

Call to Order:

The regular meeting of the Monroe Township Zoning Board of Adjustment was called to order at 6:32 p.m. 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. A copy was sent to the Township Clerk and a copy is posted on the second floor bulletin in Town Hall. In addition, notice of this evening’s public hearing was published in the newspaper on April 22, 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. Cossaboon, Mr. Cummiskey, Mr. Kozak, Mr. Sebastian, Mr. Colavita, **Absent-** Mr. DelCampo, (excused), Mr. Powers, (excused), Mr. Salvadori, (excused), Mr. Sanders (excused) Also **present** – Mr. Kernan, Planner, Mr. Coe, Solicitor, Ms. Fox, Liaison, Mrs. Orbaczewski, Secretary, Mrs. Tomasello, Clerk Transcriber

Memorialization of Resolutions:

1. Res. #18-2022- App. #22-02 Matthew Piliro-Use Variance Approved

Motion by Mr. Kozak, seconded by Mr. Cummiskey to adopt resolution # 18-2022. Roll Call Vote; all ayes; motion passed.

2. Res. #19-2022- App. #22-08- Al Westfall - Use Variance Approved

Motion by Mr. Cummiskey, seconded by Mr. Colavita to adopt resolution # 19-2022. Roll Call Vote; all ayes; motion passed.

3. Res. #23-2022- App. #22-09- Jaime Ricciardi Rear Yard Variance Approved

Motion by Mr. Cummiskey, seconded by Mr. Colavita to adopt resolution # 23-2022. Roll Call Vote; all ayes; motion passed.

4. Res. #24-2022- App. #22-11- Brian Barnish- Side Yard Variance Approved

Motion by Mr. Cummiskey, seconded by Mr. Colavita to adopt resolution # 24-2022. Roll Call Vote; all ayes; motion passed.

Public Hearings:

1. #22-21- Dave Brown- Use Variance

Present: Dave Brown, applicant

The applicant is requesting a use variance approval for the existing 12' x 24' storage building to be located in the front yard, along with any other variances or waivers deemed necessary by the Board. The applicant's property is located on Timber Lake at 3204 South Shore Drive, also known as Block 8801, Lot 27 in the RG-MR Zoning District.

Mr. Brown 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. Kozak, seconded by Mr. Cummiskey to deem application #22-21 complete. Voice vote; all ayes, motion passed.

Mr. Brown stated he is in front of the Board because he purchased a property on the Lakes, and he removed the old shed and put a new shed on. He stated the shed is in the front yard because he cannot put it in the backyard. Mr. Coe informed the Board that the reason the applicant can't put the shed in the backyard is because he has the lake view in the back. Mr. Brown stated that the Ordinance should be reviewed.

Mr. Kernan has a few comments he did state that this is not the only shed in the front yard. Mr. Kernan stated the applicant seeks a use variance approval for the location of a 12 ft. x 24 ft. shed in the front yard, all the applicant needs are 5 ft. off the side lot line. Mr. Kozak asked Mr. Brown what will the shed be used for. Mr. Brown replied household items as well as lawn mowers.

Mr. Coe reviewed the variance requests for the Board. Motion by Mr. Cummiskey, seconded by Mr. Cossaboon to grant the approval of a use variance for an existing 12 x 24 storage building to be located in the front yard of the applicant's property. The conditions that are appropriate on the motion are that the building will be used only for typical household storage, it must be a minimum of 5 ft. from the side property line must be done in accordance with all Township permits and approvals including construction permits that may be necessary. The applicant will obtain any outside agency approvals that are necessary. All work must be done in accordance with the plans and survey submitted with the application. The applicant must satisfy any escrow requirements. The applicant must satisfy any COAH deemed necessary by the construction official. Roll call vote: Ayes- Mr. Cummiskey, Mr. Cossaboon, Mr. Kozak, Mr. Colavita, Mr. Sebastian. Nays- Zero. Abstentions- Zero.

Public Hearings:

2. #22-15- Pine Barrens Productions, LLC- Use Variance

Present: Jeffrey Downs, applicant's attorney, John Tullio, applicant, David Kreck, applicant's engineer, Sam Agresta, applicant's planner

The applicant is requesting a use variance in order to allow a residential and commercial use on the property, along with any other variances or waivers deemed necessary by the Board. The commercial use is a seasonal themed attraction, which proposes one permanent structure and up to six temporary structures for fall seasonal events, from Sept. 15 to Nov. 7. The property is located at 2042 Winslow Road, also known as Block 4301, Lot 32 in the AG Zoning District.

Mr. Sebastian asked if the application can be deemed complete. Mrs. Orbaczewski replied that the applicant is requesting a waiver of certificate of filing from the Pinelands. Mr. Coe stated that the waiver will only be for completeness this will be required as a condition. Motion by Mr. Cummiskey, seconded by Mr. Colavita to waive the certificate of filing to deem application #22-15 complete. Voice vote; all ayes, motion passed.

Mr. Downs introduced himself as the applicant's attorney and is requesting a use variance for a seasonal recreation Haunted trail. Mr. Downs will ask the applicant a couple of questions so the Board understands what the applicant is doing in his property. Mr. Downs asked Mr. Tullio are you the manager of the Pine Barrens, LLC. Mr. Tullio replied yes. Mr. Downs to Mr. Tullio with this application can you tell the Board the overall purpose and production that will occur on the property. Mr. Tullio replied they will be doing a haunted mansion, haunted trail, pumpkin patch and a corn maze family activity as well as young adult activities. Mr. Downs do you have any expectation of the number of employees. Mr. Tullio replied there will be between 30 to 45 employees. Mr. Downs asked Mr. Tullio what control will the applicant have towards parking and attendance. Mr. Tullio replied they will have 150 to 250 parking spots with 7 handicap spots, Mr. Tullio stated if more spots need to be added he will add them. He informed the Board that he will hire off duty police officers as well as an outside security for the safety of the attendees. Mr. Downs asked Mr. Tullio will he be analyzing an app to have certain time frames for customers. Mr. Tullio stated that he is working with a company who has an app on your phone to book times to get in to the attractions that way he can see how many people are on the property and also allow for walk-in customers. Mr. Downs asked Mr. Tullio will there be an event stage. Mr. Tullio replied possibly. Mr. Downs asked if you get the event stage, what type of events will you be having. Mr. Tullio replied live music. Mr. Downs asked with the loud music there is a noise ordinance, will you work with a supplier to adhere to the noise. Mr. Tullio replied he has been working with someone for sound and lighting. Mr. Downs asked Mr. Tullio have you spoken to anyone from the Township as to trash and recycle and how that will be purposed on the site.

Public Hearings: (continued)

2. #22-15- Pine Barrens Productions, LLC- Use Variance (continued)

Mr. Tullio replied he has not spoken to anyone in the Township, but he did call a couple of dumpster companies and will get two dumpsters that will be picked up every week, he will also have recycle and trash cans around the property. The employees will clean and collect the trash and put in dumpster. Mr. Downs asked Mr. Tullio what type of attractions will be in the forest area. Mr. Tullio replied he has 10 acres in the woods that already have a trail, he is making the haunted trail with the trail that already exist, he stated he will not take down any trees or anything in the Pinelands. Mr. Downs asked Mr. Tullio will there be any fence or barricades in the forest trail to prevent any guess from wondering off of the trail. Mr. Tullio replied they will be putting barricades and fencing around the entire property. Mr. Downs asked will there be any flammable things on the property. Mr. Tullio replied no, he was planning on doing a couple of fire pits for cold days but will speak to the Fire Marshall when needed. Mr. Downs asked the structures such as tents, when will they be erected and when will they be taken down. Mr. Tullio replied the pole barn once he gets the variance will only be decorated from September to November. He stated he was thinking of making gazebos, but if they decided the gazebo they will stay up year round or he will do tents that will stay up from September to November and taken down after. Mr. Downs asked what procedure do you have for public restrooms. Mr. Tullio replied he has contacted a couple of companies. Mr. Downs asked Mr. Tullio will you work with the Board for those requirements. Mr. Tullio replied yes.

Mr. Kreck placed his credentials on the record as a licensed professional engineer. The Board accepted Mr. Kreck as an expert in his field. Mr. Kreck presented the Board with an aerial view of the property. The back part of the property is completely wooded that is where the haunted trail will be located. The front of the property is where most of the portion that will be developed. The clear portion they will not be taking down any trees. Mr. Kreck stated on the side it is proposed to do a pumpkin patch where there will be a pumpkin carving station. There will also have corn rows for buffering. The parking area will be located on the left corner; it will be two-way flow to keep the traffic flow. He stated he doesn't have a lot of engineering details since this is for a use variance, the applicant will come in for a site plan. He stated the applicant will be proposing a stone parking lot to try and minimize any run off. He stated that all the handicap parking will be hard paved. Mr. Kreck stated that the idea is to maintain the existing buffer around the property. The property will have a concession area that there will be food trucks, they have blocked off a 200 x 50. There will also be a ticket stand station for security. The applicant is proposing six tents and a pole barn in the back. The pole barn will be the main attraction; each one of the tents has a different theme. Mr. Kreck stated they are still not finished with the site plan; the property has 19.73 acres based on the tax map. Mr. Coe stated that the exhibit presented is the overall aerial view and will be marked as exhibit A-1 and the close up view will be marked A-2.

Public Hearings: (continued)

2. #22-15- Pine Barrens Productions, LLC- Use Variance (continued)

Mr. Coe stated the issues of both buffering and lot coverage are things that will need to be deferred in the site plan. Mr. Kreck replied yes, he stated the exhibits are not engineer drawing it is just a concept plan. Mr. Kozak asked Mr. Kreck will parking be only inside and where will the ticket taking station be located. Mr. Kreck replied it will be free flow access in and out and will have traffic control directors helping move traffic along, the ticket booth will be located at the end of the parking lot and no parking down Winslow Road. Mr. Kozak asked Mr. Kreck what are the hours of operation and the days. Mr. Tullio replied it will be opened Wednesday to Friday from 5 pm to 11 pm and Saturday and Sunday it will be opened from 12 pm to 11 pm. Mr. Coe asked Mr. Tullio what months of the year will you be proposing. Mr. Tullio replied September 1st to November 7th. Mr. Coe asked Mr. Tullio will it be acceptable to have a condition in any approval that the months of the operation will be September 1st to November 7th. Mr. Tullio replied yes. Mr. Kozak asked Mr. Tullio you spoke about a band stand. Mr. Kreck replied there will be an event stage that will be located at the end of the roadway, they haven't had much determination. Mr. Tullio stated that they were thinking of putting a stage to have live music on Fridays and Saturdays, he also stated he might not be doing six tents they might go smaller and keep it manageable. He will have maybe two tents, the pole barn and the walk through. Mr. Kozak stated that the only reason he is concerned is because of the noise. Mr. Sebastian stated the stage will have walls that will direct where the sound goes.

Mr. Colavita asked if the applicant can testify to the neighbors. Mr. Tullio replied that he has met most of the neighbors and none of them opposed to anything he also stated that if he has to make adjustments to accommodate neighbors he will work with them. Mr. Kozak stated to Mr. Tullio that he has to abide with the noise ordinance. Mr. Kozak asked Mr. Tullio what type of fence will be surrounding the woods. Mr. Tullio replied he will be putting a temporary fence 6 ft. high on the property line and 4 ft. in the woods temporary that he will move because he doesn't want to disturb the woods. Mr. Cummiskey asked Mr. Tullio the residential property that is on the site who will live there. Mr. Tullio replied he has lives there for about a year.

Mr. Agresta placed his credentials on the record as a licensed professional planner/engineer. The Board accepted Mr. Agresta as an expert in his field. The property is in the AG-agriculture zone. The existing lot is 19.73 acres. The proposed use that the applicant is requesting will follow under the light intent to recreational use. The ground clearing cannot exceed 5 % several coverage of the land with parking lot. There will be clearing involved but will be limited to non. When seeking a use variance, it is obligated to provide special reasons both positive and negative criteria and to support the positive criteria they need to provide reasons they are promoting the zoning use. Mr. Agresta stated to provide adequate light, air, and open space on the site there is large portions of open space as well as wooded area to the rear of the property.

Public Hearings: (continued)

2. #22-15- Pine Barrens Productions, LLC- Use Variance (continued)

Mr. Agresta stated to provide sufficient space for the appropriate location for a light agriculture recreational and commercial use, seeking a variance for a light recreational use, final point is to visual environment once the site plan is complete the Board can see what is happening on the site plan. The negative criteria for the site is two prong grant the variance without providing substantial to the public good, that will be supported by some of the mitigation by the site plan, noise control, and crowd traffic control. The second prong will not provide substantial impairment the intent purpose of the zoning plan. The applicant is seeking conditional use approval. Mr. Sebastian asked Mr. Tullio the accessory building that is going to remain on the property how is that being used. Mr. Tullio replied that is the horse stables. Mr. Sebastian asked Mr. Tullio if the corn rows will be planted every year. Mr. Tullio replied yes, he stated he is going to plant corn and pumpkin.

Mr. Kernan reviewed the application. He stated that it does appear a low recreational use a well suited property for the attraction. Mr. Kernan stated he wanted some testimony on hours of operation and how many employees but the applicant has answered those questions with his testimony. Mr. Kernan stated a use variance was needed for lot coverage labeled on the plan exceeding the 3% under that portion of the code. Mr. Kernan stated he heard the testimony from Mr. Kreck that he would rather defer the lot coverage for the site plan. Mr. Kernan stated that most of the comments under design and performance standards on his report can be done with the site plan, the applicant touched on every comment on the report in his testimony. Mr. Kernan stated if approved tonight when the applicant submits the site plan maybe add an acoustic to write a report on how they will comply with Township ordinance. He stated the wall on the event stage is a good idea to control the noise. Mr. Kozak asked Mr. Kernan if he thinks for the noise 10 pm will be a good time. Mr. Kernan replied the noise ordinance restricts noise to be lowered by 10 pm.

Mr. Coe reviewed the variance requests for the Board. Motion by Mr. Cummiskey, seconded by Mr. Colavita to grant the approval of a use variance for a seasonal themed attraction on the property to include one permanent structure and up to six temporary structures. The applicant also needs a use variance for having more than one principle permitted use on the property. The conditions that are appropriate for the motion are that the applicant will return to the Board for a full site plan approval at which time all site parking, lighting, buffering, lot coverage, and any other issues will be addressed. Additionally, the applicant's hours of operation shall be limited to Wednesday through Friday 5 pm to 11 pm and Saturday and Sunday noon until 11 pm. Another condition is that all live music shall cease no later than 10 pm and by imposing that condition we are not stating that the applicant does not have to otherwise comply with all noise standards and laws.

Public Hearings: (continued)

2. #22-15- Pine Barrens Productions, LLC- Use Variance (continued)

The applicant must comply with any other noise standards and ordinances. General conditions typical that any construction improvements on the property with all Township approvals including construction permits. The applicant will obtain all outside agency approvals. All activities on the property shall take place in accordance to plans surveys submitted with the application to be further defined in the site plan approval. The applicant will satisfy all escrow requirements and obligations. Another condition will be that all activities will be seasonal from September 1 to November 7. Roll call vote: Ayes- Mr. Kozak, Mr. Cummiskey, Mr. Cossaboon, Mr. Colavita, Mr. Sebastian. Nays- Zero. Abstentions- Zero.

3. #22-14- Daniel Seybert- Side, Rear, & Lot Coverage Variances

The applicant is proposing to construct a 30' x 40' 12' pole barn and is requesting a side yard setback variance to allow 5 ft. where 12.5 ft. is required, to allow a 15 ft. rear yard setback where 37.5 ft. is required, and to allow a percentage of lot coverage of 23% where 20% is the maximum permitted lot coverage, along with any other variances or waivers deemed necessary by the Board. The property is located at 1706 Crowfoot Lane, also known as Block 128.0202, Lot 6 in the R-2 Zoning District.

Mr. Seybert 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. Colavita, seconded by Mr. Cummiskey to deem application #22-14 complete. Voice vote; all ayes, motion passed.

Mr. Seybert would like to build a pole barn in the backyard and requested a variance to be able to come off the fence. He would like to put it in the right corner rather than the middle of the yard. Mr. Kozak asked Mr. Seybert why would he like to put it in that spot when he has 74 ft. and he is asking for 5 ft. when it should be 12 ft. Mr. Seybert replied so that he can maximize his yard. He stated instead of having 12.5 ft. it will be useless space between the pole barn and the fence, I have three children and he wants to give them enough space to play. Mr. Kozak stated to Mr. Seybert that he has 74 ft. between what he is proposing and the property line on the left. Mr. Kozak also stated that Mr. Seybert will be putting a large building next to his neighbor's property. Mr. Seybert stated that he wants to use as much of his yard as he can. Mr. Sebastian asked Mr. Seybert what is his intentions with the yard. Mr. Seybert replied whiffle ball, barbeques with the family. Mr. Seybert stated that he already had a pool on the property, it's an above ground pool. Mr. Kozak asked Mr. Seybert when was the pool placed. Mr. Seybert replied about two years ago. Mr. Coe asked Mr. Seybert to draw where the pool is located on Mr. Kozak paper and mark that A-1 as an exhibit for the record. Mr. Seybert stated the pool is 30 ft. round and 4 ft. high.

Public Hearings: (continued)

3. #22-14- Daniel Seybert- Side, Rear, & Lot Coverage Variances (continued)

Mr. Kozak stated that if you take 7 ft. from the 74 ft. he still has 66 ½ ft. and in the back is 15 ft. and he has 45 ft. and it is supposed to be 37.5 ft. Mr. Cummiskey asked Mr. Seybert what is behind his property. Mr. Seybert replied other properties. Mr. Kozak asked Mr. Seybert what is the size of the building. Mr. Seybert replied 30 x 40 with an 8 ft. dormer on the side. Mr. Kozak asked Mr. Seybert what will the pole barn be used for. Mr. Seybert replied he has two trucks that he wants to store and general stuff he will use the dormer with rocking chairs. Mr. Sebastian informed Mr. Seybert that this building is not for business, it will only be for personal use. Mr. Seybert replied yes.

Mr. Coe reviewed the variance requests for the Board. Motion by Mr. Cummiskey, seconded by Mr. Cossaboon to grant the approval of a rear yard setback variance of 20 ft. where 37.5 ft. is required for the construction of a 30 x 40 x 12 ft. pole barn. Additionally, the applicant will need a lot coverage variance of 23% where 20% is the maximum. Finally, the motion will include a denial on the applicants request for a side yard setback variance. The conditions which are appropriate for the approval are that the pole barn should be used solemnly for residential storage only. There shall be no commercial use in the pole barn. The applicant will obtain all necessary Township permits and approvals including construction permits and lot grading approvals as maybe necessary. The applicant will comply with all plans and surveys submitted with the application including the item that was marked as A-1 this evening. The applicant will satisfy all escrow requirements and obligations. Finally, the applicant will comply with any COAH requirements necessary by the construction official. Roll call vote: Ayes- Mr. Cummiskey, Mr. Cossaboon, Mr. Kozak, Mr. Colavita, Mr. Sebastian. Nays- Zero. Abstentions- Zero.

4. #22-19- John & Anne McGinley- Side & Rear Yard Variances

The applicants are requesting a side and yard variances for the construction of a 30' x 40' x 22' pole barn with an 8' x 20' covered porch. The side yard setback is proposed to be 5' where 12.5' is required and the rear yard setback is proposed to be 5' where 37.5' is required, along with any other waivers or variances deemed necessary by the Board. The property is located at 1509 Carex Court, also known as Block 141.0501, Lot 33 in the R-2 Zoning District.

Mr. McGinley and Mrs. McGinley were 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. Colavita, seconded by Mr. Cummiskey to deem application #22-19 complete. Voice vote; all ayes, motion passed.

Public Hearings: (continued)

4. #22-19- John & Anne McGinley- Side & Rear Yard Variances (continue)

Mrs. McGinley stated she is requesting a setback variance to build a 30 x 40 ft. pole barn in the yard to store seasonal vehicles and household items. Mr. Cummiskey asked Mrs. McGinley if there was a reason they can't move it to conform to the standards of the Township. McGinley replied the reason she is requesting the variance is because the property has an unusual shape and even though she has 3 acres most of that is wetlands and buffer and also have an in ground pool. She stated if she conformed with the Township the pole barn will be next to the pool. Mr. Kozak asked Mrs. McGinley why they needed the pole barn that size. Mrs. McGinley replied they have several vehicles and motorcycles between her and her husband, they are both retired and that has been there dream to declutter and have everything in one area. She stated she wants to minimize the number of vehicles that are in front of the house. She stated that the way her property is shaped only one of her neighbors will see the pole barn. McGinley stated they are planning on doing will be putting two garage doors facing the pool to make enough room to turn vehicles around. Mr. Kozak asked Mr. McGinley why won't he put the doors facing the driveway. Mr. McGinley replied there is a pad there with all the pool equipment. Mr. Cummiskey asked Mr. McGinley if there will be any trees taken down. Mr. McGinley replied in the back corner there is about 7 to 8 small trees that will have to clear. Mr. Colavita asked Mr. McGinley if the property behind the gazebo was useable. Mr. McGinley replied that is where the wetland buffer starts. Mr. Sebastian stated with the pool equipment the piping is buried under ground between the pad and the pool. Mr. Sebastian stated to the applicant that if he went to 12.5 ft. on the side and won't need a use variance and the Board may grant you the 5 ft. in the back because of the restrictions. Mr. McGinley replied that he agreed.

Motion to open to the public.

1. Glenn Creasy, 1508 Carex Court, was sworn in by Mr. Coe. Mr. Creasy stated he would like to object to the request for a variance that the new neighbor has requested simply because of the size of the property that was just purchased. He stated he shouldn't change the way he has lived for the past twenty something years. He stated the applicant's house is oddly shaped. He stated that the variance not be allowed because that is a big building and that is all he will see from the window. The Board was explaining to Mr. Creasy where the pole barn will be placed with the adjustments. Mr. Sebastian asked the applicant what color will the pole barn be. Mrs. McGinley replied she will like to match the pole barn to the house in which has an off white color. Mr. Coe stated to Mr. Kozak he just wanted to be clear that the Board was denying the side and the rear will be the 5 ft. where the 37.5 ft. is required.

Motion to close to the public.

Public Hearings: (continued)

4. #22-19- John & Anne McGinley- Side & Rear Yard Variances (continue)

Mr. Coe reviewed the variance requests for the Board. Motion by Mr. Cummiskey, seconded by Mr. Cossaboon to grant the approval of a rear yard variance of 5 ft. where 37.5 ft. is required for the construction of a 30 x 40 x 22 ft. pole barn with an 8 x 20 covered porch. The basic reason for the approval which will be sighted in my resolution is due to the unusual shape of this lot. The motion will also include a denial of the applicants request for a side yard variance. The conditions which are appropriate on the motion are that the pole barn shall be finished and done in the color that is closely compatible with the existing house on the property. The applicant will obtain all Township permits and approvals that are necessary including construction permits. All work and improvements shall be done in accordance with plans and surveys submitted with the application. The applicant will satisfy escrow requirements and obligations. The applicant will satisfy COAH requirement deemed necessary by the construction official. Finally, the pole barn should be used for personal residential storage purpose only there should be no commercial activity conducted out of the structure. Roll call vote: Ayes- Mr. Cummiskey, Mr. Cossaboon, Mr. Kozak, Mr. Colavita, Mr. Sebastian. Nays- Zero. Abstentions- Zero.

5. #22-20- Charles & Brittne Milleta- Side, Rear, & Lot Coverage Variances

The applicants are requesting side, rear, and lot coverage variances for the construction of a 30' x 12' pole barn and existing shed that will be moved to the left side of the pole barn. The proposed side yard is 2' where 10' is required, the proposed rear yard is zero where 25' is required and the proposed lot coverage is 8% where 3% is the maximum permitted, along with any other variances or waivers deemed necessary by the Board. The property is located at 654 Lebanon Avenue, also known as Block 4504, Lot 1 in the FD-10 Zoning District.

Mr. and Mrs. Milleta were 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. Kozak, seconded by Mr. Cummiskey to deem application #22-20 complete. Voice vote; all ayes, motion passed.

Mrs. Milleta would like to build a 30 x30x 12 pole barn/garage to store vehicles along with some tools and yard supplies. Mr. Colavita asked the applicant that on the photo there is a cap in the yard. Mrs. Milleta replied that is the septic tank. Mr. Colavita asked the applicant where would they put the pole barn. Mr. Milleta replied it will be all the way to the right. Mr. Kozak asked the applicant if he was standing in front of the property is the septic to the left. Mrs. Milleta replied yes. Mr. Kozak stated that the survey where they proposed the 30ft. and the back of the house how much space will that leave. Mrs. Milleta replied 25 ft. Mr. Kozak asked the applicant that they are proposing to put it right on the property line.

Public Hearings: (continued)

5. #22-20- Charles & Brittne Milleta- Side, Rear, & Lot Coverage Variances (continued)

Mr. Kozak stated if they moved it up 5 ft. of the back that will give you room to work and do repairs and still leaves you 20 ft. between the house and the pole barn. Mr. Kozak stated to the applicant the right side they are asking for 2 ft. The Board were speaking among themselves about the side setbacks. Mr. Kozak stated 6 ft. for the right instead of 12 ft. Mr. Milleta stated he would rather do 5 ft. rear and 5 ft. side. Mr. Coe asked the applicant if they were proposing any business out of this building. Mr. Milleta replied no.

Motion open to the public.

1. Gary Stiles, 1999 Winslow Rd, was sworn in by Mr. Coe. He stated his wife and him own the property to the adjacent to the Milleta. He stated that he was going to just ask for 2 ft. but he is great with 5 ft. He stated that presently the shed is on the property line.

2. Edward Pasternak, 640 Lebanon Ave, was sworn in by Mr. Coe. He just wanted to thank the Board for this meeting and having the 5 ft. set back and addressing the issue.

Motion closed to the Public.

Mr. Coe reviewed the variance requests for the Board. Motion by Mr. Cummiskey, seconded by Mr. Kozak to grant the approval of a side yard variance of 5 ft. where 10 ft. is required, a rear yard variance of 5 ft. where 25 ft. is required and a lot coverage variance where 8 % and 3% is the maximum for a construction of 30 X 30 X 12 ft. pole barn. The conditions which are appropriate on the motion are first of all that the pole barn should be used for residential storage purpose only. There should be no commercial activities conducted out of the pole barn. The shed which is being moved will also comply with the rear setbacks that we have granted this evening All construction shall take place in accordance with Township permits and approvals including construction permits and a lot grading necessary. The applicant will obtain any outside agency approvals that may be necessary. The applicant will comply with all plans and surveys submitted with the application. The applicant will satisfy their escrow requirements and obligations. The applicant will comply with any COAH requirements deemed necessary by the construction official. Roll call vote: Ayes- Mr. Cummiskey, Mr. Kozak, Mr. Cossaboon, Mr. Colavita, 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

Reports:

1. Mr. Sebastian read a letter to the Board to inform them that Mr. Adams had resigned due to family matters.

Approval of Minutes:

1. 04/21/2022 regular meeting

Motion by Mr. Colavita, seconded by Mr. Cumiskey to approve the minutes from the April 21, 2022 regular meeting. Voice votes; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 8:23 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.