

September 1, 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, September 1, 2020 at 6:00PM** 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 928 7366 0223 Password: 118033
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/92873660223> Password: 118033

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 to view in the Zoning Board Office during normal business hours and will be 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 #41-2020 Application #20-24 John Chirico – Use Variance Denied – Tabled to 9/15/20

The applicant's request for a use variance was denied 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 Hearings

1. Application #20-28 Joseph Carino – Use Variance

The applicant is requesting a use variance to construct a 24' x 24' 2-car detached garage in the front yard. An accessory building is not allowed in the front yard; and any other variances/waivers that may be necessary for the Board to approve this application. The property for which approval is being sought is in R-2 (Suburban Residential Option District) zone and is located at 671 New Brooklyn Road and is also known as Block 2301 Lot 28.01.

2. Application #20-29 Jeffrey Slotnick – Percentage of Lot Coverage Variance

The applicant is requesting a percentage of lot coverage to construct a 20' x 25' concrete slab along with concrete pool deck and patio; the maximum percentage of lot coverage allowed is 30%; proposed is 37.9%; and any other variances/waivers that may be necessary for the Board to approve this application. The property for which approval is being sought is in RG-PR (Regional Growth Planned Residential District) zone and is located at 1128 Monet Court and is also known as Block 110.0407 Lot 44.

3. Application #20-30 Juan Cela – Percentage of Lot Coverage, Side & Rear Yard Variances

The applicant is requesting a percentage of lot coverage variance of 75% for the impervious coverage for a volleyball court which exceeds the maximum allowed of 30%; side & rear yard variances for the sheds which were installed within the 5' requirement for the accessory buildings; and any other variances/waivers that may be necessary for the Board to approve this application. The property for which approval is being sought is in C (Commercial District) zone and is located at 45 Sicklerville Road and is also known as Block 1807 Lot 2.

4. Application #20-33 Pedro Romero – Percentage of Lot Coverage Variance

The applicant is requesting a percentage of lot coverage variance to construct a 14' x 30' inground pool. The maximum percentage of lot coverage allowed is 30%; proposed is 32.8%; and any other variances/waivers that may be necessary for the Board to approve this application. The property for which approval is being sought is in R-2 (Suburban Residential Option District) zone and is located at 18 Candlewood Road and is also known as Block 13.0202 Lot 2.

Public Portion

Reports

Adjournment