

Shamong Township
August 18, 2015

A 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 Kevin Wise, Deputy 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.

Members present from re-organization meeting were:

Noni Bookbinder-Bell	P	Susan Onorato	P
Charles Burgin	P	Bonnie Schneider-Alt	A
Doug Dimmig, Alt	P	James Sweet	P
Joseph Gigantiello	P (7:13)	Gary Vinciguerra	A
Kenneth Long	A	Kathleen Wigley	P
Martin Mozitis	A	Kevin Wise	P

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

Flag Salute

On motion of Ms. Bookbinder-Bell seconded by Mrs. Onorato, it was moved that the minutes of the July 21, 2015 meeting be approved as submitted with members' present voting yes with exception to Mr. Burgin, Mr. Gigantiello, Mr. Sweet, Mr. Dimmig & Mrs. Wigley who abstained.

Application:

- Block 33 lot 8, 866 Route 206 for a C Variance to replace an existing sign with an illuminated sign. This applicant provided proof of notification to residents within 200' of property and publication in the local newspaper. Ms. Bonnie Schnieder, Mr. Wallace Pickard and Mike Hessey were sworn in by Mr. Lange. Mrs. Schneider stated they would like to replace the existing sign which was installed in the 1950's, is rusted and in need of replacement. They would like to install a back lite sign with a static LED display which could be changed daily. Mrs. Schnieder stated the old sign was originally neon. The proposed sign at the top of the post will be slightly smaller. The applicant stated the LED sign will not be a flashing or a video message; however, the applicant could change the message on the LED sign daily if they choose. The applicant submitted exhibit A - photograph of the current signage and exhibit B which is an example of the proposed sign and stated the lower circular sign on exhibit B will be eliminated. The sign is 96.8 SF and is proposed to be 20 feet in height; both were confirmed by Mr. Lange to be compliant with Shamong Township ordinances. The only variance requested is to permit an internally lit sign. The Applicant stated the internally lit sign will be more legible by the driving public, easier to read located in a wooded area without any harmful affect to any neighboring properties. Mr. Guzzi summarized his report and stated the LED types of signs are becoming more common and due to the location of the property there is no

negative impact to any neighboring properties. The applicant agreed the sign would never become a flashing sign. Mr. Guzzi confirmed there is no limitation to the brightness of this type of sign. The applicant stated the closest property that would be affected is the produce stand to the North of their property. The applicant stated the existing sign, poles and hardware will be replaced. The meeting was opened to the public, as there was no comment the meeting was closed to the public. **On a motion by Mr. Burgin, seconded by Mr. Dimmig the variance was awarded with all other members, present voting yes.**

- Block 23.01 lot 10.06, 1414 Old Indian Mills Road for a C Variance to construct a 1,008 square foot structure within the side yard setback and approval of a small sub-division. This applicant provided proof of notification to residents within 200' of property and publication in local newspaper. Mr. Harber and Charles Walton, P.E. were sworn in by Mr. Lange. Mr. Walton presented the application and explains the pre-existing conditions on the property which prompted the application. Mr. Harber would like to construct an accessory structure which will encroach the rear set back requirements as well as the side yard setback. The last variance requested is due to the size of proposed structure (1,008 SF) where based on the size of the existing home would be limited to 650 SF. Mr. Walton provided the history property which was originally part of the Aristone family track. Mr. Walton stated the Pineland's Commission has provided approved the requested subdivision. Mr. Walton also stated Mr. Harber owns the 150+- acre lot to the east of his home which has several agricultural buildings on it. Mr. Walton also reported there is an existing brick wall which the applicant stated limits moving the proposed building further to the West of the property. Mr. Guzzi gave his report to the Board and requested some additional information to be provided by the Applicant on the survey. There was a brief discussion between the applicant and Mr. Guzzi regarding the justification of the variances requested. The applicant was requested for a rendering of the proposed building which the Applicant plans to store agricultural equipment in and his car. Mr. Lange asked the Applicant what type of variance he is requesting as based upon his testimony it is not a hardship variance. Mr. Lange asked the Applicant to verify if they are requesting a C2 variance to advance the purposed of zoning on his property in some way. Mr. Walton stated ascetics and lack of destruction of existing vegetation as the argument for the C2 variance. The applicant was asked where he stores the farm equipment now, which he stated it is stored in another building on and adjacent 150+/- acre lot he owns which he is now running out of space in. Mr. Lange asked if the Applicant considered attaching the garage to his home. Mr. Harber listed several reasons he did not consider attaching the garage to the home. The Board members questioned the location as the lot is 4 ½ acres, the style of proposed building, type of structure being proposed and the lack of symmetry to the proposed sub-division. Mr. Lange stated although the lot is zoned Agriculture its primary use is residential which triggers the residential setback requirements. There was a discussion of moving the proposed building closer to the existing home, however it was noted that this could encroach the Building Code (UCC) setback requirements between buildings. Mr. Lange informed the Board the applicant has stated there are no hardship limitations to the property to support the location of the proposed building. Mr. Lange stated the applicant is requesting a C2 or soft C variance. Mr. Lange stated the Board must determine if the variance would advance the purposed of zoning in some way by

creating a more visually desirable environment. Mr. Lange further explained the responsibilities of the Board. The Applicant provided a brochure of the type of building he would like to construct which was marked exhibit A. Mr. Guzzi stated the Board is usually provided with photographs of the existing conditions of the property and depiction of this information on the plan. The Applicant decided to supplement their information and return to the board next month. **On a motion by Mr. Sweet, seconded by Mr. Burgin the applicant was permitted a continuance with all other members, present voting yes.** The public was notified the application would be continued to be heard next month and the Applicant was notified no additional notification of future presentation of application at next month's meeting is necessary.

Resolution:

None

Review of Shamong Township resolutions 2015R-52. The secretary stated these resolutions were distributed to the members of the Joint Land Use Board and the professionals prior to the meeting. Mrs. Onorato stated this is the last area the Township Committee is considering as redevelopment zone and all properties in consideration are currently zoned commercially.

Mrs. Onorato verified correspondence was circulated to the Board members and professionals on the Branco Subdivision. Mr. Guzzi stated the Branco's need an additional sub-division and the initial approval has expired and therefore the application would need to be re-submitted to the Board. Mrs. Onorato stated she has circulated the May/June NJ Planner. She stated all other correspondence had been distributed via e-mail to the Board members.

Mrs. Onorato polled the Board members to see how many would be interested in having access to flu shots provided by Rite Aide at the Township building. The resident would be required to pay the normal co-pay for their plan or \$31.99 if no insurance is available.

Mr. Wise opened the meeting to the public at which time there were no comments, and the public portion of the meeting was closed.

There being no further business, on motion by Mr. Dimmig, seconded by Mrs. Wigley the meeting was adjourned at approximately 8:30 pm with all members voting yes.

Susan D. Onorato
Secretary