

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 July 29, 2021. In addition, separate notice for this evening’s public hearings were sent in writing and published in the newspaper on September 11, 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. Powers. Mr. Rybicki, Mr. Salvadori, Mr. Sebastian, Mr. DelCampo **Absent-** Mr. Adams (excused) Mr. Cossaboon (excused) Mr. Sander, (excused) Ms. Pellegrini, (excused) **Also present** – Mr. Coe, Solicitor, Mr. Defelice, Planner, Ms. Fox, Council Liaison, Mrs. Orbaczewski, Secretary, Mrs. Tomasello, Clerk Transcriber

Memorialization of Resolutions:

1. #73-2021 – #21-47-John Andrie-Two-week Adjournment of Hearing

Motion by Mr. Salvadori, seconded by Cummiskey to adopt resolution #73-2021. Voice Vote; All ayes motion passed.

Public Hearings:

1. #21-47 – John Andrie- Use Variance

Present –John Andrie, applicant.

The applicant is requesting a use variance along with any other variances and waivers that may be necessary, for the construction of a 72’ x 36’ pole barn to house two to four horses; the existing single family home is approximately 1100 square feet. The property is located at 1460 N. Main Street. Also known as Block 801, Lot 18 in the R-2 Zoning District.

Mr. Andrie was sworn in by Mr. Coe. Mr. Sebastian asked if the application can be deemed complete. Mrs. Orbaczewski replied the application can be deemed complete. Motion by Mr. Salvadori, seconded by Mr. Cummiskey to deem application #21-47 complete. Voice vote; All ayes, motion passed.

Public Hearings: (Continued)

1. #21-47 – John Andrie- Use Variance

Mr. Andrie stated the reason for the pole barn is to be able to shelter two to four horses for personal use. He will not be boarding other horses. Mr. Sebastian asked the board members if they had any questions. Mr. Powers questioned if the applicant will be building a house on the property. Mr. Andrie stated he will be building a new home for himself. He also stated that his son may be occupying the house that is there now to take care of the horses, but if not someone will be occupying the house once he gets the CO.

Mr. Defelice reviewed his reports for the board. The building is proposed to be used to store two to four horses as well as having a tack room, wash room and equipment for the horses. The stalls for the horses will be 12x12 so that way the horses have enough space to be turned around. The pole barn is proposed to be 2,595 square ft. The house is 1200 square ft. The maximum permitted size of the pole barn is 2,500 square ft. and must be subordinate in size to the principle structure. As proposed the applicant needs a D4 variance.

Mrs. Orbaczewski questioned if Mr. Defelice had received the revised plan showing the new setback. Mr. Defelice replied he did and the plan states that the pole barn will be set back to 50ft from the side property line. Mr. Sebastian commented on the height of the pole barn which was determined to be a maximum of 18ft.

The revised plan does show the arena and paddock areas as well as the location of the existing septic. Mr. Andrie stated the existing septic is behind the house and it will be approximately 50 ft from the property line for the new house. The septic for the new house will be in the front yard and the new well will be behind the new house.

Mr. Andrie provided photos which showed the colors for the pole barn which will be a saddle brown for the roof and a light brown exterior siding and stated that it will be compatible to his future house.

Mr. Defelice stated the applicant must demonstrate sufficient “special reasons” why the proposed use carries out a purpose of zoning, or how the refusal to allow the project would impose on the applicant an undue hardship. In addition, the applicant must demonstrate that the requested use variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Public Hearings: (Continued)

1. #21-47 – John Andrie- Use Variance

Mr. Andrie stated the pole barn will have 12ft aisle to be able to turn the horses around, wash them, be able to walk them around and do their shoes. He also stated his 15-year-old daughter who does show horses will be spending most of the time there and states the bigger the stalls the safer it will be. He is boarding two horses now at a facility which they go visit three times a day. He states that having the pole barn on his property will be so much easier. Mr. Coe questioned how many total horses will they have on the property.

Mrs. Dana Andrie was sworn in by Mr. Coe she stated there will be a maximum of four horses in the barn. Mr. Coe commented that this appears to be a very important recreational activity for them. Mrs. Andrie stated that their daughter has won championships and travels to competitions with their horses.

Mr. Coe commented the way that they are proposing to develop the property, because of the space that is needed for horses, by its very definition will reduce the density. Otherwise, they could have subdivided and built more houses. So basically they are preserving this open space for the nature of this activity.

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

Mr. Coe reviewed the conditions for the board. The applicant will comply with all of the designs and performance standards set forth on Section 4.0 of the planner's report. There should be no living unit or living space within the pole barn. There shall be no commercial business or activity operated out of the pole barn. The pole barn will be limited to personal use only. Additionally, the applicant will obtain all township permits and approvals including construction permits and lot grading approvals as necessary. All construction of the pole barn will be in accordance with the plan and survey submitted with the application as revised and presented this evening. Finally, the applicant will satisfy all escrow requirements.

Motion by Mr. Kozak, seconded by Cummiskey to grant the use variance with the conditions stated. Roll call vote; Ayes- Mr. Kozak, Mr. Cummiskey, Mr. Powers, Mr. Rybicki, Mr. Salvadori, Mr. DelCampo; Nays- 0, Abstaining- 0, motion passed.

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 Mr. Coe if he wanted to hold training session at next meeting on October 5, 2021. Mr. Coe replied yes. She stated she will send an email to the board.

Approval of Minutes:

1. 09/07/2021 regular meeting.

Motion by Mr. Powers, seconded by Mr. Cummiskey to approve the minutes from the September 7, 2021 regular meeting. Voice vote; All Ayes. Motion Passed

Adjournment:

The meeting was adjourned at 7:11 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: Iris Tomasello, Clerk Transcriber.