

Call to Order:

The reorganization meeting of the Monroe Township Zoning Board of Adjustment was called to order at 6:30 p.m. by Mrs. Orbaczewski who read the following statement “Notice of this meeting was sent in writing to the newspaper published on January 5, 2023. 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. Carino, Mr. Colavita, Mr. Cummiskey, Mr. Kerr, Mr. Kozak, Mr. Powers, Mr. Salvadori, Mr. Seidenberg, Mr. Coe, Mr. Heverly, Mrs. Orbaczewski, Secretary, Mrs. Gallagher, Clerk Transcriber. Excused; Mr. Papson.

Reorganization:

1. Appointments to the Board by Council:

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|-----------------------|--------------------|--|
| a.) Mr. Brian Kerr | Class IV Member | 4 yr. term to expire 12/31/26 |
| b.) Mr. Joseph Carino | Class IV Member | 4 yr. term (unexpired) 1/1/23-12/31/25 |
| c.) Mr. Shane Papson | Alternate I Member | 2 yr. term 1/1/23-12/31/24 |
| d.) Mr. Don Heverly | Council Liaison | 1/1/23-12/31/23 |

Election of Chairman:

Mrs. Orbaczewski opened nominations for the election of a Chairman. Mr. Colavita nominated Mr. Cummiskey. With no other nominations, Mrs. Orbaczewski cast a vote for Mr. Cummiskey as Chairman.

Election of Vice Chairman:

Mr. Cummiskey opened nominations for Vice Chairman. Mr. Salvadori nominated Mr. Colavita, seconded by Mr. Kerr. With no other nominations, Mrs. Orbaczewski cast a vote for Mr. Colavita as Vice Chairman.

Reorganization Resolutions:

1. #01-2023 Zoning Board Secretary & Assistant Secretary

Mr. Cummiskey opened nominations for Secretary. Mr. Colavita made a motion to nominate Mrs. Orbaczewski, seconded by Mr. Kozak. Voice vote; All ayes, motion passed.

Mr. Cummiskey opened nominations for Assistant Secretary. Mr. Colavita made a motion to nominate Mrs. Gallagher, seconded by Mr. Powers. Voice vote; All ayes, motion passed.

Reorganization Resolutions: (continued)

2. #02-2023 Zoning Board Schedule of Meetings

Mrs. Orbaczewski reviewed the proposed scheduled meeting dates. Motion to accept the 2023 meeting schedule by Mr. Powers, seconded by Mr. Salvadori. Voice vote; All ayes, motion passed.

3. #03-2023 Zoning Board of Adjustment Solicitor

Mr. Cummiskey opened nominations for Board Solicitor. Mr. Colavita nominated Charles Fiore, seconded by Mr. Seidenberg. Voice vote; All ayes, motion passed.

4. #04-2023 Zoning Board Rules and Regulations

Mr. Cummiskey opened nominations to adopt the Rules and Regulations. Mr. Coe reviewed the fact that every year, the Board rules and regulations are voted upon. He stated that all members, old and new, should be sure read over them as it can help them understand the framework and decision making that happens during meetings. Mr. Colavita made a motion to adopt the Rules and Regulations, seconded by Mr. Salvadori. Voice vote; All ayes, motion passed.

5. #05-2023 Zoning Board Planner

Mr. Cummiskey opened nominations for Board Planner. Mr. Colavita nominated Colliers Engineering, Tim Kernan, seconded by Mr. Salvadori. Voice vote; All ayes, motion passed.

6. #06-2023 Zoning Board Engineer

Mr. Cummiskey opened nominations for Board Engineer. Mr. Salvadori made a motion to nominate Marty Sander, seconded by Mr. Colavita. Voice vote; All ayes, motion passed.

7. #07-2023 Zoning Board Clerk Transcriber

Mr. Cummiskey opened nominations for Clerk Transcriber. Mr. Colavita nominated Amy Gallagher, seconded by Mr. Powers. Voice vote; All ayes, motion passed.

8. #08-2023 Zoning Board Official Newspapers

Mr. Cummiskey opened nominations for Official Newspapers. Mr. Kozak made a motion to approve South Jersey Times and Courier Post as the official newspapers of the Zoning Board, seconded by Mr. Salvadori. Voice vote; All ayes, motion passed.

9. #09-2023 Zoning Board Conflict Solicitor

Mr. Cummiskey opened nominations for Conflict Solicitor. Mr. Powers nominated Rick Coe, seconded by Mr. Kozak. Voice vote; All ayes, motion passed.

Memorialization of Resolutions:

1. #84-2022 - #22-65 – Ronald Thomas – Meeting Adjourned to 2/2/23

Motion to approve by Mr. Kozak, seconded by Mr. Colavita. Roll call vote; Ayes- Mr. Kozak, Mr. Colavita, Mr. Salvadori, Mr. Seidenberg. Nays- Zero. Abstentions- Zero. Motion passed.

2. #85-2022 - #22-59 – Steven Wolf – Meeting adjourned to 1/19/23

Motion to approve by Mr. Kozak, seconded by Mr. Colavita. Roll call vote; Ayes- Mr. Kozak, Mr. Colavita, Mr. Salvadori, Mr. Seidenberg. Nays- Zero. Abstentions- Zero. Motion passed.

3. #86-2022 - #22-61 – Dennis and Colleen Gurovich – Side & Rear Yard Variances

Motion to approve by Mr. Colavita, seconded by Mr. Kozak. Roll call vote; Ayes- Mr. Colavita, Mr. Kozak, Mr. Salvadori, Mr. Seidenberg. Nays- Zero. Abstentions- Zero. Motion passed.

4. #88-2022 - #22-66 – John Amugo – Use Variance

Motion to approve by Mr. Kozak, seconded by Mr. Colavita. Roll call vote; Ayes- Mr. Kozak, Mr. Colavita, Mr. Cummiskey, Mr. Seidenberg. Nays- Zero. Abstentions- Zero. Motion passed.

5. #89-2022 - #22-68 – Keith Mayo – Front Yard Setback Variance

Motion to approve by Mr. Kozak, seconded by Mr. Colavita. Roll call vote; Ayes- Mr. Kozak, Mr. Colavita, Mr. Cummiskey, Mr. Seidenberg.

Public Portion:

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

Reports:

Mrs. Orbaczewski reviewed with the Board a letter which they were all provided a copy of to review. The letter is from Mr. Mattson, an attorney for a member of the public who is opposing application #22-59 for Steven Wolf. Mr. Mattson is requesting a postponement of the hearing date on 1/19/2023 because his client is not available to be there on that date. Mr. Fiore explained that it is not the applicant requesting the postponement and certainly the attorney can be present on behalf of their client. Mrs. Orbaczewski explained to the Board that notice for the applicant had already been sent and the 1/19 date was announced at the previous meeting. Mr. Fiore explained to the Board that they have no legal obligation to either grant or deny the postponement request. Mr. Kozak asked to clarify that is was not the applicant asking for a postponement but a member of the public. Mr. Fiore confirmed that was correct.

Reports: (continued)

Mr. Kozak asked if postponement was granted, wouldn't the public have to be noticed again. Mr. Fiore stated yes, the applicant would have to bear the cost to send out public notice once again for a new meeting date, unless the Board makes part of the motion to put that burden on the party requesting the postponement. Mr. Fiore added that it also may hinder the due process for the applicant to have his application heard.

Motion by Mr. Colavita to deny the postponement request, seconded by Mr. Powers. Roll call vote; Ayes- Mr. Colavita, Mr. Powers, Mr. Carino, Mr. Cummiskey, Mr. Kerr, Mr. Kozak. Nays- Mr. Salvadori. Abstentions- Zero.

Mrs. Orbaczewski welcomed the new members and congratulated the professionals.

Mr. Coe stated that he is going to miss performing with this Board and that it's been a pleasure working with everyone. He also reminded that he will continue working on litigation for the Board that he's been involved with. He stated that if he sends out any emails to the members, the subject line would read that the information is confidential and privileged and cannot be shared in any way. Mr. Fiore added to remind everyone to not reply to those types of emails. Mr. Kozak added that there can't be a group of Board members getting together outside of the meetings to discuss Board matters.

Mrs. Orbaczewski advised the members there will be training classes coming the Spring for the new Board members and any member that may not have taken it yet. She will be in touch about that.

Minutes:

Motion passed to approve the minutes from December 15, 2022 meeting.

Adjournment:

Meeting was adjourned at 7:00 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: Amy Gallagher, Clerk Transcriber