

Shamong Township
April 16, 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 Deputy-Chairman Mr. Wise, at approximately 7:03 P.M.

The Secretary provided the sunshine statement.

Pledge of allegiance

Members present were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	P	Bonnie Schneider	A
Charles Burgin	P	Jon Shevelew	A
Colin Cumming	A	James Sweet	P
Mike DiCroce	A	Gary Vinciguerra	A
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. Burgin, it was moved that the minutes of the March 19, 2013 meeting be approved as submitted. All members present were in favor of adopting the minutes with exception to Mr. Burgin who did not vote as he was not present at the March 19, 2013 meeting.

The hearing on Crossroads Church change in use application on block 7 lot 25 was presented. Mr. Lange swore in both James Schroeder, Esq. and Greg Velesi to give testimony on behalf of Crossroads Church. Mr. Schroeder summarized the purpose of the application for 445 Oak Shade Road and gave a brief description of the history of the property and the new use the Crossroads Church would like approval for. Mr. Schroeder stated the church would like to purchase the building and is seeking the change in use prior to finalizing the purchase of the property. Mr. Velesi of CME Associates summarized and reviewed the sight plans to the Joint Land Use Board members. Mr. Velesi stated the property is approximately 2.25 acres within the Regional Growth Commercial Area which allows the church in the permitted use for the zone providing 42 parking spaces as required by local ordinances. Mr. Velesi also reviewed the plans for additions to the existing building and planned sight lighting and proposed landscaping. Mr. Velesi stated two (2) variances are being requested the first is due to a pre-existing non-confirming condition of the existing structure built within the 60' setback and the current second variance is for a church structure on a sight of less than 3.2 acres, the pre-existing non-confirming site is a 2.25 acre lot. Mr. Velesi then made several arguments as to why the church would work within the area and is a permitted use within the area. Mr. Velesi referred to the JLUB Engineer and agreed with the items on Mr. Guzzi's report. Mr. Velesi is requesting relief from Township Ordinances requiring 25' wide parking places and stated they propose 24' parking spaces which better meet the limitations of the existing property. Mr. Velesi stated the Ordinances requires a loading

area and stated they are requesting a design waiver from this as any deliveries made would be occur at a time when the church services would not be occurring and by single vehicles and therefore the Applicant is asking for a waiver on this item. Mr. Velesi also stated the applicant is proposing to place the refuse are at the corner of the parking area. He stated there is sufficient space for refuse pickup on the sight during normal business hours Monday – Friday. The refuse area is fenced in and there will be screening of the area. A waiver is also requested to provide two parking spaces in the front of the building. The final waiver requested it to allow parking within five feet of the building provided concrete parking bumpers as per the plans submitted. The site plans to provide for access of emergency vehicles as well as protection of building corners. After a brief discussion it was determined signage of the property will comply with all local zoning laws relative to placement, size and lighting of sign. Mr. Schroeder stated a permit had been approved for sign previously. The lighting plan for the site was present by Mr. Velesi. Mr. Schroeder stated that no significant internal modifications are planned at this time. Mr. Schroeder also stated the church wants to provide for community events in their building in addition to youth group events. As the applicant and board members had no further comments, the meeting was opened to the public. There being no comments from the public the meeting was closed to the public and Mr. Lange summarized the application presented and the responsibilities of the Board members. **On motion by Mr. Gimbel and seconded by Mr. Burgin the application was approved by all members present in accordance based upon satisfactory review of Mr. Guzzi.**

At approximately 7:42 Mr. Lange had to momentarily excuse himself from the meeting the Board Secretary reviewed the monthly correspondence while we waited for him to re-join the meeting.

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

- Pinelands Commission Amended Letter dated March 27th to Ron & Cindy Abrams, East Stokes Rd., Block 18 lots 11.01& 11.02 regarding the subdivision already approved by the Joint Land Use Board. A hearing is scheduled for April 19, 2013.
- Burlington County Freeholder Board letter on the above subdivision. They are waiting for Pineland's approval, total area of development, correction on plans and final signature.
- Copies of the NJ Planner March/April were distributed.

Mr. Lange re-joined the meeting at approximately 7:49

The hearing on Kelly application on block 4.01 lot 15 (70 Tuckerton Road) was presented for an oversized accessory structure – detached garage. Mr. Lange swore in Mr. Paul Kelly to give testimony relative to his application. Mr. Kelly summarized the purpose of the application is for a variance to the limitation of accessory structures greater than 600 sf or 20% of the principal dwelling, whichever is smaller. Mr. Kelly gave a brief description of his property and the proposed 30' by 40' detached garage/pole barn accessory structure he is submitting for a variance on to construct. Mr. Kelly accepted the following conditions: no residential or commercial use of the building. He plans to install water in the building and electric but no bathroom will be constructed.

Mr. Kelly fielded questions from board members confirming that he might consider housing horses on this site, no large spot lights will be installed to wash lighting on neighboring properties, all drainage would be maintained on his property and not run off onto adjacent properties, and there is adequate access for emergency vehicles to access the new structure by driving on his lawn. **On a motion of Mr. Bouffard, seconded by Mr. Sweet the application was approved with all remaining board members present voting yes as well.**

Mr. Lange reviewed Resolution 2013-6 memorializing the Bierly "C: variance on block 36 lot 2.08 to construct two expansions of an existing barn within setback limitations. **On motion by Mr. Sweet, seconded by Mrs. Onorato the resolution was approved with all remaining board members present voting yes with exception to Mr. Bouffard who did not vote.**

Based upon Mr. Bouffard's question Mr. Lange reviewed the process of an abstention versus no vote being taken in a case when a board member is not eligible to vote due to not attending the hearing on an application.

Mr. Guzzi opened the discussion on the Master Plan beginning with page 19 of the document Mr. Guzzi e-mailed out on Saturday which outlines the current zoning and uses available from current land development ordinances to confirm they are still sufficient or if anyone would like to discuss modifying the current wording. The board members discussed the definition of home occupations and pole barns to better define these items. Mr. Lange explained to the board members their responsibility of the Master Plan process and stated he has prepared some language to better define the home occupation and stated he will forward this to the board members via e-mail since he did not bring it with him tonight. There was also a brief discussion on the description of a commercial vehicle as well. Mr. Lange stated the goal is to protect the residential use of a home and the regulation should protect this by insuring any home occupation would be incidental to the primary residential use of the property. The details of the regulations are to be established by the Governing Body not the Joint Land Use Board. Mr. Guzzi confirmed the agricultural housing requirements from the prior meeting. Mr. Lange gave examples of when it is more beneficial to make a decision on an application on a case by case basis rather than trying to restrict our zoning to allow too much leniency to the zoning ordinances and provides public notification and comment. Mr. Guzzi stated to a large degree we are on the clean-up portion of the master plan review and we need to finalize this as soon as possible. Mr. Lange will also forward to the board members the proposed wording for alternative energy to include wind mills and solar panels. Mr. Lange stated the primary concern is to recommend the Committee protects against large scale commercial installations of alternative energy which is not entirely protected by the Pinelands Commission.

On a motion by Mr. Sweet, seconded by Mr. Gimbel the meeting was adjourned, all members present voting yes. The meeting was adjourned at 8:43 pm.

Susan Onorato
Secretary