

## Monroe Township Zoning Board Meeting Minutes

May 15, 2018 7:00 pm

### Call to Order

Proper notice of this meeting was given as required in the Open Public Meetings Act on January 5, 2018 and a copy was posted on the first floor bulletin board and a copy was given to the Township Clerk.

“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”.

### Pledge of Allegiance

#### Roll Call:

#### Members:

Mrs. Fox - Present

Mr. Fritz- Present

Mr. Kozak- Present

Mr. Manfredi- Present

Mr. McLaughlin, Vice Chairman - Excused

Mr. Mercado- Present

Mr. Salvadori, Chairman- Present

Mr. O'Reilly, Alt.#1- Present

Mr. Sebastian, Alt.#2- Present

#### Professionals:

Rick Coe, Solicitor- Present

Engineer, Marty Sanders - Absent

Planner, Pam Pellegrini- Present

Council Liaison, Ron Garbowski- Present

Community Development Director/Zoning Officer, Rosemary Flaherty- Present

Tara Park, Secretary and Transcriber- Present

#### Public Announcement:

**The following application will be scheduled for June 19, 2018 at 7:00 pm.**

**Bruce Paparone, Application **ZBA** #05-2018, Density and Bulk Variance, Block 15301 Lots 1-16; Block 5303 Lots 31-36, 38 and 39, Block 15402 Lots 9-13, Crosskeys Road**

**The applicant is seeking a d5 variance approval for density, bulk and lot frontage, width, front, side and rear yard setbacks to construct a 292 Single family dwelling home subdivision.**

**Site Plan Waiver:**

**WSP-17-18 John and Patricia Lasch, 313 Lake Avenue, Block 1001 Lot 22.01**

The applicant has been approved for a use variance to operate his business at this location and park commercial trucks. The condition of that use variance approval was to seek a site plan waiver.

Mr. Len Schwartz, attorney for the applicant was present with the applicant, Mr. John Lasch. Mr. Lasch was sworn in by the Solicitor. The attorney for the applicant and the applicant responded to the following items of the Zoning Officer's report and Board Concerns:

- Hours of Business: 4am employees enter & trucks leave and 8pm trucks return and employees leave ~ Monday through Friday
- The trucks enter and exit the property only using Lake Avenue to Black Horse Pike
- There are 4 tri-axle dump trucks on site
- There are 2 full time employees and the property owner as employees
- Employees park in the same stone area where the dump trucks are parked
- There is no signage proposed
- There is no dumpster on site
- There has been no issue of damage from the trucks to the roadway in the history of this business
- There has been no concrete pad or drainage issues
- The owner has placed 5 loads of stone on the property as opposed to concrete
- There is no maintenance on the property, he has two locations the trucks are taken to
- No neighbors appeared at this hearing or the last, and none oppose his use to his knowledge (notifications were only required at the first hearing)
- There has been no contamination to date, and there is 4-5 inches thick of stone in case there is any leakage.
- Trucks are backed into the lot

Ms. Pellegrini noted that there were some adjustments that she could recommend, but that would create the need for a site plan. She did not review the application or produce a report as this was a Site Plan Waiver application and the report was completed by the Zoning Officer.

The Solicitor informed the Board that since the Board has completed a full hearing, they now have the option to vote on the waiver.

Motion to open application to the public: Mr. Kozak

2nd: Mrs. Fox

Mrs. Fox - Yes

Roll Call:

Mr. Fritz- Yes  
Mr. Kozak- Yes  
Mr. Manfredi - Yes  
Mr. Mercado- Yes  
Mr. O'Reilly, Alt.#1- Yes  
Mr. Salvadori, Chairman- Yes

With no one from the public wishing to speak

Motion to close application to the public: Mr. Fritz  
2nd: Mrs. Fox  
Roll Call:  
Mrs. Fox - Yes  
Mr. Fritz- Yes  
Mr. Kozak- Yes  
Mr. Manfredi - Yes  
Mr. Mercado- Yes  
Mr. O'Reilly, Alt.#1- Yes  
Mr. Salvadori, Chairman- Yes

Site Plan Waiver ~ Waiver of Developer's Agreement

Motion to Approve: Mr. Fritz  
2nd: Mr. Kozak  
Roll Call:  
Mrs. Fox - Yes  
Mr. Fritz- Yes  
Mr. Kozak- Yes  
Mr. Manfredi - Yes  
Mr. Mercado- Yes  
Mr. O'Reilly, Alt.#1- Yes  
Mr. Salvadori, Chairman- Yes

Sidewalk waiver

Motion to Approve: Mr. Kozak  
2nd: Mr. Fritz  
Roll Call:  
Mrs. Fox - Yes  
Mr. Fritz- Yes  
Mr. Kozak- Yes

Mr. Manfredi - Yes  
Mr. Mercado- Yes  
Mr. O'Reilly, Alt.#1- Yes  
Mr. Salvadori, Chairman- Yes

**Memorialization of Resolutions:**

**Resolution #ZBA-15-2018, Annamarie Norton, Application #ZBA #01-2018, Use Variance, Block 5303 Lots 3 and 4, 320 Broadlane Road**

**The applicant applied for a use variance approval to construct a 3200 square foot garage for personal use. The garage height is 19.5' from the ground to the peak. The applicant applied for a use variance and height variance.**

Motion to Approve: Mr. Fritz

2nd: Mrs. Fox

Roll Call:

Mrs. Fox - Yes

Mr. Fritz- Yes

Mr. Kozak- Yes

Mr. Manfredi - Yes

Mr. Mercado- Yes

Mr. Salvadori, Chairman- Yes

**Resolution #ZBA-16-2018, Bradley and Karen Zerbe, Application #ZBA #02-2018, Bulk Variance, Block 401 Lot 5, 1837 Herbert Blvd.**

**The applicant applied for a bulk variance to construct a 2 car garage 28' x 23.9' which will be attached to the existing home. A portion of the proposed garage will be located over the existing paved driveway but they can't meet the required side yard setback which is 10'. They will have a side yard setback of 6.9' side yard setback.**

Motion to Approve: Mr. Kozak

2nd: Mr. Fritz

Roll Call:

Mrs. Fox - Yes

Mr. Fritz- Yes

Mr. Kozak- Yes

Mr. Manfredi - Yes

Mr. Mercado- Yes

Mr. Salvadori, Chairman- Yes

**Brett Orr, Application ZBA #04-2018, Use Variance, Block 1401 Lot 42, 517 Sicklerville Road**

**The applicant proposed a use variance to construct a 30' x 40' garage where 900 square feet is permitted.**

Motion to Approve: Mr. Kozak

2nd: Mr. Fritz

Roll Call:

Mrs. Fox - Yes

Mr. Fritz- Yes

Mr. Kozak- Yes

Mr. Manfredi - Yes

Mr. Mercado- Yes

Mr. Salvadori, Chairman- Yes

**Correspondences/Discussion:**

**6/5/2018 Meeting is cancelled since it is Election Day.**

**Minutes Approval:**

**03/28/2018**

Motion to Approve: Mr. Fritz

2nd: Mr. Kozak

Roll Call:

Mrs. Fox - Yes

Mr. Fritz- Yes

Mr. Kozak- Yes

Mr. Manfredi - Yes

Mr. Mercado- Yes

Mr. Salvadori, Chairman- Yes

**04/17/2018 ~ With replacement of Scardino with McLaughlin**

Motion to Approve: Mr. Fritz

2nd: Mrs. Fox

Roll Call:

Mrs. Fox - Yes

Mr. Fritz- Yes

Mr. Kozak- Yes

Mr. Manfredi - Yes

Mr. Mercado- Yes

Mr. Salvadori, Chairman- Yes

**4/17/2018 Closed ~ with correction of permitting statement/requirement**

Motion to Approve: Mr. Fritz

2nd: Mr. Kozak

Roll Call:

Mrs. Fox - Yes

Mr. Fritz- Yes

Mr. Kozak- Yes

Mr. Manfredi - Yes

Mr. Mercado- Yes

Mr. Salvadori, Chairman- Ye

**Reports:**

Mr. Fritz noted his previous complaints about the nursery at 322 & Tuckahoe Road and Director/Zoning Officer Flaherty requested that they be sent to her by email so she can address them.

Mr. Mercado asked for a status update on Mr. Bialowas property and Director/Zoning Officer Flaherty noted that the Solicitor has issued a letter in reference to the insufficient escrow, and a summons is also being issued.

**Adjourn:**

Motion to Approve: Mr. Fritz

2nd: Mr. Kozak

All in favor by voice vote, and none opposed.

These minutes are a brief summary of the proceedings and should not be taken as verbatim testimony

Respectfully submitted,

Tara Ann Park