

Shamong Township

May 21, 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 Chairman Sweet, 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	P	Gene Lera	A	James Sweet	P
Dave Diamond, Alt	A	Susan Onorato	P	Barbara Valenzano	P
Michael DiCroce	A	Bonnie Schneider-Alt	P	Kathleen Wigley	A

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

On a motion by Mrs. Schnieder, seconded by Mr. Sharrott the April 16, 2019 regular session minutes were approved with all members present voting yes except Mr. Sweet & Mr. Cooney who abstained.

Resolutions

None

Application:

Mr. Sweet introduced the application on block 9.05 lot 1 (1 Steamboat Drive – Justin Rottkamp). Bulk variance to construct an oversized accessory structure (pole barn) 60’ X 40’ (2,400 sf) where a 600-sf structure is permitted; a third of the structure will be used for a home occupation.

Mr. Norman reported on the notifications of the application. Although the notification does not state the need of a D-variance as well, the notice does include the need of a bulk variance and “any other relief required by the

Board”; which is supported by case law to validate the notice requirements. Mr. Norman reported that if there is clearing of over 1,500 sf required a Certificate of Filing (COF) from the Pinelands Commission. The applicant verified the area to be cleared exceeds 1,500 sf. Mr. Norman stated without the COF the Board cannot proceed as both the Pinelands Commission requirements and out municipal code must be met.

Mr. Norman stated the application cannot be heard tonight. Mr. Norman also confirmed all residents within 200’ will be re-noticed. There was a discussion on the requirements of a 200’ list. A resident of the public asked why the proposed plans provided by a surveyor including a proposed building on a permit are illegal plans. This requirement was verified by Mr. Norman. A resident expressed several concerns on the proposed building. Mr. Norman confirmed it could take three (3) months before a COF would be received by the applicant and no determinations would be made tonight.

A resident expressed concern over deed restrictions within the development and wanted to know how to present that information to the Board. Mr. Norman told the resident he could present that information to the Board when available.

Correspondence:

Secretary Onorato stated all correspondence has been emailed out to the members and she has not additional correspondence.

Mr. Sweet opened the meeting to the public. There being no comments from the public, the public portion of the meeting was closed.

There being no further business, **on motion by Mr. Sharrott, seconded by Mrs. Valenzano - the meeting was adjourned at approximately 7:20 with all members present in favor.**

Attested by:

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