

June 9, 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 **special meeting** on **Tuesday, June 9, 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 969 792 7421 Password: 8YgZcL
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/9697927421> Password: 8YgZcL

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.

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.

Please take note all documents related to the applications are available online at www.monroetownshipnj.org

The following is the agenda for said meeting:

A G E N D A

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

Memorialization of Resolutions

1. Resolution #16-2020 - Application #20-04 Matt & Miranda West – Percentage of Lot Coverage Variance

The applicant received approval for a percentage of lot coverage variance to construct an 18' x 38' inground pool. The maximum lot coverage permitted is 30%; proposed is 40%. The property in question is zoned RG-PR (Regional Growth Planned Residential) and is located at 1658 Carriage Drive a.k.a. Block 103.0201 Lot 35.

2. Resolution #17-2020 - Application #18-07 – WBA Arbours Jr., LLC – Use Variance Reconsideration

The applicant requested a reconsideration for a (d)5 density variance to construct a residential cluster development consisting of 16 single family lots and 1 open space lot. The use variance was denied. The property in question is zoned RG-PR (Regional Growth Planned Residential) and is located on Blue Bell Road between the Arbours and Lafayette Developments a.k.a. Block 110.0301 Lot 21.

Public Hearings

1. Application #20-12 Lisa Agigian – Rear Yard Variance

The applicant is seeking a rear yard variance to construct a 10' x 16' deck. The required rear yard setback is 10'; proposed is 5'11". The property in question is zoned RA (Residential Age-Restricted District) and is located at 635 Barbados Drive a.k.a. Block 9.0104 Lot 91.

2. Application #20-13 Stephen Paparo – Rear Yard Variance

The application is seeking a rear yard variance to construct a 14' x 20' covered porch. The required rear yard setback is 37.5'; proposed is 29'. The property in questions is zoned R-2 (Suburban Residential Option District) and is located at 908 Shetland Lane a.k.a. Block 24.0302 Lot 3.

Public Portion

Reports

Approval of Minutes

1. March 10, 2020 regular meeting.

Closed Executive Session – This will be held after adjournment of our special meeting. This is not open to the public.

1. Resolution #18-2020 Closed Executive Session – WBA Arbours, Jr., LLC v Monroe Twp. ZBA & Wood Management LLC v Monroe Twp. ZBA

Resolution authorizing Closed Executive Session of the Monroe Township Zoning Board to discuss matters falling under litigation subject to Attorney/Client privilege pursuant to N.J.S.A. 10:4-12b(7). No action will be taken.

Adjournment