

**Call to Order:**

It is 6:33 p.m., December 21, 2023 and this is the regular meeting of the Monroe Township Zoning Board of Adjustment. Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meeting on January 20, 2023. A copy was posted on the 2<sup>nd</sup> floor bulletin board in Town Hall and on the Township's website. In addition, notice of this evening's public hearings was sent in writing and published on December 11, 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. Cummiskey, Mr. Colavita, Mr. Kerr, Mr. Kozak, Mr. Powers, Mr. Salvadori, Mr. Seidenberg, Mr. Rice, Mr. Fiore, Solicitor, Mr. Heverly, Council Liaison. Also present; Ms. Orbaczewski, Secretary, Ms. Gallagher, Clerk Transcriber. Excused: Mr. Kernan, planner, and Mr. Sander, engineer.

**Memorialization of Resolutions:**

1. Res #74-2023 - #23-55 – Michael Pfeiffer – Rear Yard Variance Approved

Motion to approved; All ayes. Motion passed.

**Public Hearing:**

1. #23-54 – Margaret & Shawn Bozarth – Side Yard Variance & Lot Coverage Variance

The applicant is seeking a side yard variance to allow 3 feet instead of 5 feet for the old shed to be removed and the existing new shed, and a lot coverage variance to allow 37.71% where 30% is the maximum permitted for the existing paver patio and sheds. The property is located at 1841 Forest Drive, also known as Block 10204, Lot 8 in the RG-PR Zoning Districts.

Mr. Fiore swears the applicant Margaret Bozarth in. Motion passed to deem the applicant complete.

Ms. Bozarth states she has been on the property for 28 years and the shed has been in the yard for 15 years. Mr. Colavita asks if any of her neighbors have complained about the existing shed and she replies no. He asks if there are any drainage issues with water run off to which she replies no.

Motion passed to close the hearing to the public.

Motion to approve by Mr. Powers, seconded by Mr. Rice. Roll call vote; Ayes- Mr. Powers, Mr. Rice, Mr. Carino, Mr. Colavita, Mr. Cummiskey, Mr. Kerr, Mr. Salvadori, Nays-Zero.

2. #23-56 – Stephen & Alysia Paparo – Rear, Side, and Lot Coverage Variance

The applicant is requesting a side yard variance to allow 3.5 feet instead of 5 feet and a rear yard variance to allow 3.2 feet instead of 5 feet for the existing shed, a rear yard variance to allow 9.3 feet instead of 10 feet for the existing inground swimming pool, and a lot coverage variance to allow 37.3% where 30% is the maximum permitted for the existing concrete. The property is located at 908 Shetland Lane, also known as Block 24.0302, Lot 3 in the R-2 Zoning District.

Mr. Fiore swear in Stephen and Alysia Paparo. Motion passed to deem application complete.

Ms. Paparo explains the pre-existing shed was on the property when they moved in. They have a friendly relationship with their neighbors so they are no issues. And their property backs up to the Township property land so there are no residents behind them.

As far as the swimming pool, Ms. Paparo explains four years ago the contractors went off the drawings and they did not realize the permit was not closed out. Ms. Orbaczewski tells the Board that the Paparo's had previously come for a variance. But, when the as build was done it showed an increase in coverage. Mr. Colavita asks if there are any problems with run off or drainage issues. Ms. Paparo replies no.

Motion passed to close the hearing to the public.

Motion to approve by Mr. Colavita, seconded by Mr. Powers. Roll call vote; Mr. Colavita, Mr. Powers, Mr. Carino, Mr. Cummiskey, Mr. Kerr, Mr. Kozak, Mr. Salvadori. Nays- Zero.

**Public Portion:** None

**Reports:** Change the Zoning Board Meetings to the second and fourth Thursdays of each month. Reorganized meeting to be held on January 18, 2024

**Approval of Minutes:**

November 2, 2023 Regular Meeting Minutes

Motion passed to approve the minutes.

**Adjournment:** The meeting was adjourned 6:49 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: Scottie Lea Gabbianelli, Clerk Transcriber.