

Shamong Township

April 16, 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 Deputy Chair Valenzano, 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	A	Larry Sharrot	P
Michael Cooney	A	Gene Lera	A	James Sweet	A
Dave Diamond, Alt	A	Susan Onorato	P	Kathleen Wigley	P
Michael DiCroce	A	Bonnie Schneider-Alt	P	Barbara Valenzano	P

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

On a motion by Mrs. Wigley, seconded by Ms. Bookbinder-Bell the March 19, 2019 regular session minutes were approved with all members present voting yes except Mrs. Valenzano & Mrs. Schnieder who abstained.

Resolutions

On a motion by Mr. Sharrott, seconded by Mrs. Wigley Resolution 2019-9 Memorializing approval at Block 4.06 lot 15 (12 Ironwood Dr. – Andrea Saper) to construct a 1,470 square foot in-law suite addition to a 1,700 square foot single-family was approved with all members present voting yes except Mrs. Valenzano & Mrs. Schnieder who abstained.

Mr. Norman gave a brief summary of both resolution 2019-10 and 2019-11. Mr. Norman also suggested these resolutions could be moved jointly in a blanket motion if the Board chose to do so. Mr. Guzzi provided additional direction to the Board to determine if the Shamong Township ordinances were in agreement with the existing Master Plan.

Mr. Guzzi informed the Board there is interest in constructing a solar field on the parcel known as Murphy's Pit to generate power back to the grid. Mr. Guzzi and Mr. Norman reviewed the regulations to this type of construction relative to buffering, size of lots, potential locations. Mr. Guzzi stated the project proposed for Murphy's Pit would be primarily constructed on the field portion of the parcel and limited trees would be removed. Mr. Norman stated five (5) yes votes to accept the Township Ordinances are required. There was a discussion on potential locations within Shamong for this type of development, minimum lot size – which is limited to lots of over 20 acres. Mr. Norman confirmed with the approval of the ordinances, any solar farms would need to receive approval from the Joint Land Use Board for site plan approval and a conditional use variance.

There was a brief review of the permitted uses within the Rural Development area as well as conditional uses. The amendments would only apply to the Rural Development I zone which requires a 3.9-acre minimum lot size for a single-family home. The ordinances do not include the RDI-Commercial district. Mr. Lera expressed concern these ordinances would open other locations for solar fields. Mr. Guzzi stated regardless, the developer would be required to obtain site plan and conditional use approvals from the Joint Land Use Board, and approval from the Pinelands Commission. Additionally, the site would be required to be at least 20 acres in size. Mr. Guzzi confirmed solar panels of 12' is fairly standard.

Mr. Norman informed the Board they would be required to vote on a motion that the ordinances are substantially consistent with the master plan or not substantially consistent.

Mr. Lera stated the ordinances limit clearing up to 30% of the parcel which he feels is good.

On blanket motion by Mr. Sharrott, seconded by Mrs. Wigley resolutions 2019-10 & 11 were approved - the Board finds both Ordinance 2019-10 and 2019-11 substantially consistent with the master plan:

- **2019-10** accept Shamong Township Ordinance 2019-4 amending Township code at chapter 110-122 governing zoning of rural development area N.J.S.A. 40:55D-26
- **2019-11** accept Shamong Township Ordinance 2019-5 amending Township code at chapter 110-138.1 governing "Solar and Alternative Energy" N.J.S.A. 40:55D-26

Both resolution 2019-10 and 2019-10 were approved with all members present voting yes.

Application: None

Correspondence:

- NJ Planner – January/February 2019 were distributed by Mrs. Onorato
- NJ Pinelands Correspondence was previously emailed to the Board members by the secretary.

Mrs. Valenzano 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 Mrs. Schnieder, seconded by Mrs. Onorato - the meeting was adjourned at approximately 7:30 with all members present in favor.**

Attested by:

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