

Call to Order:

The regular meeting of the Monroe Township Zoning Board of Adjustment was called to order at 6:30 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 May 8, 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. Kozak, Mr. Powers, Mr. Sebastian, Mr. Colavita, **Absent-** Mr. Cossaboon, (excused), Mr. Cummiskey, (excused), Mr. Salvadori, (excused), Mr. Sanders (excused), Mr. Kernan. Also **present** – Mr. Coe, Solicitor, Ms. Fox, Liaison, Mrs. Orbaczewski, Secretary, Mrs. Tomasello, Clerk Transcriber

Memorialization of Resolutions:

1. Res. #31-2022- App. #22-21 Dave Brown-Use Variance Approved

Motion by Mr. Colavita, seconded by Mr. Powers to adopt resolution # 31-2022. Roll Call Vote; all ayes; motion passed.

3. Res. #33-2022- App. #22-14- Daniel Seybert Side, Rear, & Lot Coverage Variances Approved

Motion by Mr. Colavita, seconded by Mr. Powers to adopt resolution # 33-2022. Roll Call Vote; all ayes; motion passed.

4. Res. #34-2022- App. #22-19- John & Ann McGinley- Side & Rear Yard Variance Approved

Motion by Mr. Colavita, seconded by Mr. Powers to adopt resolution # 34-2022. Roll Call Vote; all ayes; motion passed.

5. Res. #35-2022- App. #22-20- Charles & Brit Milleta- Side, Rear, & Lot Coverage Approved

Motion by Mr. Colavita, seconded by Mr. Powers to adopt resolution # 35-2022. Roll Call Vote; all ayes; motion passed.

6. Res. #36-2022- App.#22-23 Joan Rumpf Lee- Lot Coverage Variance Approved

Motion by Mr. Colavita, seconded by Mr. Powers to adopt resolution # 36-2022. Roll Call Vote; all ayes; motion passed.

Memorialization of Resolutions: (continued)

7. Res. #37-2022- App.#22-24 Stephen McKillop- Use Variance Approved

Motion by Mr. Colavita, seconded by Mr. Powers to adopt resolution # 37-2022. Roll Call Vote; all ayes; motion passed.

8. Res. #38-2022- App.#22-18 Kathryn Maycock- Use Variance Approved

Motion by Mr. Colavita, seconded by Mr. Powers to adopt resolution # 38-2022. Roll Call Vote; all ayes; motion passed.

9. Res. #39-2022- App.#22-22 Shane Papon- Use Variance, Site Plan Waiver Approved

Motion by Mr. Colavita, seconded by Mr. Powers to adopt resolution # 39-2022. Roll Call Vote; all ayes; motion passed.

Public Hearings:

1. #22-25- James Kerfoot- Rear Yard Variance

The applicant is requesting a rear yard variance to allow a setback of 8 ft. where 10 ft. is required for the installation of an above ground swimming pool, along with any other variances or waivers deemed necessary by the Board. The property is located at 612 Mills Lane, also known as Block 27.0102, Lot 14 in the RG-PR Zoning District.

Mr. Kerfoot 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. Powers to deem application #22-25 complete. Voice vote; all ayes, motion passed.

Mr. Kerfoot stated he had recently moved and wanted to put a swimming pool for his kids. He stated he went to the Township and stated about the pool the zoning department advised that he needed a permit and gave him the setbacks he stated he was about a foot off. Mr. Kozak asked Mr. Kerfoot if he had any problems in the backyard with drainage. Mr. Kerfoot replied no, he stated that the only thing is the previous owner had a big piece of concrete in the backyard.

Mr. Coe reviewed the variance requests for the Board. Motion by Mr. Powers, seconded by Mr. Colavita to grant the approval of a rear yard setback variance of 8ft. where 10 ft. is required for the installation of an above ground swimming pool.

Public Hearings: (continued)

1. #22-25- James Kerfoot- Rear Yard Variance (continued)

The conditions which are appropriate for the motion are that the applicant must obtain all Township permits and approvals including construction permits and lot grading as necessary. The applicant will install the pool in accordance with the plans and surveys submitted with the application. The applicant will satisfy his escrow requirements. Roll call vote: Ayes- Mr. Powers, Mr. Colavita, Mr. Kozak, Mr. Sebastian. Nays- Zero. Abstentions- Zero.

2. #22-30- Brian & Francesca Lepo- Side Yard Variance

The applicant is requesting a side yard variance to allow a 10.5 ft. side yard where 15 ft. is required for the construction of an 80 square foot addition to their existing single family home, along with any other variances or waivers deemed necessary by the Board. The property is located at 1970 Steeplechase Drive, also known as Block 150.0103, Lot 3 in the R-2 Zoning District.

Ms. Lepo 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. Powers to deem application #22-30 complete. Voice vote; all ayes, motion passed.

Ms. Lepo stated they applied for a variance for a 6 ft. bump out. She is trying to build an addition on the house for her parents to move in and would like to give them more space. Mr. Kozak asked Ms. Lepo what will be in the addition. Ms. Lepo replied her parents' bedroom, no additional kitchen. Mr. Kozak stated that on the survey that was submitted in the backyard there was a pool as well as a shed and that is why Ms. Lepo was adding the addition in that area. Mr. Kozak stated that the addition on the house once the parents move it cannot be rented out.

Mr. Coe reviewed the variance requests for the Board. Motion by Mr. Kozak, seconded by Mr. Powers to grant the approval of a side yard variance to allow a 10.5 ft. side yard where 15 ft. is required for the construction of an 80 sq. ft. addition to the applicant's existing single family home. The conditions which are appropriate for the motion are that the applicant will obtain all Township permits and approvals that are necessary including construction permit and lot grading. The applicant will satisfy her escrow requirements. The applicant will comply with any COAH requirements deemed necessary by the construction official. Roll call vote: Ayes- Mr. Powers, Mr. Kozak, Mr. Colavita, Mr. Sebastian. Nays- Zero. Abstentions- Zero.

Public Hearings: (continued)

3. #22-33- Gregory Hinks- Side Yard Variance

The applicant is requesting a side yard variance to allow a 4 ft. side yard where 10 ft. is required for the installation of an above ground swimming pool, along with any other variances or waivers deemed necessary by the Board. The property is located at 808 Rosetree Drive, also known as Block 120.0301, Lot 5 in the RG-PR Zoning District.

Mr. Hinks 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. Powers to deem application #22-33 complete. Voice vote; all ayes, motion passed.

Mr. Hinks stated he is looking to install an above ground pool in the backyard to maximize the space in his backyard. Mr. Kozak asked Mr. Hinks if he has a fence around the property, if so what is height. Mr. Hinks replied yes he does have a fence and it is 6 ft. wooden fence. Mr. Kozak asked Mr. Hinks if he has any drainage problems in the backyard. Mr. Hinks replied no drainage problem. Mr. Coe wanted to clarify with the applicant if it was 4 ft. Mr. Hinks replied he wasn't sure but he knew that what was on the application was correct. Mr. Sebastian asked Mr. Hinks if there was any other reason he was placing the pool in that area. Mr. Hinks replied he wanted to put it close to the deck.

Mr. Coe reviewed the variance requests for the Board. Motion by Mr. Powers, seconded by Mr. Colavita to grant the approval of a side yard variance to allow a 4 ft. side yard where 10 ft. is required for the installation of an above ground swimming pool. The conditions on the motion are that the applicant will obtain all Township permits and approvals including construction permits and lot grading as may be necessary. The applicant will install the pool in accordance with the plans and surveys submitted with the application. The applicant will satisfy his escrow requirements. Roll call vote: Ayes- Mr. Powers, Mr. Colavita, Mr. Kozak, Mr. Sebastian. Nays- Zero. Abstentions- Zero.

Public Portion:

Motion passed to open the meeting to the public.

1. Mr. Coe announced to the public that there were three applications that could not be heard and where adjourned to June 30, 2022 at 6:30 pm. The applications are #22-28 ReLeaf Cannabis, LLC. Seeking a use variance and site plan waiver, application #22-27 Jason Alexander seeking a use variance, and application #22-29 Matthew Pontano seeking a use variance. These are being carried on to the new date there will be no further notification that will go out for those hearings this evening notification on the record is the notification.

Motion passed to close the meeting

Reports:

1. Mr. Coe informed the Board members that the Zoning Board professionals and himself had a meeting with Wood Management and their professionals, he stated that they still have to come to the Board for the final site plan approval. He stated there have been a number of issues flagged in which Wood Management still has to address in their final plan. Mr. Coe stated that probably the most significant one was the Airport Drive Road, they were presented an easement for Airport Drive to have access to it, but restricted the vehicles that can come in and out for Peach Country site two axel trucks and one axel trailers landscapers have dual axel. The effect of what they had negotiated with the owners of Airport Drive, would have redirected all the traffic back to Tuckahoe Rd. He stated the meeting was about two hours long. Mr. Sebastian reaterated that until everything wasn't done the Board wasn't able to hear them.

2. Mr. Sebastian addressed the Board members once again that if anyone was going to be absent to let Ninette know ahead of time that it is embarrassing for the Township. He also stated that he makes phone calls as well to the Board members for not coming to meetings. He stated that we lost two members and he has already communicated with the council president and that he was informed that they will be coming up with some names for the meeting of June 27.

Approval of Minutes:

1. 05/19/22

Motion by Mr. Colavita, seconded by Mr. Powers to approve the minutes from the May 19, 2022 regular meeting. Voice votes; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 6:57 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.