

Shamong Township
July 16, 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 7:06 P.M.

The Secretary provided the sunshine statement.

Pledge of allegiance

Members present were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Chris Bouffard	P	Bonnie Schneider	A
Charles Burgin	A	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 Mr. Wise seconded by Mr. DiCroce, it was moved that the minutes of the May 21, 2013 meeting be approved as submitted. All members present were in favor of adopting the minutes with exception to Mr. Bouffard who abstained.

Mr. Lange confirmed the extension received for the Cross Roads Church from the Burlington County Planning Board. Mr. Lange stated the approval from the Shamong Land Use Board is good through December 2014 under the permit extension act.

Hearing on Loffredo application: block 7.11 lot 15.01 for the construction of an oversized pole barn. The applicant is requesting to carry the hearing on the application to the August 2013 meeting. Mr. Lange confirmed the applicant should re-notice the application for the August meeting. **On motion by Mr. DiCroce and seconded by Mrs. Onorato the applicant will be granted a continuation to the August 20, 2013 Joint Land Use Board Meeting and that the applicant must re-notice the hearing. All members present voted yes in support of the extension of time.**

Mr. Lange reviewed the Master Plan review process with the Board members. Mr. Lange stated that he recommends Mr. Guzzi include the language of home occupation and alternative energy which he has previously supplied. Mr. Guzzi will circulate a final draft prior to the Board Members prior to the August meeting for final review. Mr. Guzzi will prepare a final document for the public hearing process in September. The Joint Land Use Board discussed methods to distribute the information to the residents such as placing a PDF of the Master Plan on the Township website, copies available in the Township Clerks office, e-mail notification to residents, and press release to the local newspapers in addition the normal notice requirements per statute. The process will also be mentioned to during a Township Committee meeting.

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

- Burlington County Freeholders letter dated May 31, 2013 to YMCA Camp Ockanickon regarding the subdivision of block 4.01 lot 34 adjoining addition lots in Medford Township. The application was deemed incomplete and the applicant must make the necessary revisions to the plan or take other action necessary to bring the application into compliance with the Land Development Review Resolution.
- Burlington County Freeholders letter dated May 31, 2013 to Abrams re: Block 18 lot 11.01 & 11.02 totaling 107.4 Acres. The subdivision was conditionally approved at the May 28, 2013 Land Development Review Committee of the Burlington County Planning Board. The letter identified approximately 10-13 items to be revised.
- Pinelands Commission Letter dated June 6th to Lawrence & Barbara Valenzano on their property located on Forked Neck Rd., Block 35.01 lots 1.01 1.02 & 1.03, a 81.81 acre parcel which received an approved forestry permit by the Shamong Township Zoning Official can take effect.
- Pinelands Commission Letter dated June 26th to Jeffrey Whalen, Whalen Farms on his property located on East Stokes Rd., Block 34 lots 12.02, 14.01 & 15, a 350 acre parcel which received an approved forestry permit by the Shamong Township Zoning Official can take effect.
- Pinelands Commission Letter dated July 1st to Mark Valenzano on his property located on Route 206, Block 23.01 lot 12, a 33.5 acre parcel. Mr. Valenzano is seeking approval to construct a 1,600 square foot commercial gazebo and therefore giving up the approval he had to construct a single family home on the same lot. The Pinelands Commission listed changes to the site which they do not have application for and would need to be addressed before any approval could be awarded on the proposed gazebo.
- Pinelands Commission Letter dated July 10th to Jesse & Linda Wagner of Forked Neck Rd., block 35.01 lots 1.04 & 2.01 consisting of 61.11 acres located in the pinelands Preservation Area requested a letter of interpretation #2110 awarding 0.25 Pinelands Development Credits allocated to the above referenced lots.
- A copy of the NJ Planner May/June 2013 was distributed to the Board members.

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. DiCroce, seconded by Mr. Bouffard the meeting was adjourned, all members present voting yes. The meeting was adjourned at 7:26 pm.

Susan Onorato
Secretary Joint Land Use Board