Monroe Township July 20, 2021

Zoning Board of Adjustment Regular Meeting

A G E N D A

Call to Order/Salute to the Flag/Roll Call/Proper Notice 7/10/21

**Memorialization of Resolutions:**

**1. Resolution #59-2021 – Appointment of Zoning Board of Adjustment Secretary**

**2. Resolution #60-2021 – Application #21-30 – Otis & Shahida Peterson – Side Yard and Percentage of Lot Coverage Variances Approved**

The applicant’s request for side yard and lot coverage variances was approved for the installation of the existing asphalt driveway located at 49 Howard Drive, also known as Block 13505, Lot 26.

**3. Resolution #61-2021 – Application #21-35 – Dominic Esposito – Side Yard Variances Approved**

The applicant’s request for side yard variances was approved for an addition on the master bedroom and a sunroom located at 1914 Herbert Boulevard, also known as Block 301, Lot 7.

**4. Resolution #62-2021 – Application #21-36 – Bari Chamberlain – Use Variance Approved**

The applicant’s request for a use variance was approved to allow an accessory structure in the front yard and for that structure to be greater than 900 square feet located at 2143 Magnolia Avenue, also known as Block 9604, Lot 18.

**5. Resolution #63-2021 – Application #21-37 – Ty Hagy – Use Variance Approved**

The applicant’s request for a use variance was approved to allow the replacement of a portion of an existing accessory structure with a 40’ x 60’ x 16’ pole barn that is greater than 900 square feet. The property is located at 2121 Bluebell Road, also known as Block 10401, Lot 4.

**6. Resolution #64-2021 – Application #21-38 – William Quash – Side Yard & Percentage of Lot Coverage Approved**

The applicant’s request for a side yard variance to allow a 12’ x 8’ shed and a percentage of lot coverage variance for the installation of an inground pool was approved. The property is located at 800 Dartmoor Avenue, also known as Block 25.0103, Lot 18.

**7. Resolution #65-2021 – Application #21-39 – Andrew & Alyssa Dobbins – Side, Rear, & Percentage of Lot Coverage Variances Approved**

The applicants request for side & rear yard variances was approved to allow an 8’x 12’ shed and the percentage of lot coverage variance was approved for the installation of an inground pool. The property is located at 292 Spring Beauty Drive, also known as Block 37.0203, Lot 8.

**Memorialization of Resolutions: (continued)**

**8. Resolution #66-2021 – Application #21-40 – Eugene Taylor – Use Variance Approved**

The applicant’s request for a use variance was approved to allow an accessory structure 4800 square feet with a 1500 square foot lean to attached which is larger than the existing single family home. The property is located at 2276 Winslow Road, also known as Block 4902, Lot 2.

**9. Resolution #67-2021 – Application #21-41 – Prime Construction & Development, LLC – Rear, Front, & Lot Area Variances Approved**

The applicant’s request for rear, front, and lot area variances was approved to allow the construction of a single family home. The property is located on Dahlia Avenue, also known as Block 14607, Lot 6.

**10. Resolution #68-2021 – Application #21-42 – Joseph Nikituk – Rear, Side, & Percentage of Lot Coverage Variances Approved**

The applicant’s request for rear, side, and percentage of lot coverage variances were approved to allow existing additions to the single family home and an existing detached garage. The property is located at 293 S. Tuckahoe Road, also known as Block 12702, Lot 3.

**Discussion: #20-06 & #506-SP – JK United Group, LLC – Applications and Resolution 20-2021 Withdrawn**

1. Mr. Wisniewski’s letter dated January 28, 2021

2. Mr. Coe’s response letter dated July 15, 2021

**11. Resolution #69-2021 – Application # 506 –SP - JK United Group, LLC – Applications and Resolution 20-2021 Withdrawn**

**Public Portion:**

**Reports:**

1. August – special meeting.

**Approval of Minutes:**

1. 06/15/2021 regular meeting.

**Adjournment:**