

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, 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.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	P	Gene Lera	
Charles Burgin	P	Susan Onorato	P
Michael Cooney	A	Richard Orrechio	A
Dave Diamond, Alt	P	Bonnie Schneider-Alt	A
Joseph Gigantiello	A	James Sweet	P
Timothy Gimbel	A	Kathleen Wigley	P

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

On motion of Mr. Sweet seconded by Mr. Burgin, it was moved that the minutes of the February 21, 2017 regular and re-organization meetings be approved as submitted with all members' present voting yes.

Addison Bradley, Shamong Township Planner and Ryan Henry, Engineer introduced themselves as they presented the proposed cemetery the Township would like to develop on Willow Grove Road block 18 lot 19. Mr. Bradley reviewed the plans for the cemetery which have received Pinelands approval. Mr. Bradley stated the Township Committee wanted to develop a "country cemetery" which will be developed in two phases. Phase I will contain approximately 2,000 graves and provide for columbarium's for those who wish to be cremated and interred in this fashion. Phase II will be developed as the demand required, but that is not anticipated for many years, with that in mind, Phase II will be planted in high grass with a buffer of wild flowers which will be mowed a couple times per year. He also pointed out the plans reflect a buffer of evergreens to be planted in cooperation with the planner and property owner to the left and right rear corner, whose homes are adjacent to the cemetery. Mr. Lange informed the Board that he has spoken with Mr. Heinold, Township Solicitor, who was unable to attend this meeting regarding this presentation and asked Mr. Lange to inform the Board that this is a permitted use on Township owned property and this should be considered a courtesy review by the Board. This is the Boards opportunity to make recommendations for the Township Committee. Mr. Bradley confirmed Phase I would be mowed and all grave markers would be flat stones and Phase II would be planted in tall grass and buffered with wild flowers along access lane. Phase II would be mowed once or twice a year as a meadow. Mr. Bradley stated the Committee has approved a proposal submitted to the State, which the state did not require. The Committee is working on by-laws, which have not been finalized at this time. Currently the Township has received Pinelands approval and is seeking the Burlington County Planning Board and Burlington County Soils Conservation approvals at this time. No final decision has been made on irrigation of the cemetery at this time the sight has an existing 25 foot buffer/hedge surrounding the sights. Mr. Bradley verified for Mr. Lange that an archeological study was done on the sight with test pits dug every 50' in a grid pattern. Mr. Lange was concerned of an Indian burial ground in that area which Mr. Burgin stated he believes that was located closer to the lake. Mr. Bradley read into the

record the proposed rules and regulations for the cemetery, which have not been finalized at this time, additional details will be considered such as hours of access. Mr. Lange stated the cemetery will permit flat head stones only, no plantings, hanging baskets, plastic flowers/decorations, trees are permitted on cemetery. Mrs. Onorato confirmed there will be electric installed to provide light to a flag planned to be placed near the sign, which will provide an area to recognize veterans. Mr. Lange expressed concern of metal and or plastic stands, leaving the cemetery cluttered. Mr. Bradley stated the definition of a memorial park is flat stones. The Cemetery will be a Township owned, maintained and administrated cemetery. Mr. Sweet suggested the Committee fine toon the by-laws of the cemetery. Mrs. Onorato stated the Township only recently received Pinelands approval. As all approvals are received Mr. Lange recommends the Township Committee tighten up the rules and by-laws of the cemetery. Mrs. Onorato stated within the rules of the cemetery will be allowance of grave decorations for Mothers/Father's day, and other holidays with range of dates on when the decorations can be placed and when they will be removed by the Township. Mrs. Onorato also stated she has recommended the Township place a portion of the fees collected and held in a restricted fund for the perpetual care of the cemetery. These restricted funds for perpetual care are for the long term maintenance of the cemetery after all graves have been sold off and the annual funds collected no longer support the maintenance of the cemetery. Mrs. Onorato stated for the record the Township did notify all residents who own property within 200' of the proposed cemetery sight and published a notice in the Burlington County Times, although this was not required. The Township wanted to be as upfront with this presentation as possible, which Mr. Bradley confirmed.

Mr. Sweet opened the meeting to the public on this presentation. Mr. John Kostio, owner of Distinctive Gardens, does not recommend Leyland Cypress as they are candy for deer, he recommends Western Cedar. As there were no other questions or comments from the public the meeting was closed to the public. Mr. Lange reminded the Board that no vote is necessary, but if you have any additional questions or comments, please bring them forward. Mr. Bradley asked the Board if they think of any concerns or recommendations after the meeting; please forward to the Township Clerk's office who can forward to Mr. Bradley.

Applications:

Chairman Sweet introduced the application on Block 4.01 lots 10.01 & 10.02 (aka 92 Tuckerton Road) a minor sub-division to move a lot line (A. King Estate). Laurel Wood was sworn in by Mr. Lange. Mrs. Wood stated the property in question was owned by her parents until 1979 when a lot was subdivided off for her and her husband to build a home on. As her mother has passed away, the applicant is asking for a minor subdivision to increase the size of the pre-existing non-conforming lot where her home is which will be filed by deed and reviewed by the JLUB Solicitor and Engineer prior to filing. The movement of the lot line will increase the size of the undersized lot making it more conforming and no additional development is proposed. Mrs. Wood stated Mr. Guzzi's office noted by moving the lot line will place the property line on the concrete pad that was previously used for a structure. The encroachment will be left at this time due to common ownership and will be removed at a later time. There still exist an old packing house with no active use which will be left in place at this time for storage. Mrs. Wood's stated by moving the lot line they are making her lot more conforming and provide some additional elbow room once someone takes possession of the adjoining lot in the future. The applicant submitted proof of notifications to Mr. Lange for review. Mrs. Onorato stated for the record that she is on the 200' list and will be abstaining from the vote as a result. Mr. Guzzi summarized his report to those present. Mr. Guzzi stated the subdivision will need County review and approval and the County may require additional right of way which is the County's jurisdiction. Mr. Guzzi stated no building or structure could be placed on the cement pad which will be straddled by both

lots and should be demolished in the future. Mr. Sweet asked for questions or comments from the Board, seeing none Mr. Sweet opened the meeting to the public. Mr. Kostio, who lives on Colebrick Court behind the property in question, asked what type of development can take place on the larger lot. Mr. Guzzi stated that much of the larger lot has wet lands issues and that although the lot could be subdivided, it would be limited. As there were no additional questions from the public, the meeting was closed to the public. Mr. Lange summarized the application for the Board the Bulk C variance and the preexisting non-conforming nature of the lot. **On a motion by Mr. Sweet, seconded by Mrs. Wigley the Board approved the minor subdivision with the requirement that the deed would be reviewed by Mr. Lange and Mr. Guzzi prior to filing with the County and that no future development on the cement slab which spans both lots would be permitted, but that the cement slab would be demolished. All members of the Board voted yes except Mrs. Onorato who abstained.**

Chairman Sweet introduced the application on Block 23.13 lot 42 (aka 361 Tuckerton Road) for a variance to allow a 10' by 12' (120 sf) addition to an existing principal structure within side yard setback requirements of 19.5 feet where 30 feet is required (Shirato & Cafarella). Mr. Shirato and Ms. Cafarella were sworn in by Mr. Lange and their public notifications were reviewed by Mr. Lange. Mr. Lange stated that this was advertised as a use variance, it is actually a bulk variance, which will be fine as the requirements of a bulk variance are less. Ms. Cafarella verified a 200' list was secured and notices sent to Tabernacle residents as well.

The applicants presented their plans and photographs of their proposed addition and the overall condition of the property, which was purchased a few months ago. Mr. Shirato stated the need for the addition is for an addition to the first floor master bedroom for a closet, which is the flat side of the property. Ms. Cararella, stated that due to the slope on the property, although they have a large piece of property, most of it is sloped. The photo's the applicant was presenting was marked A1 & A2 to show where they would like the addition to be placed and the opposite side of the house. The photos also show the distance between the applicants home and neighbor property. Additional photos were labeled A1 – A5 and an addition image labeled A6. The applicant stated their home is cedar and sits approximately 300' from the road. The addition would be cedar sided as well and a set of plans showing the rendering of the addition for the Board members. The applicant has a 2 story home with a 1 story addition. The plans were labeled A7 & A8.

Ms. Cararella, stated the shed in the photo and on the survey was pre-existing. She stated due to the trees there and slope of the land, the shed could only be moved approximately 4-5 feet more from the property line. The survey shows the shed is 5'3" from property line. She would like to know if the Board would grandfather the existing shed. Mr. Lange stated the Board cannot grandfather the shed, but could grant a variance from it.

Mr. Guzzi stated there closest neighbor is approximately 160' from the applicant's property line, this allows a significant buffer of heavy woods. Mr. Guzzi summarized his report stating there is a need for a side yard setback variance for the proposed addition and a second variance to permit the existing shed which is also located within the side yard setback. The meeting was opened to the public, there being no comments, and the meeting was closed to the public. **On a motion by Mr. Diamond, seconded by Mrs. Wigley the Board approved the variances requested for the addition of the principal residence and existing shed within side yard setbacks.. All members of the Board voted yes.** Mr. Sweet thanked the applicant for their preparedness in submitting their application.

Resolution:

2016-7 Barrett, approval to construct a single family home on Block 19.02 lots 6.15 & 6.16 (24 & 26 Manitoba Trail) on a combined lot of .932 acres. Mr. Lange summarized the resolution presented to the Board tonight.

On a motion by Mrs. Onorato, seconded by Mr. Sweet the Board approved the variance based on the lot size of property in question versus the size of the neighboring lots. All members of the Board voted yes.

Correspondence: None

Mr. Sweet opened the meeting to the public at which time Thomas Loman from the Pine Barrens Tribune had questions on the presentation of the Cemetery project as he was not present for the full presentation. Mrs. Onorato asked Mr. Loman to contact her tomorrow and she would address his questions. As there were no additional public comments, Mr. Sweet closed the meeting to the public.

There being no further business, on motion by Mr. Burgin, seconded by Mrs. Bookbinder-Bell the meeting was adjourned at approximately 8:00 pm with all members voting in favor.

Attested by:

Susan D. Onorato
Secretary Shamong Township Joint Land Use Board