

Shamong Township

April 21, 2020

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 Chairman Sweet, at approximately 7:00P.M.

The Secretary stated proper notice of this meeting was giving as required by the Open Public Meetings Act.

Pledge of Allegiance was waived due to electronic meeting format.

Roll Call (absentees noted):

Noni Bookbinde-Bell	A	Amy Huber	P	Larry Sharrot	P
Michael Cooney	P	Gene Lera	P	James Sweet	P
Dave Diamond, Alt	A	Susan Onorato	P	Barbara Valenzano	P
Michael DiCroce	A	Bonnie Schneider	P	Kathleen Wigley	P

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

On motion by Mr. Sweet, seconded by Mr. Lera the February 18, 2020 regular session minutes were approved with all Board Members present voting yes except Mrs. Wigley who abstained.

Resolutions:

- **2020-10** Recommending that property located at block 10 lots 24.01 & 24.02 in the Township of Shamong be designated an area in need of rehabilitation (Shamong Township Resolution 2020R-51) was reviewed by Mr. Norman. Mr. Norman also informed the Board that as a condition of this property being rehabilitated, the back taxes of approximately \$150K would be paid to the Township.

Scott Taylor of Taylor Design Group presented his analysis of this area qualifying as an area of rehabilitation. A redevelopment plan would be required by the developer and it would include any necessary environmental cleanup. A redevelopment plan would be required by the Township Committee which would be reviewed by the JLUB and then the applicant would need to submit a site plan to the JLUB for its approval.

Mr. Guzzi stated this is a win-win for the township as it would collect some back taxes and provide a means to develop a property that has been sitting vacant for years.

Mr. Lera questioned if the access of dirt road to the rear of this property would be blocked? Mr. Taylor stated the solar panels would be placed at the front of the property and recommends some access easements for be put into place to maintain these points of access.

Mr. Taylor stated the JLUB would see this as a redevelopment plan and then as a site plan for their findings. Therefore, the Board will review this two more times. Mr. Norman stated that Mr. Taylor's report and opinion is that this parcel does meet the requirements of a rehabilitation area and summarized the process for the Board. Mr. Norman stated the Board is asked to determine if this is a good readaptation of use for this parcel.

On motion by Mr. Sweet, seconded by Mrs. Onorato the resolution was approved with all Board Members present voting yes.

- **2020-11** Review of Shamong Township ordinance 2020-3 Amending Chapter 110-0122 of the Township Code governing "Rural Development Area". Mr. Norman reviewed the purpose of Shamong Township ordinance 2020-3 to eliminate the need of a resident to come in for a variance to construct a detached garage withing in Rural Development I, II, III & VI zone. Basically, this cleans up and aligns the requirements to meet all other residential area requirements. This benefits residents of this area who would no longer be required to file for a variance once this is approved provided the JLUB finds this amendment is in agreement with the Master Plan.
On motion by Mrs. Valenzano, seconded by Mrs. Huber the resolution was approved with all Board Members present voting yes.

Application:

- **Block 9.05, lot 1 (1 Steamboat Drive) – Rottkamp** to construct a 60' X 40' (2,400 SF) accessory structure (pole barn) where a 600-sf structure is permitted. Mr. Norman stated the applicant is requesting a continuance to re-notice the meeting and redesign the proposed structure.
- **On motion by Mr. Sweet, seconded by Mr. Lera the continuance with the requirement to re-notice the application was approved with all Board Members present voting yes.**

Correspondence:

NJ Pinelands Correspondence has been emailed to board members.

Mrs. Onorato reviewed recommendations presented to the Board by Edward Toussaint, Shamong Township Zoning Official relative to size of accessory structures and shared the document with those on the video conference. Mr. Norman reviewed the recommendations and addressed that the Board would be establishing a standard to hold resident to unless there are unique facts supporting approving a larger structure. Mr. Norman stated variance request going forward would be more restrictive. Mr. Guzzi reviewed the setbacks and size limitations proposed as well as height restrictions and

coverage limitations which is already addressed in our ordinances. Mr. Toussaint's recommendations also address the would be limited to residential purpose. There was a discussion on the limitation of height of an accessory structure as well as set back requirements amongst the Board members and professionals.

Mr. Guzzi was asked to report on the size and height of structures the JLUB has reviewed over the past couple of years. Mr. Norman reminded the Board members of the importance of establishing these restrictions. The board will discuss this matter further based upon feedback from Dan Guzzi and the Indian Mills Volunteer Fire Company at the May meeting.

Mr. Sweet opened the meeting to the public.

- Steven & Diana Soppe – 2 Stoney Creek Court thanked the Board for approving the resolution on rehabilitation of Murphy's Pit and they support the idea of the solar project as they hope this will eliminate the use of the property by motorcycles and ATV's. They also like the Zoom meeting format.
- George Allen – Stoney Creek is thrilled with the idea of the solar project at Murphy's Pit. He had some concern of any environmental issues with the property. Mr. Taylor reported the buyer is working through an environmental evaluation and they do anticipate some environmental issues on this property. Mr. Norman stated the nature of a solar field may limit the amount of environmental work if any on the property. Mr. Taylor testified the applicant would need to complete some test bores.
- Steven & Diana Soppe – 2 Stoney Creek Court asked if the solar project would be a purchase or lease. Mr. Taylor testified the property would be purchased, which requires payment of back taxes to the Township. The solar field would be developed on the front section of the property and most of the rear section would be undeveloped.

As there were no additional questions from the public Chairman Sweet closed the meeting to the public.

On motion of Mr. Sweet, seconded by Mr. Lera the Board members present voted yes on resolution 2020-12 to enter Executive Session for attorney client privilege – Tower North. Secretary Onorato described to those participating in the virtual meeting room the Board members would be moved to a breakout room in order to facilitate the Executive Session. Mr. Taylor left the meeting at approximately 7:48 PM.

Board members were moved to the breakout room at approximately 7:50 pm.

At approximately 8:00 the Board members returned to the main meeting room. Mr. Norman stated for the public that no formal action will be taken as a result of the Executive Session on Tower North.

Chairman Sweet thanked Joanne Robertson and Susan Onorato for the work they did to set up this successful virtual meeting.

There being no further business, **on motion by Mrs. Onorato, seconded by Mrs. Schnieder the meeting was adjourned at approximately 8:03 pm with all Board Members present voting yes.**

Attested by:

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