

Shamong Township  
September 15, 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	A	James Sweet	P
Joseph Gigantiello	A	Gary Vinciguerra	A
Kenneth Long	P	Kathleen Wigley	A
Martin Mozitis	A	Kevin Wise	P

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

### **Flag Salute**

Deputy Chairman Wise read into the record a letter to the Joint Land Use Board from Gary Vinciguerra thanking them for the opportunity to serve with them and acknowledging his love for Shamong as he respectfully steps down from service due to residency issues.

**On motion of Mr. Sweet seconded by Mr. Burgin, 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. Long & Mr. Mozitis who abstained.**

Mrs. Onorato asked Mr. Lange to verify if the Board is required to fill Mr. Vinciguerra seat prior to the end of the year. Mr. Lange stated that as we have a Vice Chairman, Mr. Wise can continue to serve as our Vice Chair to the end of this year. The Board members supported this solution. Mrs. Onorato asked the Board to let her know if they know of anyone who would be interested in serving on the Board.

### **Application:**

- None

### **Presentation:**

Michelle Taylor of Taylor Design Group gave a presentation of the four (4) proposed redevelopment zones by reviewing the illustrations prepared of each zone. Ms. Taylor stated she welcomes comments from the Board on these areas. There was a discussion between Board members and Ms. Taylor on the current and past status of some of the parcels within each of the zones and current status of any vacant or properties which have been for sale for a

long period of time which might benefit from this type of program. There was additional discussion on the potential benefits to existing commercial properties which could benefit as well provided the improvements qualify dependent upon the requirements established by the final plan. There was also a discussion on how the plan will need to provide for potential dilution restrictions established by the Pinelands Commission along with other restrictions established by the Pinelands Commission.

Mr. Lange reviewed the notice requirement of a redevelopment and Mayor Long stated we might want to begin the process with focusing on the Oak Shade Road – South and Route 206 areas first. Mrs. Onorato reminded Mrs. Taylor the next meeting scheduled for the Board is October 20, 2015.

**Resolution:**

Mr. Lange summarize resolution 2015-8 for the board members on block 33 lot 8 (Pic-A-Lilli Inn - 866 Route 206) for a C variance to replace an existing sign with an internally illuminated sign on the existing sight which will remain in the current location. Mr. Lange summarized the conditions of approval for this variance. **On a motion by Mr. Sweet, seconded by Mr. Long the resolution of memorialization was approved with all members present voting yes with exception to Mr. Mozitis who abstained**

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

Mr. Lange suggested the Board members or other members of the staff might be able to provide additional history on the areas proposed for the redevelopment zone. Mrs. Taylor will touch base with Barbara Valenzano and Susan Onorato for additional information.

Mrs. Onorato verified any correspondence received since the prior meeting was circulated to the Board members and professionals via e-mail to the Board members.

**There being no further business, on motion by Mr. Burgin, seconded by Mrs. Onorato the meeting was adjourned at approximately 7:42 pm with all members voting yes.**

Susan D. Onorato  
Secretary