

**Call to Order:**

The meeting was called to order at 7:00 p.m. by Chairman McLaughlin who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. This notice was sent in writing to the South Jersey Times on January 8 2014. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk. In addition, notice for this evening’s public hearing was sent in writing to the South Jersey Times on October 7, 2014.”

The Board saluted the flag.

Roll call: Present – Mr. Carney, Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. Absent – Mr. Fritz, (excused), Ms. Hui, (excused), Mr. Manfredi, (excused), Mr. Price, (excused), Ms. Pellegrini, (excused), Mr. Sander, (excused). Also present – Mr. Marmero, Solicitor, Mr. Sebastian, Council Liaison.

**Memorialization of Resolutions:**

1. #14-27 – App. #14-15 – David Wallace – Use Variance Approved

Motion by Mr. Salvadori, seconded by Mr. Kozak to adopt resolution #14-27. Roll call vote: Ayes – Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

2. #14-28 – App. #1713 – Hovbros Stirling Glen, LLC – Amended Phasing Plan Approved

Motion by Mr. Salvadori, seconded by Mr. Kozak to adopt resolution #14-28. Roll call vote: Ayes – Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

3. #14-29 – App. #1776 – 607 Main Morgan, LLC – One Year Extension Approved

Motion by Mr. Kozak, seconded by Mr. Salvadori to adopt resolution #14-29. Roll call vote: Ayes – Mr. Kozak, Mr. Salvadori, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

**Public Hearing:**

1. #14-20 – Joseph Saber – Front & Rear Yard Variances

Present – Joseph Saber, applicant.

**Public Hearing: (continued)**

1. #14-20 – Joseph Saber (continued)

Member's packets contained: 1. A copy of the applicant's variance application. 2. A copy of the applicant's certified survey, photographs of the property, and plot plan.

The applicant is requesting a rear yard variance of eighteen feet, where seventy-five feet is required and a front yard variance of fifteen feet, where fifty feet is required in order to be allowed to construct a single family home. The property is located on Virgin Island Drive, also known as Block 1005, Lot 5.02 in the R-2 Zoning District.

Mr. Saber was sworn in by Mr. Marmero. He stated that he has lived in Monroe Township for fifty years; his wife is a lifelong resident of Williamstown. He owns Saber & Sons Supply Co. located on the Black Horse Pike which has been there for forty-two years. He and his wife would like to build a single family home on property located on Virgin Island Drive but in order to do so they need rear and front yard variances. The lot is over an acre in size with over five hundred foot of width but only one hundred foot of depth which is why the variances are needed.

Mr. McLaughlin asked Mrs. Farrell if the application could be deemed complete. Mrs. Farrell replied that it could. Motion by Mr. Salvadori, seconded by Mr. Carney to deem application #14-20 complete. Voice vote; all ayes, motion passed.

Mr. Kozak asked if the issue of sidewalk should be discussed. Mr. Saber stated that he is not going to install sidewalk and that he would make the contribution to the sidewalk fund. Mrs. Farrell commented that a sidewalk waiver is being requested which requires a \$3,000.00 contribution to the sidewalk fund. Mr. Sebastian commented that there aren't any sidewalks on that side of Virgin Island Drive, they are on the other side. Mr. Saber stated that the residents of Holiday City have landscaped part of the frontage and he told them he would not remove the landscaping. Mr. Sebastian also commented that the lot in question is not part of the Holiday City development, it is private property. Mr. Sebastian asked if the applicant has an agreement of sale. Mr. Saber replied that he does have an agreement of sale. Mr. Kozak pointed out that due to the shape of the lot there would be no way to construct a home on the lot without the variances.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Marmero reviewed the variances and the waiver request. Motion by Mr. Carney, seconded by Mr. Salvadori to grant the rear and front yard variances as well as the sidewalk waiver. Roll call vote: Ayes – Mr. Carney, Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

**Public Portion:**

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

**Reports:**

1. Mrs. Farrell reminded the Board that the next meeting is scheduled for November 18, 2014. Mr. Kanady's application for a use variance is tentatively scheduled for that meeting.

2. Mrs. Farrell distributed a letter from Infinigy Engineering, PLLC, which indicated it would like the Board's input concerning their environmental review for Pyramid Networking with regard to property located on Whitehall Road. The purpose of the inquiry is to determine if there are any known historical properties or archaeological areas that may be affected by the construction of a telecommunications tower. Mr. Sebastian asked if the Board has to get involved. Mr. Marmero stated that he did not think the Board should get involved at all and that he has never seen any inquiries like this one before. Mr. Kozak stated he thought they were just looking to see if anyone knows of any historic sites in that area. The Board agreed with Mr. Marmero suggestion to not respond to the request.

**Adjournment:**

The meeting was adjourned at 7:17 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. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski  
Clerk Transcriber