

Shamong Township
May 17, 2011

A meeting of the Land Use Board of Shamong Township was held on the above date at the Municipal building.

Members present were:

Noni Bookbinder Bell	Christopher Norman
Charles Burgin	Gary Vinciguerra
Timothy Gimble	Kevin Wise
Lynn Heinold	

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

The meeting was called to order at 7:34 P.M. by the Chairman, Mr. Vinciguerra.

The Secretary stated that notification of this meeting had been published in The Central Record, and notice had also been sent to the Burlington County Times in accordance with the Open Public Meetings Law.

All joined in the Pledge of Allegiance to the flag.

The minutes of the meeting of February 15, 2011, were approved as submitted.

The Board reviewed a Resolution of Memorialization for a minor subdivision for Everett and Diana Abrams, Sr., Block 18, Lots 8 and 9.01. On motion of Mr. Norman, seconded by Mr. Wise, it was moved that the Resolution be approved. All members present voted yes except Mr. Heinold and Mr. Vinciguerra who abstained since they were absent from the February 15, 2011, meeting.

The Board heard an Application for a Bulk Variance for Hugh Connelly, 16 Meadowbrook Drive, Block 12.01, Lot 49. Mr. Lange reviewed the notice and publication and found them to be in order and advised the Board they could take jurisdiction. Mr. Connelly was sworn in by Mr. Lange. Mr. Connelly explained to the Board that his lot is at the corner of Meadowbrook Drive and Wilted Grass Trail. It gives him two front yards and only one side yard and a rear yard. He proposes to place a pre-fabricated shed up to 12 x 24 feet in his front yard that is along Wilted Grass Trail. His driveway is off of Wilted Grass Trail, and the house faces Meadowbrook Drive. By placing the shed in the Wilted Grass Trail front yard, he will be able to avoid removing a lot of trees in his rear yard so there will be less disturbance and no tree removal. The location of the shed will be shielded from Wilted Grass Trail, and it will be used to house an antique automobile. There will be no heat, electric or plumbing in the building. Mr. Connelly also testified that most homes in his neighborhood have similar buildings. The color will either match the house or be slightly deeper so as not to stand out. The building will be placed on a stone bed and footings as the Construction Code requires. It

will be placed 20 feet from the edge of the right of way on Wilted Grass Trail and behind the front of his home. Access to the shed will be from the existing driveway. The meeting was then opened to the public at which time there were no comments, and the public portion was closed. On motion of Mr. Heinold, seconded by Mr. Burgin, it was moved that a variance be granted to allow the placement of the shed 20 feet from the edge of the right of way in the Wilted Grass Trail front yard, based on the fact that this lot is unique in being a corner lot and that granting this variance would not have a negative effect on the Township's zoning and would have a positive effect by not requiring trees to be removed in the rear yard. A roll call vote showed all members present voting yes.

The Board then discussed the possibility of rezoning Block 23.01, Lots 1.01 through 1.08. This review was done at the request of the Township Committee; the Township Committee, having received an inquiry from the Pinelands Commission to ascertain whether the Committee would be amenable to rezoning of these lots. Lots 1.03, 1.05, and 1.06 have homes on them, and Lot 1.04 is owned by the owner of Lot 1.03. The lots are wooded and are presently zoned Agricultural Production. The Board believes that rezoning these lots to the Rural Development zone would be appropriate, and Mr. Lange by letter will so advise the Township Committee.

The Board then discussed the Master Plan review. Mr. Guzzi said he would get copies of the digitalized current Master Plan and all amendments to the Municipal Building for distribution to the Board members. The Board will review the Master Plan in June, July and August if there are any applications before the Board during those months. Starting in September, the Board will meet monthly to complete the review.

The Secretary noted that a Certificate of Filing, dated February 17, 2011, from the Pinelands Commission to Ronald Abrams had been received. This Certification of Filing granted approval to demolish and reconstruct a dwelling on Block 17, Lot 6.

The Secretary noted that a Letter of Interpretation #2056, dated February 8, 2011, from the Pinelands Commission, allocated 4.75 PDC's to Block 23.01, Lot 9.01.

The Secretary also noted that Mr. Gimble and Mr. Cumming have completed the Basic Course in Land Use Law and Planning as required of Board members other than the Mayor and member of the governing body.

The meeting was then opened to the public, at which time there were no comments. The public portion of the meeting was closed.

There being no further business, the meeting was adjourned.

L. E. Heinold
Secretary