

MUNICIPALITY OF MONROEVILLE

ZONING HEARING BOARD

APRIL 2, 2025

MINUTES

The meeting was called to order by Vice Chairman Larry D'Agostino at 7:30 p.m.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Michael Gaydos (via zoom), Larry D'Agostino, Heather Wilkins, Robert Hutchison, Bruce Dice and Paul Whealdon. Mr. Whitfield was absent.

APPROVAL OF MINUTES

No action was taken on the minutes at this time.

NEW BUSINESS

25-4-A

300 SECO ROAD PARTNERS, LLC

The applicant is requesting a variance from Article III, District Regulations, Section 309.F, Industrial Zoning Districts, of the Monroeville Zoning Ordinance, No. 2779, to install a 5,000 square foot accessory structure that will exceed the maximum allowable square footage of 500 square feet by 4,500 square feet. The property is located at 300 Seco Road, Tax Parcel 855-G-156, in the M-1, Planned Industrial Zoning District.

Mr. David Bizzak, a member of 300 Seco Road Partnership and President of Romualdi, Davidson & Associates, the tenant of the property along with Mr. John DiMenno, Partner in the Building and a Senior Damage Consultant with Romualdi Davidson.

Mr. Bizzak reported Romualdi, Davidson and Associates started in Monroeville in 1981 and has remained here since. He explained they are an engineering firm involved in property evaluations for the insurance industry. He stated they collect and store evidence from water or fire loss and they have outgrown their facility in Garden City. He proposed this new building will house their office and they want to construct a new building to adequately store everything under one roof.

Mr. DiMenno submitted a survey of the property and reported it currently has a two-story office building which will serve as their offices. He pointed out a lot located on the right side of the property where the new warehouse will be built. He reported it would be a 5,000 square foot warehouse and will be a 18 feet high pre-engineered metal building. He explained the access into the building will have one overhead garage door. He added there would be a few man doors on either side and will comply with

all the applicable codes. He stated the ultimate goal is to have all the engineers and consultants reside there for their day-to-day work and the evidence storage will be secured in another building.

Mr. Whealdon inquired whether the new building will front on the existing parking lot and Mr. DiMenno answered affirmatively.

Mr. Dice inquired whether there have been any complaints and Mr. Whealdon answered negatively. He reported he received a call from another property owner in the industrial park but they were receptive of his explanation.

Mr. Gaydos questioned whether the building would be connected or a stand-alone building. Mr. DiMenno answered it is a stand-alone building. Mr. Dice asserted a variance would not be necessary if it was connected and Mr. Whealdon stated that it would be an addition. Mr. Dice inquired whether it is surrounded by commercial uses and Mr. DiMenno answered affirmatively. Mr. Bizzak explained they are bounded on the back side by the Turnpike and no businesses on either side. Mr. Dice pointed out there is nothing there, only commercial uses and the Turnpike. Mr. Bizzak reported the tenants on either side have not voiced any objections to the building being constructed.

Mr. D'Agostino inquired whether they would need additional driveways to get access to the new building. Mr. DiMenno reported they are proposing to have access from the lot into the building so a curb cut will not be necessary and they will use what is existing.

There being no further discussion, Mr. D'Agostino duly made a motion to approve Application No. 25-A and Mrs. Wilkins seconded it. Upon a voice vote, the motion carried unanimously.

25-5-A

CARLOS SCOTT

The applicant is requesting a dimensional variance from Article III, District Regulation, Section 306, Residential Zoning Districts, Lot and Yard Requirements, Table 301, Lot and Dimensional Requirements, of the Monroeville Zoning Ordinance, No. 2779, to build a house that will encroach in the required 30-foot front yard setback by 22 feet. The property is a vacant, corner lot located along Orchard Street, Tax Parcel 746-A-134, with three front yards in the R-2, Single/Multi-Family Zoning District. The area of the proposed encroachment faces an un-opened right-of-way or paper street.

Mr. Carlos Scott, the applicant, came forward to explain the request. He is proposing to build a home for himself and his family and he is wants to place the garage on the side of the home instead of integral to increase the square footage of the home.

Mr. Whealdon inquired whether he had the plans and Mr. Scott answered negatively. He explained on the plans available from the municipality. He stated the garage will sit at the farthest point back which is along the paved way. He reported the garage doors will face Orchard Street and he pointed it out.

Mr. Dice inquired whether there were any comments from the neighbors and Mr. Whealdon answered negatively. Mr. Dice asserted this lot is peculiar to the extent that it has three front yards and Mr. Scott agreed. Mr. Dice explained this situation qualifies for a variance because the lot has limitations based on the various front yards.

There being no further discussion, Mrs. Wilkins duly made a motion to approve Application No. 25-5-A and Mr. D'Agostino seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the zoning hearing board, at this time, a motion was duly made by Mrs. Wilkins to adjourn the meeting at 7:44 p.m. and Mr. Hutchison seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Michael Gaydos  
Chairman

MG/sam