

**Call to Order:**

The special meeting of the Monroe Township Zoning Board of Adjustment was called to order at 5:05 p.m. by Chairman Sebastian who read the following statement: “Notice of this meeting was sent in writing and published in the newspaper on April 17, 2021 as required by the Open Public Meetings Act. Be advised, no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m.”.

The Board saluted the flag.

**Roll call:**

Present – Mr. Kozak, Mr. Salvadori, Mr. Sebastian, Mr. Powers, Mr. Adams. Absent – Mr. Cossaboon, (excused), Mr. Cummiskey, (excused), Mr. DelCampo, (excused) Mr. Rybicki, (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. #36-2021 – App. #1856 – Wood Management, LLC – Minor Subdivision Approved

Motion by Mr. Salvadori, seconded by Mr. Powers to adopt resolution #36-2021. Roll call vote: Ayes – Mr. Salvadori, Mr. Powers, Mr. Kozak, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

2. #37-2021 – App. #507-SP – Wood Management, LLC – Preliminary Major Site Plan Approved

Motion by Mr. Powers, seconded by Mr. Sebastian to adopt resolution #37-2021. Roll call vote: Ayes – Mr. Powers, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

**Public Hearing:**

1. #506-SP – JK United Group, LLC – Minor Site Plan

Mr. Coe announced that the applicant has asked for an adjournment for this evening and is rescheduled for the May 18, 2021 regular meeting at 6:00 p.m. No new notice of the hearing will be sent as the new meeting date has been announced.

Mr. Coe prepared a resolution for the adjournment.

#44-2021 – App. #506-SP – JK United Group – Hearing Adjournment

Motion by Mr. Powers, seconded by Mr. Salvadori to adopt resolution #44-2021. Roll call vote: Ayes – Mr. Powers, Mr. Salvadori, Mr. Kozak, Mr. Adams, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

**Site Plan Waiver:**

1. #WSP-05-21 – Patrick Jones – Site Plan Waiver

Present – Patrick Jones, applicant.

The applicant is requesting a site plan waiver for his existing auto body and customization business which was approved by the Zoning Board on March 2, 2021. The site plan waiver was a condition of approval in order to show the circulation, parking, and location of a trash enclosure. The property is located at 1740 Glassboro Road, also known as Block 15403, Lot 22.02, in the Commercial Zoning District.

Ms. Pellegrini stated that the Board directed her to prepare a parking plan for Mr. Jones since his plan was not a workable plan for the site. She stated she visited the site and viewed the existing conditions which are only slightly different than the survey. The front of building has a new double door with a landing and a ramp for accessibility. She prepared two hand drawn sketches for the Board's review labeled Concept A and Concept B. She felt Concept A is the better arrangement for the site. It shows six 9' x 18' spaces and a van accessible handicap space which is 8' with another 8' striped section, all in the front of the building. On the side of the building, she took note of the location of the man doors, and created three parallel parking spaces in between the doors. The total number of spaces would be ten one of which is a handicapped space. At the narrowest point of the site, it will still allow for a 15' drive aisle. The trash enclosure is located at the back of the building and the drive aisle is wide enough for the trash truck.

Mr. Sebastian inquired about the striped area for the handicap space as to whether it should be on the other side. Ms. Pellegrini replied it can really be on either side as a van can park in the striping and exit with a wheelchair on the parking space side or vice versa. Ms. Pellegrini also commented that the handicap space should be signed as such. It can be a sign mounted on the building in front of the space and the space needs to be painted and striped.

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

Mr. Kozak asked if the applicant is in agreement with Ms. Pellegrini's plan. Mr. Jones replied that he is fine with the plan Ms. Pellegrini recommended and thanked Ms. Pellegrini for her help.

Mr. Coe reviewed the site plan waiver. Motion by Mr. Salvadori, seconded by Mr. Powers to grant the site plan waiver conditioned upon the applicant complying with Concept Plan A prepared by Ms. Pellegrini which will be attached to the resolution, the handicap parking space should be signed, painted, and striped, maintenance of the escrow account, and the conditions of the use variance approval. Roll call vote: Ayes – Mr. Salvadori, Mr. Powers, Mr. Kozak, Mr. Adams, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

**Extension Request:**

1. #16-26 – Harold Paul Kanady – Use Variance Extension

Present – Harold Paul Kanady, applicant, John Makowski, applicant’s attorney.

The applicant is requesting an extension of his use variance granted by the Zoning Board for the storage and parking of trucks, equipment, and bulk materials, as well as the continued use of the residential home. A condition of the use variance was the applicant had to submit a minor site plan for the Board’s review. The property is located at 1711 Glassboro Road, also known as Block 15202, Lot 10, in the Commercial and BP Zoning Districts.

Mr. Makowski stated that Mr. Kanady is requesting an extension of his use variance. It has been difficult to fulfill the condition of his approval to submit the site plan in previous years due to health issues, COVID, etc. Mr. Kanady does have a site plan that was modified in November of 2020 and he is prepared to move forward. Mr. Sebastian asked how long it will take for Mr. Kanady to submit the site plan to the Board office. Mr. Makowski replied he could probably have the application submitted within the next week. Mr. Sebastian asked Mrs. Farrell about the meeting dates. Mrs. Farrell stated she would like to get the application and then send it to the professionals and wait for their reports before scheduling a hearing. She also commented on the fact that the Board only has one meeting a month scheduled for the summer months.

There was further discussion with it being decided that the minor site plan application would be submitted to the Board within two weeks. Mr. Coe stated that the use variance extension should be for four months in order to allow the site plan application to be submitted, reviewed by the professionals, and a hearing scheduled. Mr. Kanady agreed he will submit the application within the next two weeks. Ms. Pellegrini commented on an outstanding invoice from a couple of years ago still owed by Mr. Kanady. Mr. Kanady stated that he thought that was already paid. Ms. Pellegrini stated she will check with Mrs. Orbaczewski concerning that issue. Mrs. Orbaczewski informed Mrs. Farrell that the invoice had been paid in full. Ms. Pellegrini stated she will check into the matter further.

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

Mr. Coe reviewed the request for the Board. Motion by Mr. Salvadori, seconded by Mr. Powers to grant the extension retroactively through today with an additional four months added conditioned upon the applicant submitting the minor site plan application within two weeks, the applicant will satisfy any escrow obligation, and the applicant will comply with all previous approvals and conditions of approval. Roll call vote: Ayes – Mr. Salvadori, Mr. Powers, Mr. Kozak, Mr. Adams, 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 reminded the Board that there is a meeting next Tuesday, May 4, 2021 at 6:00 p.m.

**Approval of Minutes:**

1. 3/23/2021 special meeting.

Motion by Mr. Powers, seconded by Mr. Sebastian to approve the minutes from the March 23, 2021 special meeting. Voice vote; all ayes, motion passed.

**Adjournment:**

The meeting was adjourned at 5:35 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 Orbachewski, Clerk Transcriber.