

**Shamong Township Zoning Board of Adjustment**  
**2005 Meeting Activity**

The Zoning Board meets in the township building on the second Tuesday of each month at 8 PM. The Board may choose not to meet if there is no business to transact.

**January 11, 2005:**

**Present:** Paul Lockrey, Roy Knight, Ed Bader, Martin Mozitis,  
Anthony Valenzano, Noni Bookbinder Bell,  
David Matchett (alternate 1), Ted Rosenberg (Solicitor).

**Absent:** Steve Fritzsche, Edward Moniot III (alternate 2).

**Reorganization of the Board –** Paul Lockrey - Chairman, Martin Mozitis –  
Vice Chairman, Ed Bader – Secretary.

**Appointment of a Board Solicitor –** Ted Rosenberg.

**Petition 25-01** - Kenneth and Anne Pfarrer Dazen, 23 Breckenridge Drive. The applicants want to build a detached 16 x 24 ft. garage which will be situated closer to the front property line than the rear line of the principal building.  
**Approved.**

**February 8, 2005:**

**Present:** Paul Lockrey, Roy Knight, Ed Bader, Martin Mozitis,  
Anthony Valenzano, Noni Bookbinder Bell,  
David Matchett (alternate 1), Edward Moniot III (alternate 2).

**Absent:** Steve Fritzsche, Ted Rosenberg (Solicitor).

**Petition 25-01 –** Memorialize the resolution.

**March 8, 2005:**

No meeting held.

**April 12, 2005:**

No meeting held.

**May 10, 2005:**

**Present:** Roy Knight, Steve Fritzsche, Ed Bader, Martin Mozitis,  
Noni Bookbinder Bell, David Matchett (alternate 1),  
Ted Rosenberg (Solicitor).

**Absent:** Paul Lockrey, Anthony Valenzano, Edward Moniot III (alternate 2).

**Petition 25-02** - Angelo Rinaldi, t/a Atsion LLC, 1009 Atsion Road. The applicant wants to construct a single family dwelling to replace the current structure which is not suitable for habitability and cannot be restored. **Denied.**

**Petition 25-03** – Travis Pratt, 4 Saddlebrook Court. This application was to allow the construction of a new home which will intrude 7 feet into the side yard setback. **Approved.**

**Petition 25-04** – Michael and Karen Zahradnick, 70 Grassy Lake Road. The applicants want to build a 30' by 25' detached garage that will exceed 20% of the floor area of the principal building. **Approved.**

**June 14, 2005:**

**Present:** Roy Knight, Ed Bader, Martin Mozitis,  
Noni Bookbinder Bell, David Matchett (alternate 1),  
Ted Rosenberg (Solicitor).

**Absent:** Paul Lockrey, Steve Fritzsche, Anthony Valenzano,  
Edward Moniot III (alternate 2).

**Petitions 25-02, 25-03, 25-04** – Memorialize the resolutions.

**Petition 25-05** – David and Debra Vacca, 10 Shawnee Trail. The applicants want to build a 24' by 40' detached storage shed that will exceed 20% of the floor area of the principal building. **Approved.**

**July 12, 2005:**

**Present:** Roy Knight, Ed Bader, Martin Mozitis, Noni Bookbinder Bell,  
David Matchett (alternate 1), Edward Moniot III (alternate 2).

**Absent:** Paul Lockrey, Steve Fritzsche, Anthony Valenzano,  
Ted Rosenberg (Solicitor).

**Petitions 25-05** – Memorialize the resolution.

### **August 9, 2005:**

**Present:** Roy Knight, Ed Bader, Martin Mozitis, Noni Bookbinder Bell, Edward Moniot III (alternate 2) , Ted Rosenberg (Solicitor).

**Absent:** Paul Lockrey, Steve Fritzsche, Anthony Valenzano, David Matchett (alternate 1).

**Petition 25-06** – Michael and Cynthia Sano, 903 Route 206, block 32, lot 11.02. A variance was requested to allow the applicants to have a 12' by 36' shed which exceeds 20% of the floor area of the principal building - **Approved**. An additional variance was requested to allow the shed to be closer to the front property line than the rear line of the principal building - **Denied**.

**Petition 25-07** – Jennifer Weiss and Noel Mercado, 1 Burr Trail, block 2.03, lot 10. The applicants want to build a 32' x 40' detached garage. The area of the garage exceeds 20% of the floor area of the principal building. The application was deemed incomplete, since the neighbors in Tabernacle were not notified. In addition, there is a question of jurisdiction, since the Shamong/Tabernacle line runs through the middle of the property, and the proposed garage straddles the line. The applicants will withdraw the application and will re-submit it when questions are answered regarding jurisdiction. The board approved a motion to refund the applicant's application fee.

**Petition 25-08** – Randal Ice, 860 Route 206, block 33, lot 9. The applicant wants to build a 40' by 60' detached workshop/garage. The proposed workshop exceeds 20% of the floor area of the principal building, and will be closer to the front property line than the rear line of the principal building. **Approved**.

### **September 13, 2005:**

**Present:** Ed Bader, Martin Mozitis, Noni Bookbinder Bell, David Matchett (alternate 1).

**Absent:** Paul Lockrey, Roy Knight, Steve Fritzsche, Anthony Valenzano, Edward Moniot III (alternate 2) , Ted Rosenberg (Solicitor).

**Petitions 25-06, 25-08** – Memorialize the resolutions.

### **October 11, 2005:**

No meeting held.

### **November 8, 2005:**

**Present:** Roy Knight, Steve Fritzsche, Ed Bader, Martin Mozitis,  
Noni Bookbinder Bell, David Matchett (alternate 1),  
Ted Rosenberg (Solicitor) .

**Absent:** Paul Lockrey, Edward Moniot III (alternate 2).

**Petition 25-09** – Stephen Scales, 369 Tuckerton Road, block 23.13, lot 45.01. Mr. Scales is planning on building a new house on a property where a building already exists. The existing building is not practical for a residential dwelling, and he would like to keep it as a garage. The existing building will be situated closer to the front property line than the rear line of the proposed house. The area of the existing building will also exceed 20% of the floor area of the proposed building. Mr. Scales failed to provide proof that two adjacent property owners had been served notice – Brockett and Giunta. Mr. Rosenberg indicated the Board did not have jurisdiction to hear this case, since the application is incomplete. Mr. Scales will need to provide proof that the two adjacent property owners were notified when he returns to the December 13, 2005 meeting.

### **December 13, 2005:**

**Present:** Paul Lockrey, Roy Knight, Steve Fritzsche, Ed Bader, Martin Mozitis,  
Noni Bookbinder Bell, David Matchett (alternate 1), Ted Rosenberg (Solicitor).

**Absent:** Edward Moniot III (alternate 2).

**Petition 25-09** – Stephen Scales, 369 Tuckerton Road, block 23.13, lot 45.01. Mr. Scales is planning on building a new house on a property where a building already exists. The existing building is not practical for a residential dwelling, and he would like to keep it as a garage. The existing building will be situated closer to the front property line than the rear line of the proposed house. The area of the existing building will also exceed 20% of the floor area of the proposed building. Mr. Scales provided proof that he had given notice to the two adjacent property owners which had not been served from the previous meeting. Several Tabernacle residents within 200' of Mr. Scales property notified the township that they had not received notice. Mr. Scales was made aware of this development, and must re-notify all adjacent property owners and re-publish a notice in the Central Record. Once again, the Board did not have jurisdiction to hear this application. This application will be heard January 10, 2006.

**Petition 25-11** – Bruce and Elaine Eichmann, 82 Tuckerton Road,  
block 4.01, lot 12.

Mr. and Mrs. Eichmann propose to demolish and remove a detached garage and construct an addition to the existing dwelling. The zoning ordinances have changed since the original dwelling was constructed, and this has left the applicants with a small dwelling and no ability to expand the dwelling without variance relief. The Board has numerous questions regarding the layout of the new addition and how the original dwelling would be utilized. The applicants agreed to continue the application to the January 10, 2006 meeting, at which time they will present to the Board plans which will better represent what is planned.

**Petition 25-12** – James Sweet, 54 Bunker Hill Road, block 8, lot 12.5.

Mr. Sweet wants to build a 32' by 36' detached garage. The area of the garage exceeds 20% of the floor area of the principal building, and the garage will be situated 4' from the side and rear property lines. Mr. Rosenberg indicated that the notification in the Central Record did not adequately describe what Mr. Sweet wanted to do, and what variances he was requesting. Because of this the Board did not have jurisdiction, and could not hear the application. Mr. Sweet will re-notice the adjacent property owners and will re-publish a notice in the Central Record. This application will be heard at the January 10, 2006 meeting.