

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

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

Mrs. Onorato announced to the Board that she had received an email from Mr. Gigantiello, who has resigned from the Board due to conflicting work schedule.

On motion of Mr. Lera, seconded by Mr. Cooney, it was moved that the minutes of the June 19, 2018 regular and Executive Session meeting minutes be approved as submitted with all members present voting yes, except for Mrs. Wigley who abstained.

Resolutions:

2018-17 block 19.01 lot 26.03 (181 Tuckerton road – Williams) for the approval to demolish an existing residence and build a new home on a preexisting non-conforming undersized lot within setback requirements. Mr. Norman summarized the resolution for the board members. **On motion by Mr. Sweet, seconded by Mrs. Onorato the resolution was approved with all members present voting yes, except for Mrs. Wigley who abstained.**

Application:

Block 24 lot 19.01 (173 Tuckerton Road – Drew) to construct a 2,100-sf accessory structure. Mr. Norman confirmed Mr. Drew was still under oath from the prior meeting. Mr. Drew provided photos of the new location for the proposed structure on his lot which was moved South towards Tuckerton Road approximately 93 feet and provides 9 existing trees as a buffer from the properties behind him. Mr. Drew also stated he has reduced the size of the structure from 70' X 30' (2,100 sf) to 60' X 30' (1,800 sf). Mr. Drew also stated the height of the structure of 15 ½' has not changed although he is considering to "stick" build a structure similar to the pictures he submitted with the amended site plan. Mr. Drew will match the color scheme of the primary residence with vinyl siding and a metal roof.

Mr. Guzzi confirmed the new location of the proposed accessory structure is in closer proximity to the driveway and as the applicant has reduced its size by 300 sf (30" X 60' instead of 30" X

70”) it is closer to conformity to what is permitted. Mr. Guzzi stated by shifting the building forward, it does trigger a new variance required to permit the structure in the front yard setback as accessory buildings are not permitted in front of the rear line of the house. Mr. Guzzi also stated that in this instance, he believes this is a better location for this structure as this is a very deep lot of 600’ – 700’ and Mr. Drew stated it would not be visible from the road, even in the winter. Mr. Drew also stated he cannot see his neighbor’s homes from either side of him and therefore he does not believe the new structure would be visible to them.

Mr. Guzzi stated the applicant would require two (2) variances at this time. The first to permit an oversized structure with a floor area greater than 20% of the primary residence found in chapter 110:129 and the second to permit an accessory structure constructed in front of the rear line of the primary residence found in chapter 110:129. Mr. Guzzi verified with the applicant that there would be no stormwater directed onto adjoining property.

Mr. Norman confirmed a deed restriction would be required to prohibit any commercial activity take place from the new accessory structure. The applicant also confirmed he would only need electric in the building and that he planned to heat the building, so he could work there during the winter months and that his hobby is wood working. Mr. Drew confirmed he would not be working with the equipment outside of the noise ordinances provided by the State of New Jersey and the County of Burlington. Mr. Drew also confirmed he would be removing the cinder block structure to the rear of his property. Mr. Sweet opened the meeting to the public, as there was no public present, the meeting was closed to the public. **On a motion of Mrs. Onorato, seconded by Mr. Sweet the Board granted the variance to construct the proposed building as submitted with all members present voting yes, except Mrs. Wigley who abstained.**

Correspondence: NJ Planner for May & June 2018 was distributed.

Chairman Sweet opened the meeting to the public, as there was no member of the public present; 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 and that if the Board needs to take any action as a result of the Executive Session it would be done when the Board reconvenes the public session. **Resolution 2018-18 was approved on motion by Mrs. Onorato and seconded by Mr. Cooney with all members present voting yes.**

Mrs. Onorato stated for the record that as a result of the executive session, no action will be taken by the JLUB at this time.

There being no further business, on motion by Mr. Sweet, seconded by Mrs. Wigley the meeting was adjourned at approximately 7:25 pm with all members voting in favor of adjournment.

Attested by:

Susan D. Onorato

Secretary Shamong Township Joint Land Use Board