

# Minutes

August 14, 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".

President Paul Lockrey called the meeting to order at 8:05.

## **Roll Call of Members**

**Present:** Ed Bader, Noni Bookbinder Bell, Roy Knight, Martin Mozitis, Dean Gall, Jim Sweet, Edward Moniot III (alternate 2 ), Paul Lockrey, Ted Rosenberg (Solicitor ), Roger Stout (Planner), and Pat Sutton (Secretary).

**Absent:** Dave Matchett (alternate 1), Doug White (Engineer)

A motion was made by RK and seconded by NB to dispense with the reading of the minutes from the previous meeting held July 10, 2007.

## **Old Business:**

The continuance of case 27-02, Krisden McCrink wanting 6' privacy fence along Oakshade Road. TR explained that only those who have heard all three sessions may vote. JS will abstain. Miss McCrink explained how her petition has changed. She will now put a 4' fence front of the house which needs no variance. She has shortened the 6' fence area by 8'.

Roger Stout, planner, was asked for his advise. He was sworn in. Then he said that he was licensed and listed the several states and counties in NJ where he has worked.

He explained the impact of the code and how the applicant's plan fits in. If no neighbors object there is no further impact. He advised to keep the fence 4" back from the property line, and to keep existing vegetation. He also recommended a board-on-board fence for more ventilation and light. EB also wanted the existing plants to remain. Miss McCrink fully agreed and wants it all to look nice. There were no more comments from the Board or the public.

TR stated that the Board's job is to weigh the positive and negative aspects of the petition and that Miss McCrink seems to have tried to reduce the negative aspects.

RK questioned the setting a president. TR said her case is unusual and each case is viewed individually. NB asked if there is any problem with obstructing the view at the corner. It is the second property so that is not a problem. TR stated that even when the house and fence are moved back, there may still be a need

for a set-back variance. TR suggested approving the plan with the two variances: the set back for a 6' fence, and a solid wood fence. EB made such motion, with RK making the second. Motion passed unanimously.

**New Business:**

TR explained the need for a new application/check list process. EB said he liked the planner's version. RS mentioned that it must fit all codes. He distributed "Development Activities not requiring an Application to the Pinelands Commission" and "How to Cope with Zoning Boards".

RK asked if RS could write a simple version where the applicant states the problem, gives a solution to the problem, and shows proof of the neighbors' agreement. TR suggested giving help with the technology. RS agreed to write up a complete package by the next meeting.

**Motion to adjourn:** Made by RK, Seconded by EB. .  
Submitted by Pat Sutton, Secretary