal Court through a Shared Service Agreement we have with Medford Lakes. **Resolution 2018-6 was approved on motion by Mrs. Onorato and Mrs. Schnieder seconded with all members present voting yes, except for Mrs. Wigley who abstained.**

Mr. Sweet confirmed resolutions 2018-9 and 2018-10 would be voted on jointly as a blanket motion. The Solicitor, Mr. Norman, summarized to the Board Members resolution 2018-9 was the Lombardo application (block 10, lot 23.01 – 372 Atsion Road) to permit a 5' high fence in the front yard where 4' high fence is permitted. Resolution 2018-10 (Block 9, lot 27.01 – 15 Park Drive) was the Nardi/Sod Services for preliminary and final site plan approval with bulk variances to construct and operate his landscaping business on a vacant lot of the Industrial Park. **On motion of Mr. Sweet, seconded by Mrs. Onorato, it was moved to approve Resolutions 2018-9 and 2018-10 as summarize above with all members present voting yes, except for Mrs. Valenzano and Mr. Diamond who abstained.**

Mr. Norman summarized Resolution 2018-11 denial of D-1 Use Variance and D03Conditional Use Variance for the Opici Wine/Tower North application to construct a wireless communications facility and tower on block 7 lot 21.06 – 449 Oak Shade Road. Mr. Norman

noted the steps taken by the applicant which the Pinelands Commission caused 67 sites to be reviewed until the Opici site was chosen, which had a number of residents within the area who voiced their concerns. Mr. Norman stated only the members who voted NO at the prior meeting could vote. Mrs. Onorato stated those who voted no at the prior meeting was Mrs. Wigley, Mr. Schnieder & Mrs. Boodbinder-Bell. **On a motion by Mrs. Wigley seconded by Mrs. Schneider who voted in favor of the resolution, Mrs. Bookbinder was absent, and all remaining members did not participate in the vote as instructed by Mr. Norman.**

Mr. Norman summarized Resolution 2018-12 denial of D-1 use variance and D-3 Conditional use variance for the Cross Roads Church/Valor application of a wireless communications facility and tower on block 7, lot 21.06 – 449 Oak Shade Road. Mrs. Onorato verified those who voted against this application at the February 20, 2018 meeting were: Mr. Sweet, Mr. Lera, Mrs. Wigley, Mrs. Schnieder and Mrs. Onorato. **On motion by Mr. Sweet, seconded by Mr. Lera, Mr. Sweet, Mr. Lera, Mrs. Wigley, Mrs. Schnieder and Mrs. Onorato voted to approve Resolution 2018-12 and all remaining members did not participate in the vote**

#### **Application:**

Chairman Sweet introduced the application on Block 35.02, Lot 13 (4 Tonkawa Trail – Jennings) for a bulk variance to construct a 24' X 32' building (768 SDF) accessory structure where a 430 SF structure is permitted. Mr. Norman verified the proof of notice to residents and publication was met. Mr. Norman swore in the applicant. Mr. Jennings testified the proposed structure would be finished off in the same color as his home and will be used to store personal lawn and recreational machinery. Mr. Jennings stated his property backs up to Bards Bridge Road and is .69 acres, with no plans for commercial activities, no need for electric or plumbing in the new building. There is an existing structure that will be removed, the proposed structure would be constructed in its place as per the site plan submitted. The proposed structure will be 14.8' and will meet the side set back requirements as verified by Mr. Guzzi. Mr. Guzzi summarized his report for the record. Mr. Guzzi noted the principal structure of the house is within the required 30' setback and an existing shed of 1' are both pre-existing non-conforming structures. Mr. Jennings testified he is not proposing any down spouts or gutters and that there would be no water run-off to the neighboring properties. Mr. Jennings stated his property is clear; but wooded behind his property with all neighbors having similar sized lots. Access to the building would be across lawn. Mrs. Onorato asked the applicant if they would accept a deed restriction to insure no commercial operations take place from this structure going forward and to provide some buffering of building by adding a couple of trees if necessary? Mr. Sweet opened the meeting to the public, there were no comments from the public therefore the meeting was closed to the public. Mr. Norman swore in Kevin Jennings, Sr, who testified the height of the existing shed which will be removed is approximately 10' tall. Mr. Jennings stated there would be no driveway to new building and the garage door faces the road. **On motion of Mrs. Wigley, seconded by Mrs. Schnieder it was moved to approve the application for Block 35.02, Lot 13 (4 Tonkawa Trail - Jennings) to construct a 24' X 32' accessory structure in place of existing shed with all members present voting yes.**

#### **Correspondence:**

Mrs. Onorato stated was no correspondence to distribute.

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, seconded by Mr. Sweet the meeting was adjourned at approximately 7:23 pm with all members voting in favor.**

Attested by:

Susan D. Onorato  
Secretary Shamong Township Joint Land Use Board