

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 12, 2022. 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. DelCampo, Mr. Kozak, Mr. Powers, Mr. Salvadori, Mr. Sebastian, Mr. Colavita, **Absent**- Mr. Cossaboon, (excused) Mr. Adams, (excused), Mr. Sanders (excused) Also **present** – Mr. Coe, Solicitor, Mr. Kernan, Planner, Ms. Fox, Liaison, Mrs. Orbaczewski, Secretary

Public Hearings:

1. #22-01 – Edward Carter- Use Variance

The applicant is requesting a use variance in order to be allowed to have more than one principal use on his property. The uses include the applicant’s residential home and an auto repair business, along with any other variances or waivers deemed necessary by the Board. The property is located at 256 S. Tuckahoe Road, also known as Block 12601, Lot 57 in the RD-A Zoning District.

Mr. Carter 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. Powers to deem application #22-01 complete. Voice vote; all ayes, motion passed.

Mr. Carter gave a history on the building, he stated that the shop went from an aircraft repair shop to an auto repair shop. He is asking for a site plan waiver because the building structure will not change. Mr. Carter stated his father was ill and couldn’t work on airplanes no longer, his father rented out the building to supplement the income to cover the taxes. The father did not know that he needed a new variance when changed from aircraft to auto repair. Mr. Carter inherited the property and wants to get everything correctly done. He stated that he spoke to Fred Seeber from the Pinelands and was advised that a Certificate of Filing was never issued for the property. The airport was built in 1945 and the Pinelands stated they didn’t get involved with anything prior to 1979.

Public Hearings:

1. #22-01 – Edward Carter- Use Variance (continued)

Mr. Kernan reviewed his report to the Board. He stated that any accessory buildings or structures shall be permitted on a lot associated with a principal structure, buildings or use, except on qualified farmland. The total combined square footage of any accessory buildings or structures shall not exceed the square footage of the principal building. The plan does not conform to these requirements. As proposed, a variance is required. Mr. Kernan stated that an automotive service station shall have 5 parking spaces for each service bay, a total of at least 20 parking spaces. Mr. Carter replied that there are 4 lifts on the property and more than 20 parking spaces. Mr. Sebastian asked Mr. Carter if it is still being used as an airport. Mr. Carter replied the airport has its license but there are no aircraft tenants. Mr. Kernan stated that all storage areas and trash facilities shall be suitably screened, all pits, lifts and working areas shall be within a building. All lubrication, repair or similar activities shall be performed in an enclosed building, and no dismantled parts shall be placed outside. Mr. Carter replied there is no pits on the property nor there is storage outside. Mr. Kernan stated that no junked motor vehicle or part thereof and no unregistered motor vehicle shall be permitted outside an enclosed service station building. No more than six motor vehicles may be located outside a service station building for a period not to exceed five days, provided that the owners are awaiting the repair of said motor vehicles. Mr. Kernan recommended a waiver or variance to allow more than six vehicles. Mr. Kozak asked Mr. Kernan about ADA parking. Mr. Kernan replied it's an existing condition for an expansion on the building, the parking lot is all cemented and there are no steps to go in.to the building. Mr. Carter replied everything is flat and gravel. Mr. Kozak asked Mr. Carter has he had any complaints. Mr. Carter replied not one complaint the neighbors use the auto repair shop.

Mr. Coe reviewed the use variance request for the Board. Motion by Mr. Kozak, seconded by Mr. Salvadori to grant the use variance to allow more than one principle for the use of the property being both residential and commercial. Also, to allow a change to the commercial use from aircraft repair shop to an automobile repair shop. It is understood as part of this motion that the applicant is not surrendering his airport license or airport use. Also, as part of the motion there will be variances from the design and performance standards, number one the accessory building is larger than the principle residential building on the property, number two a variance to allow more than six vehicles at the property as long as they are waiting for service or waiting to be picked up. The applicant will also be granted a site plan waiver. The conditions which are appropriate for the motion are that the applicant will install one approved handicap parking space. The applicant will obtain all necessary Township permits and outside approvals that might be necessary including Pinelands approval. The applicant all activities on the property shall conform to the plans applications and surveys submitted with the application.

Public Hearings:

1. #22-01 – Edward Carter- Use Variance (continued)

Finally, the applicant will comply with and satisfy his escrow requirements. Roll call vote: Ayes- Mr. Kozak, Mr. Powers, Mr. Cummiskey, Mr. DelCampo, Mr. Salvadori, Mr. Colavita, Mr. Sebastian. Nays- Zero. Abstentions- Zero.

2. #22-03- Kenneth Bonk-Side & Rear Yard Variances

The applicant is requesting a side yard variance to allow a side yard of 8 feet where 12.5 feet is required; a rear yard variance to allow a rear yard of 12 feet where 37.5 feet is required; along with any other variances or waivers deemed necessary by the Board. The property is located at 1508 Whispering Woods Drive, also known as Block 141.0501, Lot 20 in the R-2 Zoning District.

Mr. Bonk 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. Powers, seconded by Mr. Cummiskey to deem application #22-03 complete. Voice vote; all ayes, motion passed.

Mr. Bonk is in front of the Board requesting a use variance to build a pole barn. Mr. Kozak questioned Mr. Bonk if there is a basin around his property. Mr. Bonk replied yes. Mr. Kozak questioned Mr. Bonk what will the pole barn be utilized for. Mr. Bonk replied for storage. Mr. Coe questioned Mr. Bonk and stated that one of the conditions that are regularly added for pole barns are that it will be used for storage only, that it will not be occupied for living space and will not be used for commercial use. The applicant stated that he abides by that condition. Mr. Sebastian questioned Mr. Bonk if there would be any plumbing or electric in the pole barn. Mr. Bonk replied only electric.

Mr. Coe reviewed the use variance request for the Board. Motion by Mr. Kozak, seconded by Mr. Powers to grant the use variance for a rear and side yard variance for the construction of a 16 x 24 pole barn with a height not to exceed the maximum amount of 24ft high. The side yard will be 8ft where 12.5 ft. is required, the rear yard will be 12ft where 37.5 ft. is required. The conditions in which are appropriate for the motion are that the applicant will comply with any COAH obligations deemed necessary by the construction official. The applicant will obtain all necessary Township permits and approvals that maybe necessary. The applicant will satisfy his escrow requirement. All construction shall take place in accordance with the surveys, plans, and application submitted on the application. The pole barn should be used for storage purposes only there should be non-residential use nor commercial use of the pole barn and there should be service by electric only no plumbing. Roll call vote: Ayes- Mr. Kozak, Mr. Powers, Mr. Cummiskey, Mr. DelCampo, Mr. Salvadori, Mr. Colavita, Mr. Sebastian. Nays- Zero. Abstentions- Zero.

Public Portion:

None

Reports:

1. Mrs. Orbaczewski informed the Board that the next meeting will be on March 3, 2022 and that there will be a couple of applications.

Approval of Minutes:

1. 01/20/2022 regular meeting

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

Adjournment:

The meeting was adjourned at 7:02 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.