

Minutes

June 12,,2007
Zoning Board of Adjustment
Shamong Township
Shamong, NJ

This meeting of the Shamong Township Zoning Board of Adjustment is being held in accordance with the Open Public Meeting Act, known as the "Sunshine Law".

Vice President Marty Mozitis called the meeting to order at 8:10 pm. TR explained that in Mr Lockrey's absence Alternate 1 would act as member. Then He swore in Dean Gall as our new member. JP asked that as he is resigning due to his moving should he participate. Given the choice, he decided to sit in the audience.

Roll Call of Members

Present: Ed Bader, Noni Bookbinder Bell, Roy Knight, John Pickens, Martin Mozitis, John Pickens, Dean Gall, Dave Matchett (alternate 1), Edward Moniot III (alternate 2)Ted Rosenberg (Solicitor), Douglas White (Engineer), Roger Stout (Planner), and Pat Sutton (Secretary).

Absent: Paul Lockrey

A motion was made and seconded to dispense with the reading of the minutes of the previous meeting, held January 9, 2007.

At this point TR explained that meetings are open to the public, but as the Board needed to go into Executive Session which is not, would the public please step outside for a time.

RK made the motion to go into Executive Session. EB gave the second.

TR explained the process of hiring an engineer and/or a Planner.

RK made the motion to end the Executive Session. EB seconded. The public was asked to return.

MM made a motion, seconded by NB, to hire adams, rehmann & heggan associates, Inc. as engineer and planner, for one year with an anticipated contract for no more no more than \$17,000. Motion passed unanimously.

Old Business: None

New Business:

Case #27-01 Steven Scales who wishes to put a house behind the accessory building which also exceeds the 20 % of home floor space, was sworn in. TR verifies that the Public notice and notices to neighbors within 200feet from the meeting originally planned for April 10 th can be used. Dean Gall abstained himself as he had recently done business with Mr. Scales. The lawyer for Mr. Scales, Mr MacAndrew, stated that Mr. Scales wishes to preserve and beautify the existing gun club building for some use

other than as living quarters and build a house behind it. He plans to sell the property. Mr. MacAndrew entered three exhibits; A1- photos of the entrance to the property which will not change. A2- photos of the front of the building, and A3- Views across the street.

Roger Stout ,the Boards professional Planner, said the check list was incomplete and the hardships had not been explained. He made several suggestions for other ways to use the property and said the structures on the neighboring properties should have been shown on the map. Discussion with Board members followed.

A neighbor, Ray McCarty, asked for the variance not to be granted or add deed restrictions for the property.

Another neighbor, Mark French, was sworn in. He said the building is OK now , but he fears future complications.

Another neighbor, Jeanne Eurso, was sworn in, She said she did not want a commercial eyesore on the property, and there is plenty of room to put the house in front of the existing building.

TR offered legal advice that it is a balancing act between positive benefits and the detriments. The hardships need not be proven .The board can deliberate in public, ask for more for more information, or approve the application or not. With Mr MacAndrew's approval they can restrict any commercial use of the property in the deed.

RK made a motion not to grant the variance. EB was the Second.The motion was passed, TR will have the resolution for the July 10 th meeting.

Case 27-02 Krisden McCrink, who wishes to erect a 6" privacy fence along part of her property along Oakshade Road was sworn in. She would like to cut down the noise, and lights, people looking in the windows, destruction by traffic on the property , and make a closed in area for her dog. She entered Exhibits A1-8, photos of the area. She needed the variance because she could not meet the set back needed for a 6" fence , nor the 50% space needed between the slats of the fence.

Roger Stout offered some other alternatives, such as a board-on-board fence or a living fence such as a 3' berm with a 4' fence on top. Said her application was incomplete as her map doesn't indicate where the fence is and should have a picture of the fence she wants. There was some discussion from the Board.

TR suggested we adjourn this meeting and allow the applicant to come back with another plan. Applicant would prefer modifications rather than delay.

There were no public opinions offered.

A motion was made, seconded, and passed to allow the applilcant to come back when she is ready with a new plan.

Roger Stout mentioned that the township needs to have all the appendixes to the zoning code. TR asked if he could obtain applications and check lists from other communities for which he has worked. He will.TR will confer with Mr Heinold, the township solicitor.

Motion to adjourn: Made by RK. Seconded by MM. Meeting adjourned at 11:15pm

Submitted by Pat Sutton, Secretary..

