

Shamong Township
May 21, 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 Chairman Mr. Vinciguerra at approximately 7:02 P.M.

The Secretary provided the sunshine statement.

Pledge of allegiance

Members present were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	A	Bonnie Schneider	P
Charles Burgin	P	Jon Shevelew	A
Colin Cumming	A	James Sweet	A
Mike DiCroce	P	Gary Vinciguerra	P
Timothy Gimbel	A	Kevin Wise	P

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

On motion of Mrs. Onorato seconded by Mr. Burgin, it was moved that the minutes of the April 16, 2013 meeting be approved as submitted. All members present were in favor of adopting the minutes with exception to Mr. Vinciguerra, Mr. Di Croce, and Mrs. Schneider who abstained.

The hearing on Loffredo application on block 7.11 lot 15.01 to construct an oversized pole barn. Mr. Lange swore in Mr. Loffredo who was represented by Mr. Patrick Mc Andrew. Mr. Loffredo and Mr. Mc Andrew presented the application, the need for the over-sized structure, design/architecture of building and landscaping plans that would closely match the design and colors of his home and the area. Mr. Loffredo stated he chose to place the building near the rear of his lot closest to the boarder property which is at the rear of Mr. Loffredo's property and zoned Agriculture Production. This would also place the building closer to existing pole barns or the boarder property. Mr. Loffredo stated the existing grading would conform and not impact neighboring properties with run off. Mr. Loffredo stated the proposed building would be 36' X 44' (1,656 SF) and be 27' tall to accommodate parking his oversized Snap-on delivery truck, his pick-up, boat, RV, lawn equipment and household storage. Mr. Loffredo confirmed for Mr. Lange that the building would be constructed very similar to the plans submitted although he was considering a partial stone front to the building. Mr. Loffredo accepted the condition to not use the building for any Commercial activity. Mr. Lange stated this would not eliminate the storage of commercial vehicles but limit any Commercial activity within the building. Mr. Loffredo also stated he would like to add electricity to the building in the future but not plumbing. Mr. Loffredo accepted the following additional restrictions: no residential occupancy of structure, no re-grading to cause runoff to adjacent property, submission of a pending landscaping plan. The Board members questioned the proposed

structure, size of large garage door, colors and materials used to build structure. Mr. Loffredo confirmed he where he would like to install a stone drive-way for Mr. Guzzi

The meeting was opened to the public for the Loffredo Application. Jennifer Humphries of 130 Willow Grove Road was sworn in by Mr. Lange. Mrs. Humphries expressed size and location of the building; one driveway extended and type of material to be used. Mrs. Humphries expressed a concern for safety and increased traffic caused by shipments to the location as expressed at the previous meeting. She is also concerned that a building such as this could be attractive to Mr. Loffredo or future property owner to run a business from this location. Mr. Loffredo confirmed that the deliveries that are made to his home are served by box trucks similar to those used by UPS or Fed Ex, no tractor trailer deliveries are made and deliveries are made on Tuesday and Thursdays between 6:30 – 7:30 am. Occasionally there are additional UPS deliveries but that is rare. Mr. McAndrew stated the applicant is no seeking a use variance at this time and stated that when Mr. Loffredo purchased the home in 2004 the home was zoned Pinelands Village Commercial and since has been re-zoned Pinelands Village. Mr. Loffredo understood he was grandfathered for Commercial activity at the sight, Mr. Lange stated the Board is only able to address the application as presented. Mr. Loffredo confirmed his Snap-on truck would be parked in the new accessory building every night which would meet the requirements of parking an oversized commercial vehicle indoors or screen it. Mr. Loffredo agreed to submit a landscaping plan. Mrs. Humphries is concerned with the nearly 2,000 sf garage as it does not follow current zoning, increased traffic and safety or increased deliveries and the potential to use the building for storage for Mr. Loffredo's business which was not stated tonight but was discussed at prior meeting. Mr. Loffredo stated the Tuesday/Thursday delivery schedule is set by Snap-on and he is not permitted to change it. He also stated he is not permitted to sell to public outside of his assigned area which does not include Shamong Township; therefore no public would be served at his property. Mr. Lange presented the parking requirements for a commercial vehicle, Mr. Loffredo stated his trucks GVW is approximately 20,000 pounds. Mr. Wise stated he feels the plans are not complete without plans depicting the location of the driveway and complete landscaping plans. Mr. Burgin stated that he has some concerns on use of building which Mr. Wise stated Mr. Loffredo stated in his testimony that he planned to park his Snap-on truck, pickup truck and boat in the building. Mr. Loffredo stated he had his realtor verify he could park his truck on the property at the time he purchased the property in 2004. Mr. Wise again stated he does not believe the plan is complete as it does not address the location of the driveway or landscaping plan. Mr. Loffredo stated the size of the building is being driven by the size of this Snap-On truck. Mr. Loffredo stated the only commercial storage would be inside his truck. Mr. Loffredo accepted the condition that the property would be subject to inspection of the Zoning Officer to the interior of the garage to confirm the garage is not being used for commercial activity. Mrs. Humphries is still concerned with setting prescience to allow such large garages and the safety of her neighborhood. Stephanie & Wallace Pickard of 191 Stokes Road were sworn in by Mr. Lange. Mrs. Stephanie is asking the Board maintain the 600 sf limitation to this building and provided photographs to show where and how this pole barn would affect her view from her property. Mr. Pickard stated that currently there are no pole barns visible from their home now and is concerned at seeing a Snap-on truck driving past his back yard as well as his concern the value of his property will be negatively impacted due to this structure and business activity. Mrs. Pickard is also concerned that Mr. Loffredo would expand his Snap-on business by adding employees

and trucks to his business. She is also concerned that if the property is sold it would attract other home occupations such as mechanics. Mr. Pickard suggested the building be located at the end of Mr. Loffredo's driveway which would not be visible from Mr. Pickard's property and possible not be visible from Mrs. Humphries property if located there. Mrs. Humphries stated she feels that by locating the pole barn at the end of Mr. Loffredo's drive way would not impact her as well. Mr. Loffredo and Mr. Mc Andrew stated they did consider locating the building at the end of the driveway which would be limited as to the space available next to the property, allowing for the required 27' set back and the location of his home and patio. Mr. Lange asked if Mr., Loffredo would like the opportunity to resubmit the plan with the additional information requested. Mrs. Pickard stated she is still concerned with the size of the building as proposed. As the 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. DiCroce and seconded by Mr. Wise the applicant be granted a continuation to provide the opportunity to revise the submitted plans and resubmit for the Boards consideration at a later date. All members present voted yes in support of the extension of time.**

Mr. Lange reviewed Resolution 2013-7 memorializing the Crossroads Church "C: variance on block 7 lot 23 change in use request to allow the Church to operate in the Regional Growth Commercial zone where it is not currently allowed to operate under current zoning restrictions. Mr. Lange summarized the application submitted to the Board and reviewed the resolution. **On motion by Mr. Wise, seconded by Mrs. Onorato the resolution was approved with all remaining board members present voting yes.**

Mr. Lange reviewed Resolution 2013-8 memorializing the Kelly "C: variance on block 4.01 lot 15 to construct an oversized accessory structure. Mr. Lange summarized the application submitted to the Board and reviewed the resolution. Mr. Lange stated paragraph 15 should be deleted from the resolution as the applicant did testify the need to install water to the building. **On motion by Mr. Wise, seconded by Mr. Burgin the resolution was approved with all remaining board members present voting yes.**

Mr. Guzzi opened the discussion on the Master Plan. Mr. Burgin questioned the future of the COAH program which was explained by Mr. Lange as to the necessity to address this issue in the Master Plan which was submitted by Mr. Lange. The Home Occupation language was also included in the plan as submitted by Mr. Lange as well as the paragraph of agriculture housing. Mr. Burgin questioned page 35 wording relative to fossil fuel energy sources. Mr. Guzzi will modify the wording. Mr. Lange stated he needs to provide renewable energy documentation to add to the Master Plan for the Boards consideration and provide a final copy of the Master Plan to be discussed at the next meeting. Mr. Lange also discussed the potential timing of public hearings on the Master Plan relative to the July – August vacation season and a concern to give the public ample opportunity to be part of the process. Perhaps the Clerk's office can put this information on the Township website, include in a tax bill or e-mail notice in addition to the normal legal notice posted. Mrs. Onorato suggested we ask the Shamong Township

Schools to send out the notice as well. Mr. Lange summarized the process of the Master Plan update relative to the responsibilities of the Joint Land Use Board to provide a “vision” of the Master Plan and the “nuts and bolts” of the plan will be drafted by the Township Committee based upon the Boards vision and recommendations submitted. Mr. Lange will submit his wording for alternative energy into the final version of the Master Plan to be reviewed at next month’s meeting with plans to have a public hearing in September.

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

- Pinelands Commission Letter dated April 8th 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.
- Pinelands Commission Letter dated April 10th to Kathleen Adams, property is located on Oak Shade Rd., Block 17 lot 1.02 regarding a Certificate of Filing to construct a single family dwelling on this property.
- Pinelands Commission Letter dated April 23rd to Samuel Williams, property is located on Bainbridge Ct., Block 3.01 lots 6.01 & 6.02 regarding the subdivision of block 3.01 lot 6.07 development stating the six lots in an eight lot subdivision on a 9.927 acre parcel can take effect.
- Board of Chosen Freeholders letter dated May 17, 2013 addressed to Patrick McAndrew relative to the Abrams Subdivision on block 18, lots 11.01 & 11.02 stating the County Farmland Preservation is acceptable to the subdivision and will be included on the May 28th agenda of the Land Development Review Committee.

Mr. Vinciguerra opened the meeting to the public but as no public was present the meeting was closed to the public and Mr. Vinciguerra asked for a motion to adjourn.

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

Susan Onorato
Secretary