

Call to Order:

The regular meeting of the Monroe Township Zoning Board of Adjustment was called to order at 6:30 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. The change of platform and time was posted in the newspaper on July 10, 2021. 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. Cossaboon, Mr. Cummiskey, Mr. Kozak, Mr. Powers, Mr. Rybicki, Mr. Salvadori, Mr. Sebastian. Absent – Mr. Adams, (excused), Mr. DelCampo, (excused), Mr. Sander, (excused), Ms. Pellegrini, (excused), Ms. Fox, (excused). Also present – Mr. Coe, Solicitor, Mrs. Orbaczewski, Secretary and Clerk Transcriber.

Memorialization of Resolutions:

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

Mr. Sebastian asked for nominations for Zoning Board Secretary. Mr. Salvadori nominated Mrs. Orbaczewski, seconded by Mr. Powers. There were no other nominations. Roll call vote: Ayes – Mr. Cossaboon, Mr. Cummiskey, Mr. Kozak, Mr. Powers, Mr. Rybicki, Mr. Salvadori, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

2. #60-2021 – App. #21-30 – Otis & Shahida Peterson – Side Yard & Lot Coverage Variances

Motion by Mr. Kozak, seconded by Mr. Powers to adopt resolution #60-2021. Voice vote; all ayes, motion passed.

3. #61-2021 – App. #21-35 – Dominic Esposito – Side Yard Variances Approved

Motion by Mr. Cummiskey, seconded by Mr. Powers to adopt resolution #61-2021. Voice vote; all ayes, motion passed.

4. #62-2021 – App. #21-36 – Bari Chamberlain – Use Variance Approved

Motion by Mr. Powers, seconded by Mr. Cummiskey to adopt resolution #62-2021. Voice vote; all ayes, motion passed.

5. #63-2021 – App. #21-37 – Ty Hagy – Use Variance Approved

Memorialization of Resolutions: (continued)

Mr. Kozak pointed out a discrepancy in the heading of the resolution and the body of the resolution with regard to the size of the accessory building. Mr. Coe stated he would send a corrected resolution to the office in the morning. Motion by Mr. Cummiskey, seconded by Mr. Powers to adopt resolution #63-2021 with the noted correction. Voice vote; all ayes, motion passed.

6. #64-2021 – App. #21-38 – William Quash – Side Yard & Lot Coverage Variances Approved

Motion by Mr. Powers, seconded by Mr. Cummiskey to adopt resolution #64-2021. Voice vote; all ayes, motion passed.

7. #65-2021 – App. #21-39 – Andrew & Alyssa Dobbins – Side, Rear, & Lot Coverage Variances

Motion by Mr. Cummiskey, seconded by Mr. Powers to adopt resolution #65-2021. Voice vote; all ayes, motion passed.

8. #66-2021 – App. #21-40 – Eugene Taylor – Use Variance Approved

Motion by Mr. Powers, seconded by Mr. Cummiskey to adopt resolution #66-2021. Voice vote; all ayes, motion passed.

9. #67-2021 – App. #21-41 – Prime Construction – Rear, Front, & Lot Area Variances

Motion by Mr. Cummiskey, seconded by Mr. Powers to adopt resolution #67-2021. Voice vote; all ayes, motion passed.

10. #68-2021 – App. #21-42 – Joseph Nikituk – Rear, Side, & Lot Coverage Variances

Motion by Powers, seconded by Mr. Cummiskey to adopt resolution #68-2021. Voice vote; all ayes, motion passed.

Discussion:

1. #20-06 & #506-SP – JK United Group, LLC

Mr. Coe stated that the applicant was before the Board back in February for a conditional use variance for a vehicle storage yard and related business. The Board conditioned the use variance approval with a condition that the applicant return to the Board for site plan approval. Part of the site plan would address the basin that at some point was filled in and the limits of the required opaque fencing to name a few concerns by the Board and the Board Planner and Engineer. The applicant asked for a couple of extensions and then on June 28th, Mr. Coe received a letter from their attorney stating they want to withdrawal all of their applications before the Board. Mr. Coe stated the applicant is of the belief they can pick and choose from the various approvals they have received over the years and follow what they like and not follow what they don't like.

Discussion: (continued)

1. #20-06 & #506-SP – JK United Group, LLC (continued)

He stated they can withdrawal their applications but it requires Board approval. His recommendation to the Board is that, if they are going to withdrawal their applications, they must do so in totality, so that the resolution granting them a conditional use variance is void since they never satisfied the conditions of that approval. So essentially they have not received anything from the Zoning Board. The whole matter will now go back to the Zoning Officer for her to determine whatever enforcement may be appropriate. Mr. Coe stated he is putting together all the information he gathered from years past and past approvals concerning the site that he will give to the Zoning Officer. Mr. Kozak asked if the applicant is aware of the Mr. Coe's recommendation. Mr. Coe stated he did send the response letter to their attorney, indicating his intentions and recommendations to the Board for this meeting and they have not responded

Motion by Mr. Cummiskey, seconded by Mr. Powers to approve and adopt resolution #69-2021. Roll call vote: Ayes – Mr. Cummiskey, Mr. Powers, Mr. Cossaboon, Mr. Kozak, Mr. Rybicki, Mr. Salvadori, 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. Orbaczewski asked the Board about holding a special meeting on August 10th to hear the applications she has received so far for a hearing. Since Wood Management was rescheduled for the regular August 17th meeting she cannot put those applications on that meeting date. The Board was in agreement to hold a special meeting on August 10, 2021 at 6:30 p.m.

Approval of Minutes:

1. 06/15/2021 regular meeting.

Motion by Mr. Cummiskey, seconded by Powers to approve the minutes from the June 15, 2021 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 6:49 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