

A 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 Jim Sweet, Chairman, 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. The Pledge of Allegiance was recited, and roll call taken at the previous re-organization meeting.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Michael Cooney	P	Vacant-Mayor's Alt	A
Dave Diamond, Alt	A	Bonnie Schneider-Alt	P
Joseph Gigantiello	A	James Sweet	P
Michael Di Croce	A	Kathleen Wigley	A
Gene Lera, Alt	P	Barbara Valenzano	P

Also present were Christopher Norman, Esq., Solicitor, and Dante Guzzi, Engineer.

On motion of Mr. Lera, seconded by Mrs. Schnieder, it was moved that the minutes of the May 15, 2018 regular and Executive Session meeting minutes be approved as submitted with all members present voting yes, except for Mr. Cooney who abstained.

Resolutions: None

Application:

Mr. Normans spoke regarding the second application **block 27.01 lo t9.03 (146 Stokes Road – Atsion Road Enterprises, LLC, aka Robins Well)** and stated the application was deficient the required Certificate of filing and request a continuance to the August 21, 2018 meeting. **On a motion of Mr. Sweet, seconded by Mrs. Onorato the application was continued to August Joint Land Use Board Meeting with all members present voting yes.**

Block 19.01 lot 26.03 (181 Tuckerton Road – Williams), Mr. Sam Williams introduced himself as the applicant, residing at 54 Laurel Court. Mr. Williams was sworn in by Mr. Norman. Mr. Williams testified of his intent to demolish the current home and build a new single-family home at this location which is at the entrance of the Muskingum Development. Mr. Williams stated property is an existing non-conforming lot, he is requesting a variance of the existing non-conforming issues as well as variances for the front and side yard setbacks limits as depicted on the site plan. Mr. Williams reviewed the plot plan and drawing of the proposed house submitted with his application. Mr. Williams then presenting photos of a google images the current site and a home on Tuckerton Road home he plans to develop a similar home on the PIQ (exhibit A-1). Mr. Williams then presented 3 photos of the PIQ (exhibit A-2).

Mr. Williams stated he needs the front and side yard setback variances as he will be placing the house back off Tuckerton Road and facing Muskingum Drive and that this property has two (2) road frontages as it is a corner lot. Mr. Guzzi stated the proposed location of the new home improves the current encroachment issued of the existing home. The current lot size and

configuration was confirmed to create a preexisting non-conforming lot and a hardship to applicant. Mr. Williams stated he would not be removing any of the existing trees unless necessary in the construction of the new home. He also testified the closest home to the left is approximately 75 – 100+ feet from the proposed house. The pond on the plan located on adjacent house is no closer to the new house than existing home. The applicant confirmed receipt of approval from the Burlington County Board of Health for the septic system on new home. Applicant testified he will be removing the cement slabs and fencing located in front of proposed home. Mr. Guzzi presented his report to the board.

Public Comment:

Dennis Zeff – 57 Laurel Court supports the application and believes this would be an improvement to the development

Richard Cheetim – 177 Tuckerton Road, owns the pond behind the house and the left of the home. Mr. Cheetim expressed concern with the location of the septic to the pond. Mrs. Onorato stated the JLUB does not regulate the septic system, but the Burlington County Board of Health does, and the applicant has already testified he has the approvals for the location of the septic system. Mr. Guzzi stated the current septic system designs are much better than the old system. Mr. Cheetim also requested the gas line would be run from Muskingum Road to the proposed house instead to come in from Tuckerton Road. Mr. Guzzi stated this would be up to the gas company. Mr. Cheetim would like the applicant to place a fence on his property line next to his driveway, so no one drives or parks on his property and is concerned with the house being only 18’ off his property. Mr. Guzzi stated it is an improvement over the current location of the existing home. He also stated the new home is a significant improvement to the existing home. As there were no additional comments from the public, Chairman Sweet closed the meeting to the public.

On motion by Mrs. Valenzano, seconded by Mr. Cooney the application was approved withal members present voting yes.

Block 24 lot 19.01 (173 Tuckerton Road – Drew) to construct a 2,100-sf accessory structure.

Mr. Drew was sworn in by Mr. Norman. Mr. Drew testified he purchased the PIQ in January 2018 and would like to create a 3-car garage, storage and hobby shop all placed in the proposed accessory structure. Mr. Drew stated he removed 4 structures and emptied the house and he is on his 6th 30- yard dumpster in doing so. He stated he has a lot of wood working equipment as well. Mr. Drew then described his property and the location of the proposed structure as it relates to the location of neighboring properties. Mr. Guzzi presented his report to those present and Mr. Drew confirmed he only planned to place electricity into the new building – no plumbing would be added.

Due to the long narrow conformity of the property and wet lands in front of the house the applicant submitted the application with the building located to the rear of the lot. Mr. Drew testified he has demolished the pool and will remove the concrete block structure behind the proposed structure. Mr. Drew stated the gazebo is still standing. Mr. Sweet asked the applicant if he would be willing to accept a deed restriction on the proposed pole barn to eliminate any commercial use of the structure. The applicant testified he plans for metal siding and roof on the pole barn with a stone drive leading to the entrance with the garage doors facing the house.

Public Comment:

Dennis Zeff – 57 Laurel court, directly behind the property and he handed out photos of metal buildings as a reference to what he states are ‘warehouses’ of a pole barn construction and he does not believe this type of building belongs in a residential area. The last 2 pictures are the view from his property to the PIQ and although he has a six-foot-high fence he will be looking at

9 feet of the 15-foot-tall building from many locations in and outside of his property. He has invested 20 years on his back yard and believes this building will impact the value of his home. He is also concerned with the noise level coming from the proposed shop which he does not want to hear, he is also concerned with the pole light on the plans and where will the light be directed to? Mr. Zeff stated the proposed pole barn is approximately 75'-100' from the proposed pole barn. Mr. Drew asked if the biggest issue is the height or pole barn and would a framed structure would be better? Mr. Zeff agreed the old 10' tall building was much worse than what currently is there, but it was not 15' tall as proposed. They're was a brief discussion on adding trees as a buffer between Mr. Zeff & Mr. Drew.

Len Donovan – 4 Birch Court, expressed a concern of utility pole and light. Mr. Drew testified the light was existing and he has no plans to repair the light. Mr. Donovan also expressed concern on the negative impact on the value of his home if the proposed pole barn was constructed behind him. He is also concerned that a potential purchaser of his home would be impacted by a commercial type of building on the adjacent property.

Richard Cheetim – 177 Tuckerton Road neighbors on the right side of the property and he shares a 675' property line. His biggest concern is the type of building and aesthetics of building which should be more residential than commercial.

Len Donovan – 4 Birch Court stated that he has spoken with the neighbor on the right of the proposed building and although they are not here tonight due to travel, they do have an aversion to the structure but cannot be present tonight.

Sam Williams - although he cannot see this property from his house, but he had the opportunity to view the property from Dennis' back yard. He is concerned with the size of the hobby shed which is concerning and it is bigger than the house he plans to build. He also stated controlling the commercial use on the property will be difficult.

Mr. Guzzi confirmed the existing structure is roughly 35' from the rear property line and the proposed structure is approximately 100' from the back line. Mr. Norman confirmed by moving the building in front of the existing residence it would create a second variance which would need to be properly noticed. The Board expressed concern with the size of the structure and appearance of the pole barn and possible vegetative buffer. Mr. Norman confirmed the process of deed restriction to eliminate using the pole barn as a commercial structure. Mr. Norman confirmed for Mr. Drew that he can proceed with the current application or ask for the Board to approve continuing the meeting to the July 17th meeting where he can present an amended application. The applicant would need to submit any revisions to the Township 10 days prior to the July meeting and re-notice the application to inform surrounding residents of additional variances he might request. Mr. Drew requested the Board for a continuance of his application to the July 17, 2018 meeting. **On a motion of Mrs. Onorato, seconded by Mr. Lera the Board granted the continuance to the July 17, 2018 meeting with all members present voting yes.**

Correspondence: None

Chairman Sweet opened the meeting to the public, as there was no member of the public requesting to make comment; Mr. Sweet closed the meeting to the public.

Chairman Sweet explained the need to enter Executive Session under Attorney Client Privilege to discuss ongoing litigation. **Resolution 2018-16 was approved on motion by Mr. Sweet and seconded by Mrs. Onorato with all members present voting yes.**

Mr. Norman informed the public the Board discussed Tower North litigation versus the Joint Land Use Board in executive session and no action will be taken by the JLUB at this time.

There being no further business, Chairman Sweet requested a motion to adjourn. On motion by Mrs. Onorato, seconded by Mr. Sweet the meeting was adjourned at approximately 9:07 pm with all members voting in favor.

Attested by:

Susan D. Onorato
Secretary Shamong Township Joint Land Use Board