

Call to Order:

The reorganization meeting of the Monroe Township Zoning Board of Adjustment was called to order at 6:03 p.m. by Mrs. Farrell who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act and was published in the newspaper and posted on the Township’s website on December 30, 2020”.

The Board saluted the flag.

Roll Call:

Present – Mr. Cossaboon, Mr. Cummiskey, Mr. Kozak, Mr. Rybicki, Mr. Salvadori, Mr. Sebastian, Mr. Adams, Mr. Coe, Solicitor, Mrs. Fox, Council Liaison, Mr. O’Reilly, Council Member, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Absent – Mr. McLaughlin, (excused), Mr. Powers, (excused).

Reorganization:

1. Appointments to the Board by Council:

a.) Mr. Cummiskey	Class IV Member	4 yr. term to expire 12/31/24
b.) Mr. Kozak	Class IV Member	4 yr. term to expire 12/31/24
c.) Mr. Powers	Alternate I Member	2 yr. term to expire 12/31/22
d.) Mr. Adams	Alternate II Member	1 yr. unexpired term 12/31/21
e.) Mrs. Fox	Council Liaison	1 yr. term to expire 12/31/21

2. Election of Chairman:

Mrs. Farrell opened nominations for the election of a Chairman. Mr. Cossaboon nominated Mr. Sebastian, seconded by Mr. Salvadori. With no other nominations, Mrs. Farrell cast a vote for Mr. Sebastian as Chairman. Mr. Sebastian was sworn in by Mr. Coe as Chairman.

3. Election of Vice Chairman:

Mr. Sebastian opened nominations for the election of a Vice Chairman. Mr. Cossaboon nominated Mr. Kozak, seconded by Mr. Cummiskey. With no other nominations, Mrs. Farrell cast a vote for Mr. Kozak as Vice Chairman.

Reorganization: (continued)

4. Reorganization Resolutions:

1. #01-2020 – Zoning Board of Adjustment Secretary & Assistant Secretary

Motion by Mr. Salvadori to nominate Mrs. Farrell as Secretary and Mrs. Orbaczewski as Assistant Secretary, seconded by Mr. Cummiskey. With no other nominations, Mrs. Farrell cast a vote for herself as Secretary and Mrs. Orbaczewski as Assistant Secretary.

2. #02-2021 – Schedule of Meetings

Mrs. Farrell noted she would make a correction and add the January 26, 2021 meeting to the schedule of meetings. The Board members were in agreement with the meeting schedule and time. Voice vote; all ayes, to accept the Schedule of Meetings for 2021.

3. #03-2021 – Zoning Board of Adjustment Solicitor

Mr. Sebastian opened nominations for the appointment of Zoning Board of Adjustment Solicitor. Mr. Cummiskey nominated the firm of Weir & Partners, Mr. Coe, seconded by Mr. Salvadori. With no other nominations for Solicitor, Mrs. Farrell cast a vote for the firm of Weir & Partners as Zoning Board of Adjustment Solicitor.

4. #04-2021 – Zoning Board of Adjustment Rules & Regulations

The Board members were in agreement with the Rules & Regulations for the Zoning Board. Voice vote; all ayes, to accept the Rules and Regulations.

5. #05-2021 – Zoning Board of Adjustment Planner

Mr. Sebastian opened nominations for the Zoning Board Planner. Motion by Mr. Cummiskey, seconded by Mr. Salvadori to appoint Maser Consulting, Pam Pellegrini, as Zoning Board of Adjustment Planner. With no other nominations, Mrs. Farrell cast a vote for Maser Consulting as Zoning Board of Adjustment Planner.

6. #06-2021 – Zoning Board of Adjustment Engineer

Mr. Sebastian opened nominations for Zoning Board Engineer. Motion by Mr. Cummiskey, seconded by Mr. Salvadori to appoint Martin S. Sander as Zoning Board Engineer. With no other nominations, Mrs. Farrell cast a vote for Martin S. Sander as Zoning Board of Adjustment Engineer.

Reorganization: (continued)

7. #07-2021 – Zoning Board of Adjustment Clerk Transcriber

Mr. Sebastian opened nominations for Zoning Board of Adjustment Clerk Transcriber. Motion by Mr. Salvadori to nominate Ninette Orbaczewski, seconded by Mr. Cossaboon. With no other nominations, Mrs. Farrell cast a vote for Ninette Orbaczewski as Clerk Transcriber.

8. #08-2021 – Zoning Board of Adjustment Official Newspapers

Motion by Mr. Cummiskey, seconded by Mr. Cossaboon to accept the South Jersey Times and Courier Post as the Zoning Board of Adjustment Official Newspapers. Voice vote; all ayes, motion passed.

9. #09-2021 – Zoning Board of Adjustment Conflict Solicitor

Mr. Coe stated that in the past couple of years, the Board has used Philip Duvilla as their conflict solicitor. Motion by Mr. Salvadori, seconded by Mr. Cummiskey to appoint Philip Duvilla as the Zoning Board of Adjustment Conflict Solicitor. With no other nominations, Mrs. Farrell cast a vote for Philip Duvilla as the Zoning Board Conflict Solicitor.

Memorialization of Resolutions 2020:

1. #65-2020 – App. #20-47 – Kenneth Cinalli – Side Yard & Percentage of Lot Coverage

Motion by Mr. Salvadori, seconded by Mr. Cummiskey to adopt resolution #65-2020. Roll call vote: Ayes – Mr. Salvadori, Mr. Cummiskey, Mr. Cossaboon, Mr. Kozak, Mr. Rybicki, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

2. #66-2020 – App. 20-46 – John DeMarco – Use Variance, Rear Yard & Lot Coverage

Motion by Mr. Salvadori, seconded by Mr. Cummiskey to adopt resolution #66-2020. Roll call vote: Ayes – Mr. Salvadori, Mr. Cummiskey, Mr. Cossaboon, Mr. Kozak, Mr. Rybicki, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

3. #67-2020 – App. #20-44 – Vearl J. Evans, Jr. – Use Variance

Motion by Mr. Salvadori, seconded by Mr. Cummiskey to adopt resolution #67-2020. Roll call vote: Ayes – Mr. Salvadori, Mr. Cummiskey, Mr. Cossaboon, Mr. Kozak, Mr. Rybicki, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

Public Portion:

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

Reports:

1. Mrs. Farrell wanted the record to show that, while Mr. Rybicki's audio was not working, she and Mr. Coe could see him raise his hand when he was called on to vote this evening.
2. Mr. Coe stated that Mr. Kozak will have to be sworn in as the Vice Chairman at some point.
3. Ms. Fox stated she was happy to be back with the Zoning Board as the Council Liaison. She welcomed the new members to the Board.
4. Mr. O'Reilly stated he was thankful to have worked with the Board for the last four years. He thanked the professionals and stated he learned a lot from participating in the meetings. He thanked Mrs. Farrell and Mrs. Orbaczewski for their help over the years as well and stated he enjoyed his time as the Council Liaison. Mr. Sebastian stated that as Chairman, Mr. O'Reilly has an open invitation to come to the meetings whenever he wanted.

Approval of Minutes:

1. 12/15/2020 regular meeting.

Motion by Mr. Salvadori, seconded by Mr. Cummiskey to approve the minutes from the December 15, 2020 regular meeting. Voice vote; all ayes, motion passed.

Mr. Sebastian welcomed the new members and stated they have a good team and as long as they keep moving in the direction they are going; they cannot go wrong.

Adjournment:

The meeting was adjourned at 6:26 p.m.

These minutes are an extract from the meeting that was held on the above dated and are not a verbatim account or to be construed as an official transcript of the proceedings.

Respectfully submitted by: Ninette Orbaczewski, Clerk Transcriber