

Call to Order:

The regular meeting of the Monroe Township Zoning Board of Adjustment was called to order at 6:07 p.m. by Chairman Sebastian who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 8, 2021. In addition, notice for this evening’s public hearings were published in the newspaper on January 23, 2021.”

The Board saluted the flag.

Roll Call:

Present – Mr. Cossaboon, Mr. Cummiskey, Mr. Kozak, Mr. Rybicki, Mr. Salvadori, Mr. Sebastian, Mr. Powers. Absent – Mr. Adams, (excused), Mr. Sander, (excused). Also present – Mr. Coe, Solicitor, Ms. Pellegrini, Planner, Ms. Fox, Council Liaison, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Memorialization of Resolutions:

1. #10-2021 – App. #20-52 – Angie Chavarria – Front & Side Yard Variances Approved

Motion by Mr. Cummiskey, seconded by Mr. Rybicki to adopt resolution #10-2021. Voice vote; all ayes, motion passed.

2. #11-2021 – App. #20-53 – Donald DeBruce – Side Yard Variance Approved

Motion by Mr. Cummiskey, seconded by Mr. Cossaboon to adopt resolution #11-2021. Voice vote; all ayes, motion passed.

3. #12-2021 – App. #20-49 – Paul McCullough – Percentage of Lot Coverage Approved

Motion by Mr. Cummiskey, seconded by Mr. Cossaboon to adopt resolution #12-2021. Voice vote; all ayes, motion passed.

Public Hearings:

1. #20-48 – Richard Dean – Front Yard Variance

Present – Richard Dean, applicant.

The applicant is requesting a front yard variance where 30 feet is required and the applicant is proposing 10 feet for the construction of a 10’ x 9’ deck with steps. The property is located at 710 Crystal Drive, also known as Block 603, Lot 8 in the R-2 Zoning District.

Public Hearings: (continued)

1. #20-48 – Richard Dean (continued)

Mr. Sebastian asked if the application can be deemed complete. Mrs. Farrell replied the application can be deemed complete. Motion by Mr. Cummiskey, seconded by Mr. Rybicki to deem application #20-48 complete. Voice vote; all ayes, motion passed. Mr. Dean was sworn in by Mr. Coe. Mr. Dean testified that he used to have concrete steps that were in disrepair and wanted to replace the concrete steps with a new deck and steps. Mr. Kozak asked if the deck is already constructed. Mr. Dean replied the deck has already been constructed.

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

Mr. Coe reviewed the variance request for the Board. Motion by Mr. Cummiskey, seconded by Mr. Rybicki to grant the front yard variance as requested conditioned upon the applicant obtaining all required Township permits, construction of the deck in accordance with the plans provided, and maintenance of the escrow account. Roll call vote: Ayes – Mr. Cummiskey, Mr. Rybicki, Mr. Cossaboon, Mr. Kozak, Mr. Salvadori, Mr. Powers, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

2. #21-01 – Robert & Christine Ebner – Rear Yard & Lot Coverage Variances

Present – Toni Williamson, representative from The Pool Store, Robert Ebner, applicant, Christine Ebner, applicant.

The applicant is requesting a rear yard variance where 10 feet is required and they are proposing 9 feet; in addition, they are requesting a percentage of lot coverage variance where 30% is required and proposed is 40% in order to construct an inground swimming pool. The property is located at 780 Kristin Lane, also known as Block 13103, Lot 21 in the RG-MR Zoning District.

Mr. Sebastian asked if the application can be deemed complete. Mrs. Farrell replied that it can be deemed complete. Voice vote; all ayes, motion passed. Ms. Williamson and Mr. & Mrs. Ebner were sworn in by Mr. Coe. Ms. Williamson testified that they are requesting the rear and lot coverage variances noted for the installation of an inground pool in the Ebner's backyard. The reason for the request is based on the configuration of the property. Mr. Sebastian asked if they removing the existing patio. Ms. Williamson stated that it will be removed and replaced.

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

Public Hearings: (continued)

2. #21-01 – Robert & Christine Ebner (continued)

Mr. Coe reviewed the variance request for the Board. Motion by Mr. Rybicki, seconded by Mr. Cummiskey to grant the rear yard and lot coverage variances as noted, conditioned upon the applicant obtaining all necessary Township permits, including lot grading, construction of the pool and patio in accordance with the plans submitted, and maintenance of the escrow account. Roll call vote: Ayes – Mr. Rybicki Mr. Cummiskey, Mr. Cossaboon, Mr. Kozak, Mr. Salvadori, Mr. Powers, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

3. #21-02 – Amy Byorick – Rear Yard Variance

Present – Amy Byorick, applicant, Jeffrey Byorick, applicant’s husband.

The applicant is requesting a rear yard variance where 37.5 feet is required and the applicant is proposing 25.1 feet in order to construct a covered paver patio. The property is located at 1021 Woodhill Court, also known as Block 13.0201, Lot 26 in the R-2 Zoning District.

Mr. Sebastian asked if the application can be deemed complete. Mrs. Farrell replied the application can be deemed complete. Voice vote; all ayes, motion passed. Mr. & Mrs. Byorick were sworn in by Mr. Coe. Mr. Byorick stated they are before the Board for the rear yard variance in order to construct a paver patio with a 14’ x 24’ covered roof. Mr. Kozak asked the height of the roof. Mr. Byorick stated it will be 14.6 feet in height and attached to the house. Mr. Kozak asked if the roof will be shingled like the house and have gutters. Mr. Byorick replied it will be shingled and have gutters. Mr. Sebastian asked if the small deck by the back door is remaining. Mr. Byorick stated it is remaining. Mr. Coe asked if the reason they need the variance is due to the configuration of the backyard. Mr. Byorick replied that is the reason for the variance request.

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

Mr. Coe reviewed the variance request for the Board. Motion by Mr. Cummiskey, seconded by Mr. Cossaboon to grant the rear yard variance as noted, conditioned upon the applicant obtaining all necessary Township approvals including lot grading, the patio and roof must be constructed in accordance with the plans submitted, and the applicant must maintain their escrow account. Roll call vote: Ayes – Mr. Cummiskey, Mr. Cossaboon, Mr. Kozak, Mr. Rybicki, Mr. Salvadori, Mr. Powers, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

Public Hearings: (continued)

4. #20-51 = Walt Chobert – Use Variance

Present – Walt Chobert, applicant.

The applicant is requesting a use variance for the construction of a 30' x 50' x 16' pole barn where the maximum size permitted is 900 square feet and proposed is 1500 square feet. The property is located at 949 Blue Bell Road, also known as Block 12001, Lot 14 in the RG-PR Zoning District.

Mr. Sebastian asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. She stated that Ms. Pellegrini's report states that a Certificate of Filing is required; however, a Certificate of Filing is not necessary for an accessory structure as long as it is not larger than the house. Motion by Mr. Cummiskey, seconded by Mr. Cossaboon to deem application #20-51 complete. Voice vote; all ayes, motion passed.

Mr. Chobert was sworn in by Mr. Coe. Mr. Chobert stated he is before the Board in order to be allowed to construct a pole barn on his property. He has two sheds that are unsightly and he would like to just have the pole barn. He stated if he is approved to construct the pole barn, he will be removing the sheds once the pole barn is constructed. He commented that he is storing his recently deceased father-in-law's personal belongings and would like to keep that stuff in the pole barn. Mr. Kozak asked if there are any drainage issues on the property. Mr. Chobert replied that he does not have any drainage issues; he also owns the property next to him to the left, Lot 13 and his mother-in-law owns the property to the right of his home.

Ms. Pellegrini reviewed her report for the Board. She stated that the pole barn conforms to the height requirements and all other bulk requirements. She asked for testimony concerning lot coverage and also stated that if Mr. Chobert is removing at least one of the sheds, she did not believe he would be going over the maximum lot coverage of 10%. Mr. Coe stated it is his understanding the applicant stated he would be removing both sheds. Mr. Chobert concurred with Mr. Coe's statement. Ms. Pellegrini stated that there are requirements that the structure be visibly compatible with the house in color and roof texture. Mr. Chobert stated the pole barn will be the same color as his house. She asked if there will be a driveway installed to lead back to the pole barn. Mr. Chobert replied there will not be a driveway installed and he is not having any electricity inside the pole barn. He also testified that the pole barn is strictly for storage and there will not be any business operation conducted out of the pole barn. The proposed pole barn will not interfere with the existing septic system.

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

Public Hearings: (continued)

4. #20-51 – Walt Chobert (continued)

Mr. Coe reviewed the use variance request for the Board. Motion by Mr. Kozak, seconded by Mr. Cummiskey to grant the use variance conditioned upon the applicant removing the two existing sheds once the pole barn is constructed, the applicant must obtain all necessary Township permits, the pole barn must be constructed in accordance with the plans submitted, no business use is permitted, and the applicant must maintain his escrow account. Roll call vote: Ayes – Mr. Kozak, Mr. Cummiskey, Mr. Cossaboon, Mr. Rybicki, Mr. Salvadori, Mr. Powers, 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 announced she has sent the necessary paperwork to the finance office so all the Board members can be paid for last year's meetings.
2. Mrs. Farrell stated she sent an email to all the new Board members concerning mandatory training classes. These classes will be conducted virtually and a list of dates was provided as well. She asked for the members to please let her know what date works for them with regard to taking the classes because they must be registered. She also sent the new members the paperwork so they can be paid for the meetings for this year.

Adjournment:

The meeting was adjourned at 6:47 p.m.

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

Respectfully submitted by: Ninette Orbaczewski, Clerk Transcriber