

Call to Order:

The special meeting of the Monroe Township Zoning Board of Adjustment was called to order at 6:31 p.m. by Chairman Sebastian who read the following statement: "Notice of this meeting was given as required by the Open Public Meetings Act on July 29, 2021. The change in 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. Cummiskey, Mr. Kozak, Mr. Rybicki, Mr. Salvadori, Mr. Sebastian. Absent – Mr. Cossaboon, (excused), Mr. Powers, (excused), Mr. Adams, (excused), Mr. DelCampo (excused), Mr. Sander, (excused), Ms. Pellegrini, (excused). Also present – Mr. Coe, Solicitor, Ms. Fox, Council Liaison, Mrs. Orbaczewski, Secretary/Clerk Transcriber.

Public Hearings:

1. #21-43 – Betty L. Beeler – Percentage of Lot Coverage Variance

Present – Betty Beeler, applicant, Mike Beeler, applicant's son.

The applicant is requesting a percentage of lot coverage variance to allow 12.3% lot coverage where 3% is the maximum permitted for the installation of an inground swimming pool. The property is located at 918 Whitehall Road, also known as Block 8101, Lot 65 in the RD-RR Zoning District.

Betty and Mike Beeler were sworn in by Mr. Coe. Mr. Beeler stated that they are before the Board for a lot coverage variance. Mr. Kozak commented that the swimming is already installed. Mr. Sebastian commented that the applicant stated the pool is being used for therapeutic reasons. He also commented that the applicant already received lot grading approval.

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

Motion by Mr. Salvadori, seconded by Mr. Kozak to grant the lot coverage variance conditioned upon the applicant obtaining all necessary Township permits, that the construction has taken place in accordance with the plans submitted, and the applicant will maintain their escrow account. Roll call vote: Ayes – Mr. Salvadori, Mr. Kozak, Mr. Cummiskey, Mr. Rybicki, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

Public Hearings: (continued)

2. #21-44 – Tim Murray & April Karpiak – Side Yard Variance

Present – Tim Murray, applicant, April Karpiak, applicant.

The applicants are requesting a side yard variance to allow a side yard of 1.08 feet where 5 feet is required for their existing shed. The property is located at 1832 Teaberry Avenue, also known as Block 141.0102, Lot 50 in the R-2 Zoning District.

Mr. Murray and Ms. Karpiak were sworn in by Mr. Coe. Ms. Karpiak stated that they have an existing shed that is too close to the property line. They are requesting a variance so they do not have to move the shed; however, they would move it if any issues arise with the Township that requires it to be moved. The applicant has received a letter from Mr. Calvello from Public Works that allows the shed to remain in the current location but if it has to be moved for any reason, the applicants are responsible for moving the shed. The applicant's understood that condition.

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

Motion by Mr. Cummiskey, seconded by Mr. Salvadori to grant the side yard variance conditioned upon the applicant obtaining all necessary Township permits, compliance with the letter issued by the Public Works Department, the shed constructed in accordance with the plans submitted, and maintenance of the escrow account. Roll call vote: Ayes – Mr. Cummiskey, Mr. Salvadori, Mr. Kozak, Mr. Rybicki, Mr. Sebastian. Nays – Zero. Abstentions – Zero.

3. #21-45 – Hannah & Thomas Dorman – Right-of-Way & Lot Coverage Variances

Present – Hannah & Thomas Dorman, applicants.

The applicants are before the Board to request a right-of-way variance to allow 29 feet where 35 feet is required along with a lot coverage variance of 37.5% where 30% is the maximum for the installation of an inground swimming pool. The property is located at 1442 Cranleigh Lane, also known as Block 36.0102, Lot 1 in the RG-PR Zoning District.

Mr. and Mrs. Dorman were sworn in by Mr. Coe. Mr. Dorman testified they are before the Board for the lot coverage and right-of-way variances in order to install an inground swimming pool. The Board reviewed the application and had no questions for the applicants.

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

Public Hearings: (continued)

3. #21-45 – Hannah & Thomas Dorman (continued)

Motion by Mr. Kozak, seconded by Mr. Cummiskey to grant the right-of-way and lot coverage variances conditioned upon the applicant obtaining all necessary Township permits, lot grading approval, construction of the pool in accordance with the plans submitted, and maintenance of the escrow account. Roll call vote: Ayes – Mr. Kozak, Mr. Cummiskey, 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. Mr. Coe informed the Board that Wood Management was scheduled for the August 17th meeting. They received preliminary approval with conditions and had to submit revised plans. Mr. Coe stated after receiving Mr. Sander's and Ms. Pellegrini's reports, there are too many outstanding items along with a redivision of the minor subdivision lot lines. He and Mr. Sebastian agreed that they should not be scheduled for a hearing until they submit plans addressing all the conditions and outstanding items in the reports. Mr. Sebastian stated he is cancelling the August 17th meeting since there are no applications at this time. He stated he will not allow Wood Management to be placed on the agenda until the plans submitted are clean and address all the conditions and comments. He did not want the Board to listen to hours of testimony and then the applicant still has to come back to another hearing.

2. Mrs. Orbaczewski stated the next regular meeting is September 7, 2021 and as of now there is one use variance scheduled for that meeting.

Approval of Minutes:

1. 07/20/2021 regular meeting.

Motion by Mr. Rybicki, seconded by Mr. Cummiskey to approve the minutes from the July 20, 2021 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 6:51 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