

**June 16, 2020 (Public Notice)**

PUBLIC NOTICE  
TOWNSHIP OF MONROE  
ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP MONROE

In accordance with the Open Meeting Act, P.L. 1975 c 231, *N.J.S.A. 10:4-6, et. seq.*, this is to advise that the Zoning Board of Adjustment of the Township of Monroe, Gloucester County, New Jersey, will hold a public hearing on **Tuesday, June 16, 2020 at 5:00PM** by way of electronic communication/live streaming pursuant to *N.J.S.A. 10:4-8(b)* and consistent with Executive Order 103 signed by Governor Murphy on March 9, 2020 in an abundance of caution and to help prevent the spread of COVID-19.

For the duration of the Coronavirus Health Emergency, the Municipal Building is closed to the public and meetings are held with participants at remote locations, connected by conferencing software provided by zoom.us. Members of the public are invited to view meetings live using the Zoom client, which also allows them to "raise a hand" and contribute with voice and video when they are invited to do so during public portions of the meeting.

**TO JOIN A LIVE MEETING:** Members of the public, council members, and other participants use the same procedure:

1. If you are joining from a smartphone or tablet, install the Zoom app using the App Store and join Meeting Number 956 2825 9569 Password: 407145
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/95628259569> Password: 407145

In the alternative, if you cannot join the live meeting remotely for any reason you may contact Dawn Farrell the Zoning Board Secretary at 856-728-9800 Ext. 271 or via email at [dfarrell@monroetownshipnj.org](mailto:dfarrell@monroetownshipnj.org).

When you join a meeting, your microphone will be off (muted) and your camera (if you have one) will not send video to other participants. If you are a speaking participant a moderator will enable your mic and permit you to enable your video.

**TIPS:** Controls appear at the bottom of the Zoom window. Open **MEETING PARTICPANTS** and **CHAT**. You can use these controls to attract attention, ask a question, or send a text message to other participants.

Residents can view the meeting as detailed above. The Zoning Board of Adjustment will hold this meeting via online meeting forum and telephone conference and will not be in-person. This meeting will be closed to any in-person attendance except for essential individuals for broadcasting. Formal action will be taken.

The following is the agenda for said meeting:

A G E N D A

Call to Order / Salute to Flag / Roll Call / Proper Notice 6/6/2020

**Public Hearings**

**1. Application #20-15 Dwayne & Arlene Dobbins – Percentage of Lot Coverage Variance**

The applicant is seeking a percentage of lot coverage variance to construct an 18' x 36' inground pool. The maximum percentage of lot coverage allowed is 30%; proposed is 43.5%. The property in question is zoned RG-PR (Regional Growth Planned Residential District) and is located at 320 Staggerbush Rd. a.k.a. Block 103.0101 Lot 51.

**2. Application #20-16 John McHugh – Percentage of Lot Coverage Variance**

The applicant is seeking a percentage of lot coverage variance to construct an 18' x 36' inground pool. The maximum percentage of lot coverage allowed is 30%; proposed is 42.5%. The property in question is zoned R-2 (Suburban Residential Option District) and is located at 1963 Steeplechase Dr. a.k.a. Block 150.0101 Lot 23.

**3. Application #20-17 Celina Dottoli – Percentage of Lot Coverage Variance**

The applicant is seeking a percentage of lot coverage variance to construct an 16' x 36' inground pool. The maximum percentage of lot coverage allowed is 30%; proposed is 42%. The property in question is zoned RG-PR (Regional Growth Planned Residential District) and is located at 398 Staggerbush Rd. a.k.a. Block 103.0101 Lot 70.

**4. Applications #02-2003 & #497-SP – Amended Use Variance/Preliminary & Final Major Site Plan**

The applicant is seeking an amended use variance and preliminary/final major site plan approval for a proposed expansion to the existing self-storage business currently known as Monroe Self-Storage. The proposed expansion consists of a one-story self-storage building to contain an office and 284 rental units (Bldg A) and two additional rental unit buildings with 25 and 17 rental units respectively (Bldg L and Bldg M). The property in question is zone C (Commercial) & R-2 (Suburban Residential Option District) and is located at 638-640 N Black Horse Pike a.k.a. Block 1603 Lot 45.

**Public Portion**

**Reports**

**Adjournment**