

Shamong Township

June 16, 2020

Regular meeting of the Shamong Township Joint Land Use Board held a virtual meeting (via Zoom conferencing) on the above date. The meeting was called to order by Chairman Sweet, at approximately 7:00 P.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 Sharrott	P
Michael Cooney	A	Gene Lera	P	James Sweet	P
Dave Diamond, Alt	A	Susan Onorato	P	Barbara Valenzano	P
Michael DiCroce	A	Bonnie Schneider	A	Kathleen Wigley	A

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

On motion by Mr. Sweet, seconded by Mr. Lera, the May 19, 2020 Regular Session minutes were approved with all Board Members present voting yes.

Resolutions:

2020-12 – Justin Rottkamp – 1 Steamboat Drive; (Block 9.05, lot 1) denial of Bulk Variance Approval to Permit Construction of 1,710 square-foot pole-barn garage/accessory structure was read into the record by Chairman Sweet. Mr. Norman summarized the resolution for those present. **On motion by Mr. Sweet, seconded by Mr. Sharrot the resolution was approved with all Board Members present voting yes to approve the resolution as submitted.**

Application:

Block 19.01, lot 15.09 (123 Tuckerton Road) – Gerber. Bulk variance to construct a 30' X 40' (1,200 sf) accessory structure which exceeds the limits established by chapter 110-129(c).

Mrs. Tina Gerber was sworn in by Mr. Norman and testified on the application, illustration, sketches, and survey of her property submitted and presented on the Zoom Meeting via shared screen. Mrs. Gerber testified and reviewed the photos submitted that her house is not visible from Tuckerton Road nor would the proposed building. Mrs. Gerber testified her home is set back 330 feet from Tuckerton Road

and the pole barn would be set back further. The pole barn would be of similar color to the home which will be totally renovated per the sketch submitted. Mrs. Gerber testified the pole barn will be accessed from a stone driveway (front view of backyard) from existing driveway and that no electric or water is planned to be installed in the pole barn at this time, however, electric may be added later. Mrs. Gerber stated the building will be over 300 feet from rear property line and due to the heavy tree foliage, the building is not visible from road, rear nor neighboring properties.

Mr. Guzzi gave his engineers report. Mrs. Gerber verified the accessory building would not be more that 17' tall and no drainage concerns exist with the property.

Mrs. Gerber verified the use of the pole barn would only be for residential storage and she agreed to placing a deed restriction on the building from any commercial or residential apartment use of the new building.

Comments from the public:

- Mr. Justin Rottkamp – 1 Steamboat Ct. stated he was in support of the application.

Chairman Sweet stated the Board treats every application individually. **Based upon the location, size and dense woods of the lot Mr. Sweet made a motion to approve the application with a deed restriction preventing commercial use or residential apartment use of the building was second by Mr. Sharrot. All members present voted yes to approve the application.**

Correspondence:

NJ Pinelands Correspondence has been emailed to board members.

Chairman Sweet opened the meeting to the public:

- S. Soppe – 2 Stoney Creek Court - asked for an update on the proposed solar field located on Atsion Road (Murphy's Pit). D. Guzzi reported on the steps necessary for the proposed solar farm to be developed which includes a certificate of filing from the Pinelands Commission which once applied for will take several months. The applicant will be required to submit an application to the Joint Land Use Board once they have all other approvals.
- J. Rottkamp – 1 Steamboat Court - questioned when and what the new proposed accessory building size will be. Mrs. Onorato reported the accessory building limit will be established by ordinance at no larger than 865 square feet and the second reading of this ordinance is scheduled for July 14, 2020. Once approved by the Shamong Township Committee it would need to

be reviewed and accepted by the New Jersey Pinelands Commission before it can go into effect.

As there were no additional questions from the public, Mr. Sweet closed to the public.

Mr. Lear asked when the Shamong Township Master Plan is required to be reviewed again. Mrs. Onorato stated she believes we have at least 3 years before this is required. Mr. Norman stated the Board is required to review at least once every 10 years.

As there were no additional questions from the public, Chairman Sweet closed the meeting to the public. There being no further business, **on motion by Mr. Lera, seconded by Mr. Sweet, the meeting was adjourned at approximately 7:30 pm with all Board Members present voting yes.**

Attested by:

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