Call to Order:

It is 6:37 p.m. on October 27, 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. Colavita, Mr. Cummiskey, Mr. Fooder, Mr. Kozak, Also present; Mr. Fiore, Solicitor, Ms. Pellegrini, Engineer, Mr. Warburton, Planner, Ms. Gallagher, Secretary. Excused: Mr. Deery, Mr. Heffner, Mr. McGeehan, Mr. Rice, Mr. Heverly, Ms. Gabbianelli.

Oath:

Mr. Fiore swears in Pam Pellegrini, Engineer and Adam Warburton, Planner.

Resolutions:

1. #46-2025 – John Ross Gerelli – Side Yard Variance Approved
2. #47-2025 – Carmelo Cintron – Front Yard, Lot Width & Lot Frontage Variances Approved
3. #48-2025 – Jacob Hallowell – Use Variance Approved

Motion to approve by Mr. Colavita, seconded by Mr. Fooder. Roll call votes; Ayes- Mr. Colavita, Mr. Fooder, Mr. Kozak, Mr. Cummiskey. Nays- Zero. Abstains- Mr. Carino.

Applications:

1. #25-32 – Tiffany Frye – Lot Coverage Variance

The applicant is requesting a lot coverage variance to allow 48% where 40% is the maximum permitted to install a 16' x 38' inground pool with pavers; along with any other variances or waivers deemed necessary by the Board. The property is located at 1443 Cranleigh Ln., also known as Block 36-0101, Lot 21 in the RG-PR Zoning District.

1. #25-32 – Tiffany Frye – Lot Coverage Variance (continued)

Motion passed to deem the application complete. Mr. Fiore swears in Tiffany Frye. Ms. Frye is requesting to expand her lot coverage. Mr. Kozak asks if there are any drainage issues and she says no. Ms. Frye lives on a small lot. Mr. Cummiskey asks if her neighbors have pools and she states the neighbor across the street does and they had come before the Board as well. Mr. Fooder asks about the size of the pool. Mr. Kozak states if the variance is granted not to expand more than requested. Ms. Frye understands. Motion passed to open the hearing to the public. There being none, motion passed to close the public portion. Mr. Fiore summarizes the application to the Board. Motion to approve by Mr. Kozak, seconded by Mr. Colavita. Roll call vote; Ayes- Mr. Kozak, Mr. Colavita, Mr. Carino, Mr. Fooder, Mr. Cummiskey. Nays- Zero.

2. #25-34 – Joel Piccone – Rear Yard & Side Yard Variances

The applicant is requesting a rear yard variance to allow 5.5 feet where 12.5 feet is required and a side yard variance to allow 5.6 feet where 10 feet is required for an existing 864 sq. ft. detached garage, and a side yard variance to allow 4.3 feet where 5 feet is required for an existing shed; along with any other variances or waivers deemed necessary by the Board. The property is located at 209 Hewitt Rd., also known as Block 14701, Lot 29 in the R-2 Zoning District.

Motion passed to deem the application complete. Mr. Fiore swears in Joel Piccone. Mr. Piccone states the existing garage and shed are too close to the property lines. He purchased the property in July and he would like to construct an addition so he is seeking relief from the Board. Mr. Kozak asks if he would be able to move the shed. Mr. Piccone states the shed has been there for years and if moved, it would be encroaching on the septic system. Motion passed to open the hearing to the public. There being none, motion passed to close the public portion. Mr. Fiore summarizes the application to the Board. Motion to approve by Mr. Colavita, seconded by Mr. Carino. Roll call vote; Ayes- Mr. Colavita, Mr. Carino, Mr. Kozak, Mr. Fooder, Mr. Cummiskey. Nays- Zero.

3. #25-13 – The Enclave at Monroe, LLC – Use Variance & Flag Lot Variance

The applicant is requesting d(1) use variance approval to allow three flag lots within a seven-lot subdivision along with a bulk variance to allow the width of the "pole" on proposed lot 6 to be 34.60 feet where 50 feet is required; along with any other variances or waivers deemed necessary by the Board. The property is located on Blue Bell Road, also known as Block 110.0301, Lot 21 in the RG-PR Zoning District.

Peter Flannery is representing the applicant. The applicant and Board agree to continue the application to November 24th, 2025. Mr. Fiore states no further notice will be required by the applicant. As requested, the application will be first on the agenda.

2. #25-23 & #556-SP – Joseph's Landscaping, Inc. – Use Variance & Minor Site Plan

The applicant is seeking minor site plan approval to construct a 4,800 sq. ft. addition to the existing accessory building and a use variance approval to allow the accessory building to be greater in square footage than the principal building; along with any other variances or waivers deemed necessary by the Board. The property is located at 1281 Glassboro Road, also known as Block 14001, Lot 3 in the BP Zoning District.

Len Schwartz is representing the applicant. Ms. Pellegrini states the application can be deemed complete with one submission waiver for contours. She would like it proposed 200 feet beyond the property line. One additional request to defer building plans submission as a condition of approval. Motion passed to deem the application complete. Mr. Fiore swears in Steve Joseph, Applicant, Teal Jefferis, Engineer, Steven Hawk, Planner. This is an existing operation and Mr. Joseph explains the business to the Board. Operation is Monday through Friday 6 a.m. to 6 p.m. and Saturday is seasonal. They are seeking the accessory structure for dry storage and security purposes. Peach Country has the property adjacent and the applicant has a lease with them which was submitted to the Board. They are additional accessory structures on the property the applicant testified to relocate. The shed in the rear that is encroaching will be moved completely onto the applicant's property and require a variance for a setback at zero feet for the overhang.

Mr. Jefferis summarizes the site and existing/proposed conditions. He submits Exhibit A-1, an aerial view. The site is currently occupied as an operated landscape contracting company. The submitted proposed site plan is marked Exhibit A-2. The proposed building is an extension of the existing accessory building. The proposed pole barn with have metal siding and roofing that matches the type of the existing building and will maintain the height and alignment. The existing storage bins will be removed and a few will be repositioned. There will be minor pavement modifications. A few parking spaces in front of the existing building will be restriped. There are currently 60 parking spaces. There are no new proposed utilities or connection. There are minor drainage improvements. No modifications to existing basin. The lighting on existing storage building will be removed. There are three proposed wall mounted lights around the addition itself. The applicant would like to keep the existing flood lights because of security purposes. All existing landscaping areas will remain and around the addition they will restore as lawn. There are no new signage or modifications. Mr. Jefferis summarizes the variances associated with the application. Mr. Jefferis is requesting a variance for accessory building height. The existing building is 22 feet 9 inches which is an existing non-conforming condition. And the variance would be for the addition to maintain the alignment. Mr. Jefferis discusses the three waivers they are seeking. Mr. Hawk discusses the principal buildings and principal uses. The general welfare would be advanced because the business of 30 years at this site will be able to secure property and valuable possessions. Mr. Hawk gives testimony for the requested variances. Mr. Hawk does not believe the requests will have substantial impairment of the zoning plan or zoning ordinance.

2. #25-23 & #556-SP – Joseph's Landscaping, Inc. – Use Variance & Minor Site Plan (continued)

Mr. Warburton reviews the Zoning Requirements 4.1 Use. Under #2 (a-e) the applicant complies. There was testimony to why the positive criteria outweigh any negative criteria for the application. He agrees the proposed addition would add the security, organization and an overall nicer appearance. For the rear yard setback, the applicant agrees the trailer will be moved. Ms. Pellegrini reviews Design, Performance and Evaluation Standards. Under 5.1 Accessory Structures the applicant did provided testimony for trailer and shed. Testimony was provided for #4 (1, 2, 4) and the applicant confirms. They are seeking waivers for curb/sidewalk and lighting and existing pole mounted flood lights. Ms. Pellegrini request they provided designated loading space for deliveries. They are willing to provided turn exhibits per requested and this be a condition upon approval. The applicant provided testimony there is a trash area but not shown on the plan. This will be provided on the plan to comply as a condition of approval. Under General Comments, they agreed to provide all except the architectural will be provided as a conditional of approval. Ms. Pellegrini does not object to their proposed concrete bumper box instead of bollards. The applicant agreed to acknowledge all fees, contributions, obligations. Mr. Kozak asks about the overhang shed and the applicant explains it is a lean-to. Mr. Kozak is concerned with the zero-property line. Mr. Joseph states he is able to maintain the overhang without going onto the adjacent property but agrees to one foot instead. Mr. Kozak asks about drainage issues. Mr. Warburton discusses the basin and is satisfied with drainage. Mr. Colavita asks about the additional storage bins and they testified they will be removed. Mr. Fooder asks about the location of the lean-to and how the applicant will put haybales in there. Mr. Joseph explains the process. Motion passed to open the hearing to the public. There being none, motion passed to close the public portion. Mr. Fiore summarizes both the use and site plan applications to the Board. Motion to approve both with conditions by Mr. Kozak, seconded by Mr. Carino. Roll call vote; Ayes- Mr. Kozak, Mr. Carino, Mr. Colavita, Mr. Fooder, Mr. Cummiskey. Nays- Zero.

For Board Discussion:

Zoning Board member, Rob McGeehan, has submitted an application to the Board for a variance. Mr. Fiore will review the MLUL rules on this to the Board, and will thus determine the next steps. Motion to recuse themselves from Mr. McGeehan application and send it to the Planning Board. Ayes- Mr. Carino, Mr. Colavita, Mr. Fooder, Mr. Kozak, Mr. Cummiskey. Nays- Zero

Public Portion: None
Approval of Minutes:
1. October 13, 2025
Motion to approve minutes. Voice vote; All Ayes. Nays- Zero.
Reports:
Adjournment: 7:58 pm

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.