Call to Order:

It is 6:31 p.m. on September 8, 2025 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 and a copy was posted on the 2nd floor bulletin board in Town Hall and on the Township's website.

"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. Please note, audio and video of this meeting is being recorded in accordance with Township Ordinance O:56-2024. The meeting is being broadcasted live on the Township's YouTube channel. A copy of this recording will be posted on the Township's website for the public to view at their convenience."

The Board saluted the flag.

Roll call:

Present; Mr. Carino, Mr. Cummiskey, Mr. Fooder, Mr. Heffner, Mr. Kozak, Mr. McGeehan, Mr. Rice. Also present; Mr. Fiore, Solicitor, Mr. Warburton, Engineer/Planner, Ms. Gallagher, Secretary, Ms. Gabbianelli, Clerk Transcriber. Excused: Mr. Colavita, Ms. Fasano, Mr. Heverly.

Oath:

Mr. Fiore swears in Adam Warburton, Engineer/Planner.

Resolutions:

1. Res. #25-2025 – Denise & Rich Busch – Buffer Encroachment Variance Approved
2. Res. #31-2025 – Carter Airstrip Solar 1, LLC – Preliminary & Final Major Site Plan Extension Approved
3. Res. #32-2025 – Carter Airstrip Solar 1, LLC – Use Variance Extension Approved
4. Res. #33-2025 – Raritan Growth LLC – Use Variance Approved
5. Res. #34-2025 – Raritan Growth LLC – Minor Site Plan Approved
6. Res. #35-2025 – Anthony Aucello – Lot Coverage, Side Yard, and Rear Yard Variances Approved
7. Res. #36-2025 – Brian & Rhoda Kownacky – Amendment of Prior Approvals Approved
8. Res. #37-2025 – John Lasch – Request to Amend Prior Approvals Denied

Motion to approve by Mr. Carino, seconded by Mr. Fooder. Voice Vote; All Ayes. Nays- Zero.

Applications:

1. #25-18 – Highland Development Group, LLC – Lot Area Variance & Lot Frontage and Lot Width

The applicant is requesting a lot area variance to allow .40 acres where 1 acre is required, a lot frontage variance to allow 100 feet where 120 feet is required, and a lot width variance to allow 100 feet where 150 feet is required; along with any other variances or waivers deemed necessary by the Board. The property is located on Pitman Downer Road, also known as Block 14801, Lot 35 in the R-2 Zoning District.

Motion passed to deem the application complete. Len Schwartz is representing the applicant. Mr. Fiore swears in Greg Simonds, engineer and Vincent Yanni, applicant. Mr. Simonds reviews the property/plan to the Board. He states the applicant complies with all building setbacks, rear yard setbacks and there are similar undersized lots in the area. The septic approval was granted for this project. They are proposing a well in the front yard and septic in the rear. Mr. Simonds states the hardship is the existing, non-conforming parcel. Their proposal for well and septic meets all requirements. The applicant has prepared a grading plan and explains the details. The propose drainage comes from the rear to the front of the property. Mr. Schwartz states it will flow towards Pitman Downer and not the adjacent properties. Mr. Simonds agrees. He says the grading plan will have to be submitted to the Township for review and they may propose stormwater management litigation matters to collect drainage from absorbing into the ground. This property is exceptionally narrow compared to other properties in the area. Mr. Schwartz points out on the tax map other undersized properties in the area. Mr. Simonds agrees. Mr. Kozak asks if the lots in question are developed and Mr. Schwartz replies some, but not all. Mr. Simonds adds the applicant's impervious coverage proposal is well under the maximum. Mr. Schwartz asks about a proposed basement and Mr. Simonds says it will be 9 feet. Mr. Simonds states the proposed septic meets the Gloucester County Health Department approval with no deviations.

Mr. Kozak asks if the applicant considered buying additional land adjacent to this property in order to comply with the code. Mr. Yanni was unable to buy any additional land to make the lot 1-acre due to adjacent houses. There was no opportunity to gain sufficient land to be conforming. He contacted the owner of Lot 36 with regards to the sale of this property or to purchase adjacent property. Mr. Yanni gave the owner a few months and when she did not reply, he decided to move forward with the project. Mr. Schwartz asks if the applicant did any title search on the property. Mr. Yanni says yes and did not find any easements on the property. He is proposing an approximately 2,200 square foot two-story single-family home. Mr. Yanni would not sell with drainage issues and is willing to comply with all grading plan requirements from the engineer.

Motion passed to open the public portion. Mr. Fiore swears in Michelle Boyle of 1516 Pitman Downer Rd., Williamstown. Ms. Boyle expresses concerns with flooding issues, unsafe water/well contamination and quality of life. She submits pictures marked as exhibit Boyle 1 through 8. Ms. Boyle filed a quite title complaint on September 4, 2025 regarding Lot 35.

1. #25-18 – Highland Development Group, LLC – Lot Area Variance & Lot Frontage and Lot Width (continued)

Mr. Fiore swears in Hakima Lake of 1484 Pitman Downer Rd., Williamstown. Ms. Lake is concerned about flooding on the property and water contamination for her family. Mr. Fiore swears in Amy Miduski of 1709 Pitman Downer Rd., Williamstown. Ms. Miduski is concerned with flooding. Mr. Fiore swears in Edward Boyle of 1516 Pitman Downer Rd., Williamstown. Mr. Boyle questions ownership and engineer/grading plans. Mr. Fiore swears in Clyde Johnson of 1449 Pitman Downer Rd., Williamstown. Ms. Johnson is concerned about additional flooding on her daughter's (Ms. Lake) property. Motion passed to close the public portion.

Mr. Schwartz summarizes the application. Mr. Fiore summarizes the application to the Board. Motion to approve by Mr. Kozak, seconded by Mr. Rice. Roll call vote; Ayes- Mr. Kozak, Mr. Heffner, Mr. Carino, Mr. Rice, Mr. McGeehan, Mr. Fooder, Mr. Cummiskey. Nays- Zero.

2. #25-16 & WSP-03-25 – J and W Property, LLC – Use Variance & Site Plan Waiver

The applicant is consolidating lots 8 & 9 and is requesting a use variance to allow two principal uses on the same lot and to convert an existing two-story single-family dwelling into a two-family duplex twin dwelling. In addition, the applicant seeks multiple bulk variances including minimum lot area, rear yard, lot frontage, lot depth; along with any other variances or waivers deemed necessary by the Board. The applicant is also seeking a site plan waiver through application WSP-03-25. The property is located at 111 E. Garwood Avenue, also known as Block 1809, Lots 8 & 9 in the R-1 Zoning District.

Motion passed to deem the application complete. Mr. Schwartz is representing the applicant. Mr. Fiore swears in Timothy Rioux, engineer and Ervin Oross, planner. Mr. Schwartz reviews the application. Mr. Rioux states these are existing buildings and as far as the consolidation, they will be addressing the parking situation. They are not proposing any changes to impervious coverage, building's exterior or landscaping. Under the code for two family or twin corner lots you need 2.5 parking spots. This configuration works out to be 9 parking spots, though there is room to park 12-15 vehicles. As of now the spots are not striped and the code requires 10 feet by 20 feet parking stall. The proposed consolidated and adoption of a second use does not deter from the area. There is no increased anticipated traffic flow. This use would be a less intense traffic flow than the previous daycare. There are minimal negative impacts to the neighborhood. Mr. Rioux states the non-conformities already exist and there are no changes planned other than consolidating of the two lots. Mr. Schwartz and Mr. Rioux discuss the pre-existing non-conforming variances requested.

Mr. Oross testifies consolidating a lot is a good plan to practice. The new owner has substantially cleaned up the lot. There will be a total of 4 units with proper parking conducive to a residential situation. The only negative criteria are the variances, but this is a minor consideration based on the improvements to the lot. This project will provide two additional rental units. Cleaning up and having a clearer roadway on the corner is a beneficial positive criterion. Mr. Oross believes this a positive situation for residence of Monroe.

2. #25-16 & WSP-03-25 – J and W Property, LLC – Use Variance & Site Plan Waiver (continued)

Mr. Warburton reviews his letter and discusses the use under zoning requirements. He states testimony was given to why the use variance should be granted. He agrees there will be a reduction in traffic from the previous commercial use. He states these are pre-existing non-conforming conditions. This consolidation is in the best interest as far as the zoning plan goes. There are requirements for a twin two-family dwelling. Under bulk requirements, Mr. Warburton discusses #1-4 variances that are required. Mr. Warburton has taken the setback off of Clinton Avenue, which shall be 30 feet as the front yard and 45 feet for the side yard. He asks if there is no objection the applicant just swap the setbacks around in order for the plan to conform. They agree. Mr. Warburton continues to discuss #5-11 under bulk requirements. He asks how many proposed bedrooms in each unit. They propose 3-bedroom units. Mr. Warburton asks the plan to be revised to reflect his letter for bulk table and setback boundary. Also, a consolidated lot description should be provided to the Board and new lot numbers approved by the Tax Assessor. Mr. Warburton ask for an ADA stall to be put on the lot to cover the code. He does not object to the site plan waiver. The ADA stall can be handled at the time of lot grading. Mr. Kozak asks about the ADA stall. Mr. Warburton says it can be included with the 8 stalls or an addition to. This would be a decision left up to the Board. Mr. Kozak suggest to have 8 stalls and 1 ADA to equal 9 parking spots. The Board agrees. Mr. Kozak states this will be an asphalt parking lot with lines and there will not be parking all over the place. Mr. Warburton agrees. Mr. Fiore states as a condition upon the site plan waiver the applicant provides a parking lot plan which will be reviewed by the Board's planner. They agree. Additionally, they are requesting a side walk waiver. Mr. Kozak asks Mr. Warburton if he is satisfied with all the variances the applicant is seeking. Mr. Warburton agrees.

Motion passed to close the public portion. Mr. Fiore summarizes the application to the Board. Motion to approve with conditions by Mr. Heffner, seconded by Mr. Rice. Roll call vote; Ayes- Mr. Heffner, Mr. Rice, Mr. Carino, Mr. Kozak, Mr. McGeehan, Mr. Fooder, Mr. Cummiskey. Nays- Zero.

3. #25-17 – Lucia Batista/Jason-Garth Hue – Lot Coverage Variance & Side Yard Variances

The applicant is requesting a lot coverage variance to allow 48% where 40% is the maximum permitted to construct an 18' x 30' above ground pool, a side yard variance to allow 2.8 feet where 5 feet is required for the existing shed, and a side yard variance to allow 2.8 feet where 7.5 feet is required for the existing deck; along with any other variances or waivers deemed necessary by the Board. The property is located at 944 Kirk Road, also known as Block 13503, Lot 24 in the R-2 Zoning District.

Motion passed to deem the application complete. Mr. Fiore swears in Lucia Batista and Jason-Garth Hue. Ms. Batista would like to construct a pool for her family. Mr. Garth Hue states the existing shed was there when they purchased the property without proper permits. They feel the pool would be a great addition for their family's quality of life. Mr. Heffner asks if they could construct a smaller pool. Mr. Garth Hue states no matter the size they would be over lot coverage. Ms. Batista added an additional 4% to the lot coverage total to be safe.

3. #25-17 – Lucia Batista/Jason-Garth Hue – Lot Coverage Variance & Side Yard Variances (continued)

Motion passed to close the public portion. Mr. Fiore summarizes the application to the Board. Motion to approve by Mr. Kozak, seconded by Mr. Rice. Roll call vote; Ayes- Mr. Kozak, Mr. Rice, Mr. Carino, Mr. Heffner, Mr. Kozak, Mr. McGeehan, Mr. Fooder, Mr. Cummiskey. Nays- Zero.

Public Portion: None

Approval of Minutes:

1. August 11, 2025

Motion passed to approve.

Reports: None

Adjournment: 8:21 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 Gabbianelli, Clerk Transcriber.