

May 18, 2021 (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, May 18, 2021 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 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 964 0455 3525 Password: 667023
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/96404553525> Password: 667023

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 PARTICIPANTS** 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.

A G E N D A

Call to Order / Salute to Flag / Roll Call / Proper Notice 1/8/21

Memorialization of Resolutions

1. Resolution #47-2021 Application #21-24 Reginald Gould – Percentage of Lot Coverage Variance Approved.

The applicant's request for a percentage of lot coverage variance was approved for the installation of an inground swimming pool located at 605 Ironwood Drive and is also known as Block 12104 Lot 3.

2. Resolution #48-2021 Application #21-25 John M. McGee, Jr. – Percentage of Lot Coverage Variance Approved.

The applicant's request for a percentage of lot coverage variance was approved for the replacement of the existing wood deck with a concrete patio and walkway located at 479 Colts Run Road and is also known as Block 23.0102 Lot 9.

3. Resolution #49-2021 Application #21-27 Madrid & Wayne Matthews – Percentage of Lot Coverage Variance Approved.

The applicant's request for a percentage of lot coverage variance was approved for the installation of an inground swimming pool located at 728 Davinci Way and is also known as Block 110.0402 Lot 15.

4. Resolution #50-2021 Application #21-26 David Jost – Percentage of Lot Coverage Variance Approved

The applicant's request for a percentage of lot coverage variance was approved for the installation of an inground swimming pool located at 373 Bryn Mawr Drive and is also known as Block 29.0201 Lot 12.

5. Resolution #51-2021 Application #1854 – N.W.D. Development, LLC – Final Major Subdivision Approved.

The applicant's request for final major subdivision approval was approved for 117 age restricted multi-family dwelling units (39 triplex buildings, a clubhouse lot and four (4) additional open space lots, two (2) of which contain stormwater management basins) located on Fries Mill Road a.k.a. Block 14801 Lot 12. The applicant received preliminary major subdivision approval on September 15, 2020.

Public Hearings

1. Application #21-26 Marc & Tara Grill – Percentage of Lot Coverage Variance

The applicant is requesting a percentage of lot coverage variance for the installation of an inground swimming pool and concrete patio. The maximum percentage of lot coverage allowed is 30%; proposed is 40% and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the RG-PR (Regional Growth Planned Residential District) zone and is located at 256 Spring Beauty Drive and is also known as Block 37.0203 Lot 5.

2. Application #21-29 David Howey & April Eganstafer – Use Variance

The applicant is requesting a use variance for the construction of a 30' x 50' x 15' pole barn. The maximum permitted accessory structure is 900 sq. ft.; proposed is 1,500 sq. ft. and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the R-2 (Suburban Residential Option District) zone and is located at 1028 Herbert Blvd. and is also known as Block 1001 Lot 17.

3. Application #21-31 Rick & Stacy Snyder – Right-of-Way and Encroachment Variances

The applicant is requesting a right-of-way and encroachment into the landscape buffer variances for the installation of an inground swimming pool. The required right-of-way setback is 35'; proposed is 15'. The 3' concrete perimeter of the pool will encroach into the buffer easement and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the RG-PR (Regional Growth Planned Residential District) zone and is located at 800 Spain Court and is also known as Block 12104 Lot 23.

4. Application #21-32 Thomas & Christie Locchetto – Side, Rear & Percentage of Lot Coverage Variances

The applicant is requesting side, rear and percentage of lot coverage variances for the installation of an inground swimming pool. The required side & rear yard setback is 10'; proposed is 6'. The maximum percentage of lot coverage allowed is 30%; proposed is 40% and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the RG-PR (Regional Growth Planned Residential District) zone and is located at 316 Marissa Court and is also known as Block 27.0201 Lot 5.

5. Application #21-33 Anthony Leanza – Side & Rear Yard Variances

The applicant is requesting side & rear yard variances to replace the existing shed with a 18' x 36' x 12' shed. The required side yard setback is 5'; proposed is 3'. The required rear yard setback is 12.5'; proposed is 3' and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the RG-MR (Regional Growth Moderate Residential District) zone and is located at 405 Taylor Lane and is also known as Block 29.0102 Lot 2.

6. Application #21-34 Michael Fulbrook & Jamie Kienzle – Rear Yard Variance

The applicant is requesting rear yard variance to install a 15 x 30' x 54" above ground swimming pool with a 30' x 40' deck. The required rear yard setback is 37.5'; proposed is 10.6' and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the R-2 (Suburban Residential Option District) zone and is located at 2028 Ridings Drive and is also known as Block 150.0101 Lot 61.

7. Application #506-SP – JK United Group, LLC – Minor Site Plan

The applicant is seeking minor site plan approval to relocate the office trailer and formalize the existing truck parking area for large trucks/tractor trailers including refrigeration trailers to be parked overnight in the rear of the building along with a bulk variance for relief from Section 175-163D(2)(d)[4] for side yard setback for an accessory structure and any other variances/waivers that may be required for the Board to approve this application. The improvements are for the continued utilization of their existing business, known as JK United Truck Repair. The business is located at 1824-1828 N. Black Horse Pike and operates as an auto and truck repair service, truck parking/storage and tire service business. The applicant was previously granted a site plan waiver in 2018 (Resolution PB-80-18). The existing business is served by a public well and septic, located in the C (Commercial District) zone and also known as Block 501 Lot 36.

Public Portion

Reports

2019 & 2020 Annual Reports

Approval of Minutes

May 4, 2021 regular meeting

Adjournment