

APRIL 16, 2012

The Plymouth Township Zoning Board held a public meeting at the Plymouth Township Building on Monday, April 16, 2012.

The meeting was called to order at 7:05 PM.

The following were present:

Vincent Frangiosa	Chairman
Robert Esposito	Vice Chairman
Robert Sassi	Member

Joseph McGrory	Solicitor
David Conroy	Zoning Officer
Paula Meszaros	Court Reporter



Absent: James Saring, Michael Mattioni

The Pledge of Allegiance was recited.

The Board heard the following:

SAMUEL MONASTERO: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.D.1.

The Variance requested is as follows: To construct a carport in the rear yard.

The property is located at 1027 Belvoir Road in an "A" Residential Zoning District.

Mr. Samuel Monastero was sworn-in to testify.

Mr. Monastero advised that he has lived at his property for 11 years with his wife and son. Mr. Monastero stated that he applied for an use and occupancy permit for a two car garage with a carport. Mr. Monastero stated that Mr. Conroy advised that a variance is needed if the carport is set in the rear yard.

Mr. Monastero advised that he does not desire to have the carport in the side yard because he would have to shrink his garage for the maximum square footage allowable. Mr. Monastero stated that the garage would also have to go 30 feet closer to Belvoir Road, and older trees would have to be taken down. Mr. Monastero advised that storage will take place for his son's toys in the garage, and he does not want his son to be closer to Belvoir Road. Mr. Monastero stated that also he does not want to have

reengineered plans for his roofline to the carport.

Mr. Monastero advised that he desires a carport to have a covered area to load and unload for his family. Mr. Monastero stated that he has an upper and lower driveway at his house. Mr. Monastero advised that he desires to enter one driveway, and exit through the carport leaving by way of the other driveway.

Submitted for inclusion into the record were the following:

- A1) Diagram With The Finished Product
- A2) Architectural Rendering
- A3) Picture Of Similar Structure In Neighborhood

Mr. Monastero advised that Exhibit A3 shows a similar carport and garage located at 1056 Belvoir Road.

Member Sassi asked if the proposed would have any impact concerning drainage and flooding. Mr. Monastero advised that there would be no impact because the garage will be built on the existing driveway.

Member Sassi inquired about the location for the existing carport and garage at 1056 Belvoir Road. Mr. Monastero advised that this property is directly across the street from Romano's.

Chairman Frangiosa asked if the road in the back is currently asphalt. Mr. Monastero advised that the road in the back is actually pervious paving. Mr. Monastero stated that the driveways are asphalt. Mr. Monastero advised that there are no plans to change the back road and the driveways.

Mr. Conroy advised that the Township's Public Works Foreman has been sent to the applicant's site to check on drainage, and the site is fine concerning drainage.

The Board discussed and decided as follows:

SAMUEL MONASTERO: Member Esposito made a motion that the application be approved. Member Sassi seconded the motion. Members Esposito, Sassi, and Frangiosa voted in favor of the motion. The motion passed by the vote of 3-0.

The meeting was adjourned at 7:15 PM.

Respectfully Submitted,


Richard Clifford