Call to Order:

It is 6:32 p.m. on December 15, 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. Deery, Mr. Fooder, Mr. Kozak, Mr. McGeehan, Mr. Rice. Also present; Mr. Fiore, Solicitor, Mr. Heverly, Ms. Pellegrini, Engineer, Mr. Warburton, Planner, Mr. Campbell, Solicitor, Ms. Gallagher, Secretary, Ms. Gabbianelli, Clerk Transcriber. Excused: Mr. Heffner.

Oath:

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

Resolutions:

1. #54-2025 - Keith Mayo – Lot Frontage and Lot Width Variances Denied – *Not yet prepared*
2. #55-2025 – The Enclave at Monroe, LLC – Use Variance & Flag Lot Variance Approved
3. #56-2025 – Keith Horne – Lot Coverage Variance Approved
4. #57-2025 – Kyle Lobb – Use Variance, Lot Width, Lot Frontage, & Side Yard Approved
5. #58-2025 – John Wisniewski – Encroachment Variance Approved

Motion to approve items #2-5 by Mr. Carino, seconded by Mr. Colavita. Roll call vote; Mr. Carino, Mr. Deery, Mr. Kozak, Mr. Rice, Mr. Colavita, Mr. Cummiskey, Mr. McGeehan.

Applications:

1. #25-42 – Patrick Meehan – Side Yard and Rear Yard Variances

The applicant is seeking a side yard variance to allow 1 foot where 5 feet is required for an existing shed. A rear yard variance to allow 9.8 feet where 12.5 feet is required for an existing carport, 2.5 feet where 5 feet is required for an existing metal shed and 4.6 feet where 12.5 feet is required for an existing frame shed; along with any other variances or waivers deemed necessary by the Board.

1. #25-42 – Patrick Meehan – Side Yard and Rear Yard Variances (continued)

The property is located at 605 School, also known as Block 22.0202, Lot 7 in the R-2 Zoning District.

Motion passed to deem the application complete. Mr. Fiore swears in Patrick Meehan. Mr. Meehan explains there is an existing shed and carport on his property without proper permits. Mr. Kozak asks if he purchased the home with the existing accessories and he replies yes. Mr. Meehan is currently constructing a front porch and this triggered the zoning permits. Mr. Kozak ask about neighbor complaints or run-off. Mr. Meehan says no and he has lived on the property for 8 years. Mr. Cummiskey asks if it is a wooden or metal shed. Mr. Meehan states metal shed with a wood floor and metal carport. He asks if they are anchored or concrete to the ground. Mr. Meehan says no. He says he could move the carport forward but it would be a lot of work to move the stone. The shed would have to be demolished. 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. Carino, seconded by Mr. Rice. Roll call vote; Ayes- Mr. Carino, Mr. Rice, Mr. Deery, Mr. Kozak, Mr. McGeehan, Mr. Colavita, Mr. Cummiskey. Nays- Zero.

2. #25-47 – Keith Mayo – Lot Frontage and Lot Width Variances

The applicant is seeking a lot width variance on 8th Avenue to allow 72.04 feet where 75 feet is required and on 7th Avenue to allow 70.82 feet where 75 feet is required. A lot frontage variance on 8th Avenue to allow 66.36 feet where 75 feet is required.; along with any other variances or waivers deemed necessary by the Board. The property is located at The property is located at 1396 8th Avenue, as known as Block 8911, Lot 3 in the RG-MR Zoning District.

Due to a personal conflict Mr. Campbell will be replacing Mr. Fiore for this application. Motion passed to deem the applicant complete. Len Schwartz is representing the applicant explains his client is back after Board denial for a single-family house instead of the twin family. The new plans have been submitted and have eliminated the side yard variance. Also, there is no need for lot area because Mr. Mayo submitted the quarter Pinelands credit which covers the density requirement. Mr. Campbell swears in Keith Mayo. Mr. Mayo has already consolidated the property and requesting to build a single-family dwelling. Motion passed to open the hearing to the public. There being none, motion passed to close the public portion. Mr. Campbell summarizes the application. Motion to approve by Mr. Kozak, seconded by Mr. Colavita. Roll call vote; Ayes- Mr. Kozak, Mr. Colavita, Mr. Carino, Mr. Deery, Mr. Rice, Mr. McGeehan, Mr. Cummiskey. Nays- Zero.

Mr. Fiore returns to the bench.

3. WSP-05-25 & #25-38 – Brian Giordano – Site Plan Waiver and Use Variance

The applicant is seeking a site plan waiver and use variance approval to allow for the conversion of an existing machine shop to a karate school; along with any other variances or waivers deemed

3. WSP-05-25 & #25-38 – Brian Giordano – Site Plan Waiver and Use Variance (continued)

necessary by the Board. The property is located at 603 Blue Bell Road, also known as Block 11906, Lot 4 in the RG-PR Zoning District.

Motion passed to deem the application complete. Dave DeClement is representing the applicant. Mr. Fiore swears in Brian Giordano, applicant and Sam Agresta, Engineer and Planner. Mr. Giordano describes his operation. There are 3 classes per day, Monday through Saturday. Monday through Friday, 5 p.m. – 9 p.m. and Saturday 10 a.m. to 2 p.m. No more than 12 members per class and business has been in operation for approximately 4.5 years. There will be no exterior changes and Mr. Giordano will occupy the first floor only. Mr. Kozak asks where the business is currently located. He is at a temporary location in Woodstown. Mr. Agresta submits exhibit A-1, existing conditions aerial and A-2, a rendered survey. He discusses the existing conditions on site. For the positive criteria Mr. Agresta states this is a less intense use than the previous machine shop. With established buffering and trees around the site, it provides adequate light, air and open space. There are 22 non-delineated parking stalls. This will not conflict with the general welfare since supported by limited uses, low impact traffic and low trash generators. This can be granted without substantial harm to the public good and master plan. To allow a building to be reused for a useful purpose will help ingrate into the community. Mr. Fiore asks the footprint of the building and they reply 3,712 square feet. He asks if the second floor is storage for the karate school only. They state it is storage for the property owner. Mr. Fiore suggest testimony to what it will be limited for and is concerned that it will be used for another use. He states it cannot be rental for anyone else. The applicant agrees. Mr. Fiore states for the record the property owner would have to come back to the Board if they plan on extending the use upstairs to another. Mr. DeClement states the owner has no intention of renting out the upstairs. Mr. Kozak asks if Mr. Giordano is renting the whole building. Mr. DeClement replies no just the first floor. The Board discusses the potential two uses of the property. Mr. DeClement states the owner stores some personal property on the second floor. They agree the applicant will be limited to the first floor only. If utilized for any other purpose it has to comply to Township ordinance and may need Board approval.

Mr. Warburton states the applicant gave testimony to the balance test of the positive/negative criteria. He agrees it is an appropriate fit to the area and a less intense use. Mr. Warburton states the machine shop is irrelevant and residence do not want the noise in their neighborhoods. He agrees to the open space, but he would request more buffer for the residence. The applicant will comply and work with the Board's professional. Mr. Warburton agrees the purpose of the zoning is advanced and no harm to the public good. This use will help educate kids and keep them active, which is a benefit to the community. No detriment to the master plan or zoning ordinance as well. Mr. Warburton feels the karate studio will draw attention from the surrounding community. This is a adequate use for the site and the applicant provided sufficient testimony to why the use variance should be granted. For the record there are no bulk standards for community commercial, business and professional offices within the RG-PR. Mr. Deery asks what type of karate will they offer and Mr. Giordano states Tang Soo Do, Korean Karate. Mr. Fiore reviews the conditions. Mr. Kozak asks if all classes are conducted inside of the building and the applicant replies yes. Mr. Fooder asks if there was an environmental assessment inside the building and Mr. DeClement replies yes. Motion passed to open the hearing to the public. There being none, motion passed to

3. WSP-05-25 & #25-38 – Brian Giordano – Site Plan Waiver and Use Variance (continued)

close the public portion. Mr. Fiore summarizes the application to the Board. Motion to approve the Use Variance by Mr. Rice, seconded by Mr. Deery. Roll call vote; Ayes- Mr. Rice, Mr. Deery, Mr. Carino, Mr. Kozak, Mr. McGeehan, Mr. Colavita, Mr. Cummiskey. Nays-Zero. Mr. Fiore would like the first and second to amend their votes and a condition upon approval to all local and outside agency approvals and condition upon site plan and site plan waiver. Motion to approve amended vote by Mr. Rice, seconded by Mr. Deery. Roll call vote; Ayes- Mr. Rice, Mr. Deery, Mr. Carino, Mr. Kozak, Mr. Colavita, Mr. McGeehan, Mr. Colavita, Mr. Cummiskey. Nays- Zero.

The applicant will comply with ADA and any area necessary will be paved. Their professional will work with our Board's professional on any request/concerns. Ms. Pellegrini states the applicant should discuss the aesthetics and style of the building. Mr. Giordano will paint the building. They are not requesting any signage at this time and if they do propose this in the future, they will come back with a new application which complies with the town's ordinance. Mr. Kozak ask the proposed new color of the building. They agree it will be similar to the area. Ms. Pellegrini agrees with the need to buffer from the adjacent residence and parking lot area. The existing driveway should be re-aligned to fall within the property boundary. The applicant will comply. Ms. Pellegrini states waivers will be required for parking, curbing, paving, striping or curb blocks. The applicant agrees to delineation of parking stalls and to submit a revised plan. Ms. Pellegrini states a trash enclosure would be required or waiver granted. The applicant testified to minimum office trash so receptacles are sufficient. Mr. Kozak ask who owns the property from Chestnut to the building. Ms. Pellegrini states according to the survey it would be the applicant. Mr. DeClement states they will submit a title record with regards to the issue of easement. Mr. Kozak states the applicant would be responsible for bringing his receptacles to Chestnut Street. Ms. Pellegrini agrees. Mr. Fiore states the applicant would agree to be subject to a trash service. They will comply with the ordinance with respect to trash pick-up. Ms. Pellegrini recommends sidewalks extended across the frontage. Mr. Warburton and Ms. Pellegrini recommends a minor site to have all issues clarified on an actual plan and not just in resolutions. Mr. Colavita draws concerns about the closeness between the driveway and bike path. Mr. Fooder discusses ADA compliance with the building and the parking lot. Mr. DeClement states the applicant has decided to withdraw the site plan waiver application at this time.

4. #25-46 – Marc DiFrancesco – Side Yard Variance

The applicant is seeking a side yard variance to allow 0 feet where 10 feet is required for an existing concrete driveway; along with any other variances or waivers deemed necessary by the Board. The property is located at 1939 Maria Elena Drive, also known as Block 101, Lot 37.05 in the R-2 Zoning District.

Motion passed to deem the application complete. Mr. Fiore swears in Marc DiFrancesco. Mr. DiFrancesco wanted to fix his existing fence and submitted a zoning application. He discovered there were improvements on his property from the previous owner without proper permits. His driveway was too close to the property line. This line borders a drainage basin so there is not an

4. #25-46 – Marc DiFrancesco – Side Yard Variance (continued)

adjacent neighbor. He is requesting Board's approval to keep driveway in place as opposed to breaking up the finished surface. This would cost Mr. DiFrancesco a lot of money. Mr. Colavita states the portion of the driveway helps the applicant back out of his garage. Mr. DiFrancesco agrees. Mr. Kozak asks if the previous owner placed the driveway directly on the property line and he says yes. He asks if there are any drainage problems and Mr. DiFrancesco reply no. He has lived on the property approximately 7 years. Mr. Fooder questions the driveway placement on the survey. Mr. Fiore states for the record the Board is not approving the driveway extending to the other lot and only approval will be a zero-lot line. The approval will only protect Mr. DiFrancesco for a zero percent lot line. The applicant agrees. 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. Deery, Mr. Rice, Mr. McGeehan, Mr. Cummiskey. Nays- Zero.

Public Portion: None

Approval of Minutes:

1. November 24, 2025
Motion to approve by Mr. Carino, seconded by Mr. Rice. Voice vote; All Ayes. Nays- Zero.

Reports: Reorganization Meeting tentatively January 12, 2026

Adjournment: 7:37 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.