

February 26, 2021

Dawn M. Farrell, Administrative Clerk
Township of Monroe Zoning Board
125 Virginia Avenue, Suite 5A
Williamstown, NJ 08094-1768

Use Variance (1st Review)
Block 15403, Lot 22.02
Zone: C, Commercial
1740 Glassboro Road
Applicant: Patrick Jones (Application #21-12)
Colliers Engineering & Design Project No. MMZ-085

Dear Ms. Farrell,

The above referenced application is a request for a use variance application review.

1.0 Project Description

1.1 Proposal

The applicant seeks use variance approval to operate an auto repair, auto body and customization business. The applicant proposes to lease the existing building previously used as a wood shop business for his auto repair with auto body and customization business. The applicant indicates the business would have 2-3 employees and the business hours of operation are from Monday – Sunday 9:00am to 6:00pm. The property is served by public water and an existing onsite septic disposal system.

The applicant should confirm the square footage area of the existing building and his intended business hours as the days/hours cited above do not match the submitted commercial business application which lists Monday-Friday 7:30am-5:30pm, Saturday 8:00am-12:00pm and closed Sunday.

1.2 Existing Conditions

The .827 acre parcel fronts on Glassboro Williamstown Road (U.S. Route 322, aka as Glassboro Road) and contains an existing commercial building with bituminous parking area. The building is currently vacant and is zoned C, Commercial District.

1.3 Surrounding Land Uses

The area is rural residential in character, with some nearby farms and commercial uses including an office, custom auto body shop and irrigation supply company. There are no residences directly adjacent to the PIQ.

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #21-12, received via email February 18, 2021, consisting of the following:

Sheet	Title	Date
---	Application	February 12, 2021
---	Application Summary	February 12, 2021
---	Zoning Office Referral Form	September 23, 2020
---	Zoning Permit Application	September 18, 2020
---	Commercial Lease	September 4, 2020
---	Addendum to Lease	September 4, 2020
---	Site Photos (3)	---
1 of 1	Zoning/Grading Plan	April 21, 2011

The plan is signed by Gregory J. Simonds, PE of GS Engineering.

3.0 Zoning Requirements

3.1 Use

In accordance with § 175-163, Attachment 6, auto repair/auto body i.e., light industrial, is not listed as a permitted use in the C, Commercial District. As such, a use variance is required.

Where light industrial uses are permitted in the Township, the following design considerations in accordance with § 175-163C(1) are generally applied and are provided for the Board's reference and consideration.

- (a) No noxious, offensive or hazardous use shall be permitted unless adequate provision is made to reduce and minimize such objectionable elements. The use shall be required to meet or exceed all governmental standards governing said elements.
- (b) Should the proposed use raise questions of public health, safety or welfare, the Board may bring in consultants and other independent experts, as the Board deems necessary, for their evaluation and opinion. The cost of any independent consultant or expert shall be borne by the applicant from the escrow fees posted.
- (c) No building may be erected, altered or used and no premises may be used in or within 100 feet of a residence district where the use may involve noxious or offensive odors, dust, vibrations, illuminations or noise or which may be a public nuisance.
- (d) No occupancy permit shall be granted to a proposed new use without first conforming to the requirements for site plan approval.
- (e) No building erected for manufacturing purposes shall be located within 100 feet of an existing residence.

Testimony to be provided regarding compliance with the above design considerations.

4.0 Master Plan Consistency

1. The proposed use is not consistent with the goals and objectives of the Master Plan. Should the use variance be granted, site improvements and physical impacts of the use need to be addressed and mitigated.

5.0 Fees, Contributions, and Obligations

5.1 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to any approval taking effect.

6.0 General Comments / Recommendations

- 1 In accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-76b), the applicant may elect to submit an application requesting approval of the use variance and a subsequent application for the approval of a site plan, if required, provided that the approval of the variance is conditioned upon the applicant obtaining all required subsequent approvals from the Zoning Board. No such subsequent approval shall be granted unless such approval can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

Consequently, any variance granted permitting the proposed use must be conditioned upon the applicant obtaining the necessary site plan approval, if deemed required, from the Zoning Board.

- 2 The applicant must demonstrate sufficient "special reasons" why the proposed use carries out a purpose of zoning, or how the refusal to allow the project would impose on the applicant an undue hardship. In addition, the applicant must demonstrate that the requested use variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
3. The applicant should provide testimony regarding the general function and circulation onsite as well as the adequacy of any existing parking.
4. The applicant should confirm if vehicles waiting to be serviced will be parked outdoors and where.
5. Testimony should be provided regarding any intended outside storage proposed.

Sincerely,

Colliers Engineering & Design



Pamela Pellegrini, PE, PP, CME
Senior Project Manager

cc: Richard P. Coe, Esquire

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