

**TOWNSHIP OF MONROE
ZONING BOARD OF ADJUSTMENT
OCTOBER 25, 2016**

The meeting was called to order at 7:00 pm by Chairwoman Carol Damiani who led the Salute to the Flag.

Chair Damiani read the Sunshine Law as follows: In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes that adequate notice of the meeting has been provided by the following: Posted on January 8, 2016 on the bulletin board of the Office of the Township Clerk, Municipal Complex and remains on file at that location; Communicated to the Home News and Tribune on January 8, 2016 and the Cranbury Press on January 8, 2016; filed on January 8, 2016 with the Deputy Municipal Clerk at the Monroe Township Offices and remains on file for public inspection. Posted on the Monroe Township web site and sent to those individuals who have requested personal notice.

MEMBERS PRESENT: Joseph Gurney, Dhaval Patel, Mark Klein, Stanley Teller, Jennifer Hluchy, Louis Masters, Henry Sloan, and Chairwoman Carol Damiani. Also present for the board were Mark Rasimowicz Engineer, Karl Kemm Attorney and Mark Remsa Planner.

MEMBERS ABSENT: Vincent LaFata, Marino Lupo, John Carroll

Damiani: Jennifer and Stanley will be full voting members this evening.

A motion to accept the minutes from the September meeting was made by Mr. Klein, seconded by Mr. Patel and approved by all board members present.

BA-5128-16

JUDITH PRIMIANO

Judith Primiano is sworn in as the owner and applicant.

Dominick Wronko is sworn in as the project manager for the application which is a proposed sunroom.

Primiano: I was going to put a roof over the patio but the sun comes in really bad so I figured I would put a roof on top so would block the sun. Then I thought I would enclose it and make a sunroom out of it.

Wronko: the reason we are here is because we will be within the rear yard setback requirements. She has to shed on the property that is nonconforming as well. There was an addition built years ago which is a family room. Now we are proposing the sunroom which is in line with the addition.

Remsa: I looked at this and the proposed enclosure is in line with what is existing, so from a planning perspective I didn't see any negative impact to the neighbors. There is a fence in the yard separating from the neighbor. And again with the shed the fence is

there.

Rasimowicz: I don't have anything to add to the application, the impervious coverage is below the maximum for the zone.

PUBLIC:

There is no one from the public wishing to be heard on this application. A motion to close the public portion is made by Mr. Klein, seconded by Mr. Patel and approved by all board members present.

A motion to approve the application is made by Mr. Klein, seconded by Mr. Patel and approved by all board members present.

BA-5130-16

S & G PAVING, INC.

Ken Pape appearing on behalf of the applicant for final site plan for S & G Paving Inc. This property was presented to the board in April 2015 at which time a use variance was granted allowing materials and equipment storage and the conversion of an existing dwelling to an office for this business. In July we presented the application for preliminary site plan and were granted approval. There was some information missing from the plan; some fencing and landscaping and things that were not on the plan that the professionals wanted to see on the plan for voting for final. What we present to you tonight is essentially what we presented in July but has included all of the information that was requested. We received this staff reports by Mr. Remsa and Mr. Rasimowicz, met with them and went over those reports. Each and every recommendation of Mr. Rasimowicz and Mr. Remsa without exception is acceptable to the applicant and will be incorporated into the final plan.

Sharif Aly is sworn in and accepted as an expert witness in the field of engineering. This is the same exhibit that was presented back in July. We have added a few engineering items that has to do with the lights at the entrance of the driveway and some notes on the existing roadways as far as future construction of sanitary sewer and curbing. We added the curb and then in the details for that. We added future parking spaces that we are just going to do now and some additional landscaping.

Pape: all of that information was a submitted to you is a new application for the final site plan and it matches the preliminary but now has the items that were missing in July.

Kemm: just mark that into evidence as A-1 and that is a colorized version of the site plan?

Aly: yes

Remsa: they have agreed to my report recommendations and I just want to point out that they have agreed to restrict the existing dwelling that is there that is going to be converted into an office. They either will or have addressed any other items in my report.

Rasimowicz: they have agreed to meet all of the comments in my report as well as any conditions of preliminary and I have nothing else to add.

PUBLIC: there is no one from the public wishing to be heard on this application.

A motion to close the public portion is made by Mr. Sloan, seconded by Mr. Patel and approved by all board members present.

A motion to approve the application is made by Mr. Klein, seconded by Mr. Patel and approved by all board members present.

MEMORIALIZATION:

BA-512016 (Kenneth Kowaleski), BA-5127-16 (311 Spotswood-Englishtown Road Realty) are both approved by all board members present.

DISCUSSION:

Klein: can we ask what is going on with the lawsuit?

Kemm: I filed the motion denying that we did anything wrong; there is a conference that is held with the judge before they schedule a hearing and that is scheduled in the beginning of November 7th. He will ask that the case is about and give us days to submit the briefs. I will keep you posted.

There being no further business to come before the board the meeting is adjourned at 7:20 p.m.

Respectfully Submitted,

Patti Williams,
Secretary for the Board

Respectfully submitted