

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF MONROE**

**ANNUAL REPORT FOR 2020**

**A. STATUTORY REQUIREMENT**

The Zoning Board of Adjustment (ZBA) is required to review its actions on an annual basis pursuant to the New Jersey Municipal Land Use Law (MLUL), N.J.S.A. 40:55D 70.1, which provides:

**40:55D 70.1: Report on variance applications, amendment recommendations.**

The board of adjustment shall, at least once a year review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The board of adjustment shall send copies of the report and resolution to the governing body and planning board.

This report provides information on all applications that proceeded to decision and memorialization by resolution by the ZBA in 2020.

**B. DISCUSSION OF APPLICATIONS**

1. RESOLUTION #13-2020  
ROBERT R. BARONE, JR.  
1690 GLASSBORO ROAD

The Applicant sought approval for use and height variances for an existing L-shaped 60' x 26'<sup>3</sup>/<sub>4</sub>' (1,840 sf) detached garage with a peak height of 21', and with an attached 18' x 20' carport style canopy. A use variance was required as Township Code § 175-89 allows one garage with a maximum floor area of 900 square feet and a maximum height of 18 feet.

Decision: The ZBA granted the use and height variances, with the principal condition being that the garage could only be used for personal storage and no commercial use would be allowed. Additionally, an existing shed on the property would have to be removed.

2. RESOLUTION #14-2020  
DAVID VITT  
249 SPRING BEAUTY DRIVE

The Applicant proposed to construct an in-ground pool (12' x 16' x 30') in his rear yard which required rear yard and lot coverage variances. Required rear yard is 10', proposed was 5'. The lot coverage permitted is 30%, proposed was 35%.