

Be advised, the Monroe Township Zoning Board of Adjustment will hold a public hearing on October 19, 2021 at 6:30 p.m. in the municipal building located at 125 Virginia Avenue, Williamstown, NJ, on the first floor in the courtroom, for the following applications:

Monroe Township  
Zoning Board of Adjustment

October 19, 2021  
6:30 p.m.

## A G E N D A

Call to Order/Salute to the Flag/Roll Call/Proper Notice 6/28/21

### **Memorialization of Resolutions:**

1. #76-2021 – Dave & Lori Brown – Side Yard Variance Approved

The applicants were granted a side yard variance to allow a side yard of 5’3” where 10’ is required for the construction of a sunroom addition on their existing home. The property is located at 3204 South Shore Drive, also known as Block 8801, Lot 27 in the RG-MR Zoning District.

2. #77-2021 – Monroe Township Board of Education - Use Variance Approved

The applicant was granted a use variance in order to be allowed to construct a double-sided LED changeable copy sign at the entrance to the Radix Road Elementary School. The property is located at 363 Radix Road, also known as Block 2301, Lot 8 in the R-2 Zoning District.

### **Public Hearings:**

1. #21-53 – Raul Nieves – Side and Rear Yard Variances

The applicant is proposing to construct a 30’ x 30’ x 12’ pole barn for personal storage which will require a rear yard variance where 37.5’ is required and he is proposing 15’. He is also proposing to construct a carport on the side of his existing home which will require a side yard variance where 30’ feet is required and he is proposing 17’ and a rear yard variance to allow 55.75’ where 75’ is required along with any other variances or waivers deemed necessary by the Board. The property is located at 220 Laurel Avenue, also known as Block 612, Lot 1 in the R-2 Zoning District.

2. #21-37 – Ty Hagy – Amended Use Variance

The applicant is requesting to amend his previously approved use variance where he was approved to demolish 80’ of an existing chicken coop and replace it with a 40’ x 60’ pole barn with one main door, one 12’x 12’ overhead door, and one 10’ x 10’ door. Due to the cost of building material, he is proposing to amend the approval to allow a 40’ x 80’ building that is already constructed and has the same size doors, which he will move to his site. The property is located at 2121 Bluebell Road, also known as Block 10401, Lot 4 in the AG Zoning District.

### 3. #21-49 & #500-SP – Atlantic City Electric – Use Variance and Major Site Plan

The applicant is requesting a use variance for the expansion of a non-conforming use or use not permitted in the zone which concerns the existing Atlantic City Electric substation along with any other variances or waivers deemed necessary by the Board. This application is for Phase II of the overall project which also includes the stormwater. The applicant was granted use variance and site plan approval in July 2020. The property is located at 501 N. Tuckahoe Road, also known as Block 12901, Lots 1,3,4,11, and 13 in the R-2 Zoning District.

#### **Public Portion:**

#### **Reports:**

#### **Approval of Minutes:**

10/05/2021 regular meeting.

#### **Adjournment:**

**All maps and documents for which approval is being sought are on file in the office of the Zoning Board of Adjustment and may be viewed during normal business hours.**

Ninette M. Orbaczewski  
Administrative Clerk