

Monroe Township Zoning Board of Adjustment Minutes 9/5/2017

The Zoning Board of Adjustment Meeting was called to Order by Chairman Salvadori at 7:00 pm on September 5, 2017 with the following announcement:

Proper notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. Notice of this meeting was given on January 6, 2017 and a copy was given to the Township Clerk and a copy was posted on the first floor bulletin board.

“Be advised, no new business or item of discussion will be started after 10:30 pm and the meeting shall terminate no later than 11:00 pm”.

The board stood for the Pledge of Allegiance

Members Present:

Mrs. Fox, Mr. Fritz, Mr. Kozak, Mr. Manfredi, Mr. Mercado, Mr. Salvadori, Chairman, Mr. OReilly

Members Excused:

Mr. McLaughlin, Vice Chairman, Mr. Sebastian

Professionals Present:

Mr. Coe, Solicitor, Mr. Sanders, Engineer, Mrs. Pellegrini, Planner, Mrs. Flaherty, Director and Zoning Officer, Mr. Garbowski, Councilman and Liaison

Extension Request

- **Redgil LLC Block 101 Lot 2 and 2.01, Extension to the previously granted Resolution of Approval 16-41-Approved**
Mr. Manfredi motioned to approve the 180 extension of time in order for the applicant to file his deeds and plats, Mr. Fritz seconded that motion. Roll Call: All in favor

Memorialization of Resolutions:

- **Resolution #17-32, Application ZBA #17-10, Hutch EKE, Application #471-SP, Hutch EKE, Use Variance pending Major Site Plan Submission, 220 Lake Avenue and 980 North Black Horse Pike, Block 1603 Lots 2, 3 – Approved**
The Applicant proposed a use variance for the use of parking of inventory. The total area of disturbance is 8,070 square feet and no new construction is proposed. The board granted the use variance pending Major Site Plan Submission.

Mr. Fritz motioned to memorialize Resolution #17-32, Mrs. Fox seconded that motion. Roll Call: All in favor except for Mr. Manfredi and Mr. Mercado who can't vote

Public Hearings:

- **Application ZBA-17-12, Joseph Marino, 707 Radix Road, Block 2302 Lot 9-
Approved**

The applicant has applied to the zoning officer to install a ground mounted solar system which requires a lot area variance, side yard variance and reduced side and rear yard buffers and any and all other variances or waivers deemed necessary by the board.

The Board Solicitor swore in the applicant Joseph Marino and Matthew Gilmore from Direct Energy Solar for the record. Mr. Gilmore presented the board with a packet of information regarding the ground mounted solar system. Mr. Marino stated that there is only one home that would be affected by the solar system and buffering is going to be provided in this area and the other areas already have a natural barrier. The reason the applicant needed to install the ground mounted system over the roof mounted system is due to the amount of kilowatts used. The applicant will meet the height requirement.

Motion to open this application to the public was made by Mr. Fritz and seconded by Mr. Kozak. All in favor.

Motion to close this application to the public was made by Mr. Mercado seconded by Mr. Fritz. All in favor

Vote: Mr. Fritz motioned to approve this application ZBA-17-12, Joseph Marino, Mr. Kozak seconded that motion. Roll Call: All in Favor

Public Portion:

At this time anyone from the public may approach the board.

Approval of Minutes:

8/1/2017 Minutes: Mr. Fritz motioned to approve the August 1, 2017, Mr. O'Reilly seconded that motion. Roll Call: All in favor

Reports/Updates:

Ordinance Changes: The Director discussed the notification ordinance changes proposed that would require all applicants appealing the zoning officer decision before the board to notify the public within 200' of the said property in question and provide public notice. The ordinance change would also require all conditional use approvals to provide notification to the public within 200' and public notice. The board was unanimously in agreement with these proposals.

The issue regarding receiving board packages and the issuance of Township emails were discussed. It is the boards pleasure to have Township Emails issued and possibly

purchase iPads to be able to use for the board meeting paperwork. The Director will follow up with the Mayor regarding these requests or at budget time.

Adjourn:

Mr. Mercado motioned to adjourn this meeting on September 5, 2017, Mr. Kozak seconded that motion. Voice vote: All in favor

These minutes are a brief summary of the proceedings that took place at the Zoning Board of Adjustment Meeting held on September 5, 2017 and should not be taken as verbatim testimony.

Respectfully submitted,

*Rosemary Flaherty
Acting Transcriber*