

August 4, 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 **meeting on Tuesday, August 4, 2020 at 5:00PM** (Time Change from 7:00 p.m.) 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 937 9277 9505 Password: 287253
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/93792779505> Password: 287253

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 or in the office of the Zoning Board during normal business hours.

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 #37-2020 Application #20-27 Jaleesa Sampson – Percentage of Lot Coverage Variance – Approved.

The applicant's request for a percentage of lot coverage variance was approved to construct a 16' x 32' inground swimming pool located at 1773 Carriage Drive.

2. Resolution #38-2020 Application #20-03 Kathryn Maycock – Use Variance – Approved

The applicant's request for a use variance was approved to have a rental residential duplex, chiropractic office and a vitamin/supplement business on one property located at 117 Washington Avenue.

3. Resolution #39-2020 Closed Executive Session – 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.

Public Hearings

1. Application #20-04 Edward C. Lutz, Jr. – Rear Yard Variance

The applicant is requesting a rear yard variance to construct a 25' x 36' garage to replace their existing garage. The required rear yard setback is 37.5'; proposed is 13'. The property for which approval is being sought is in R-2 (Suburban Residential Option District) zone and is located at 1610 W. Lake Avenue a.k.a. Block 401 Lot 28.

2. Application #20-24 John Chirico – Use Variance

The applicant is proposing to construct a new 3500 sf single family dwelling with a 4000 sf 2 story business/garage located behind the new dwelling. A use variance is required for the dual uses and oversized garage. The property for which approval is being sought is in RA (Residential Age-Restricted District) zone and is located at 2731 Fries Mill Road a.k.a. Block 14801 Lot 17.

Public Portion

Reports

Approval of Minutes

1. July 21, 2020 special meeting.

Closed Executive Session – This will be held after adjournment of our meeting. This is not open to the public. No decisions will be made/discussion only.

Adjournment