**Monroe Township Zoning Board of Adjustment Meeting Minutes for September 19, 2017**

**The Chairman called the meeting to order at 7:00 pm on September 19, 2017.**

Proper notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. Notice of this meeting was given on January 6, 2017 and a copy was given to the Township Clerk and a copy was posted on the first floor bulletin board.

“Be advised, no new business or item of discussion will be started after 10:30 pm and the meeting shall terminate no later than 11:00 pm”.

The board stood for the pledge of allegiance.

**Members Present:** Mrs. Fox, Mr. Fritz, Mr. Kozak, Mr. McLaughlin, Vice Chairman, Mr. Mercado, Mr. Salvadori, Chairman, Mr. OReilly

**Members Excused**: Mr. Manfredi, Mr. Sebastian

**Professionals:** Mr. Coe, Solicitor, Mr. Sanders, Engineer, Mrs. Pellegrini, Planner, Councilman Mr. Garbowski

**Extension Request**

**Redgil Resolution 17-33, Redgil LLC Block 101 Lot 2 and 2.01, Extension to the previously granted Resolution of Approval 16-41**

Mr. Fritz motioned to approve this extension, Mr. Kozak seconded that motion. Roll Call: All in favor

**Memorialization of Resolutions:**

**Resolution #17-34 Application #ZBA-17-12, Joseph Marino, 707 Radix Road, the applicant was approved for ground mounted solar panels.**

Mr. Kozak motioned to memorialize this resolution, Mrs. Fox seconded that motion. Roll Call: All in favor

**Public Hearings:**

**Application ZBA-17-09, RREF II IB-NJ SMF, LLC, Use Variance/Density**

**Mink Lane, Block 2201 Lot 11, Zone Mink Lane Redevelopment Overlay-**

**Continuance**

**The applicant is seeking 1.86 single family density per acre, clustered on 27.92 +/- acres on 60’ x 12’ (7200 square foot) lots (being 52 units) with bulk standard set by variance per the attached proposed bulk requirements with recognition that perimeter buffer will aid the lot size impact or variance to waiver the buffer and include same as a restricted use area of the lot.**

Mr. Mintz approached the board about the number of members that could hear the application and asked for a postponement to 10/3/2017.

A motion to open this application to the public was made by Mr. Fritz, Mr. McLaughlin seconded that motion. Roll Call: All in favor

Several Members from the public including Jim Sherrard, Andy Schwaiger, Theresa Di Vardo and others appeared before the board and was very upset about the application being postponed and can’t make the October 3, 2017 Meeting, questions regarding obtaining the documents from the office were asked and the board advised the residents they can obtain the paperwork at the office of Planning and Zoning.

The board asked Mr. Mintz about moving the meeting to October 17, 2017 and Mr. Mintz said he couldn’t legally due that since notification needed to be provided. After several discussions regarding the meeting and where to have it and whether or not a special meeting was necessary it was decided and agreed to have a meeting on October 3, 2017 and carry the application to October 17, 2017.

A motion to close this portion of the meeting to the public was made by Mr. McLaughlin, Mr. Kozak seconded that motion. Roll Call: All in favor

Mr. Fritz motioned to approve a continuance to October 3, 2017 and then ask for an additional continuance to October 17, 2017, Mr. Mercado seconded that motion. Roll Call: All in favor

**Public Portion:**

At this time anyone from the public may approach the board.

Mr. Mercado motioned to open this portion of the meeting to the public, Mr. Fritz seconded that motion. Roll Call: All in favor

**Approval of Minutes:**

9/5/2017 Minutes: Mr. Mercado motioned to approve the minutes from 9/5/2017 and Mr. Kozak seconded that motion. Roll Call: All in favor

**Adjourn:** Mr. McLaughlin motioned to adjourn this meeting and Mr. Fritz seconded that motion. Voice vote: All in favor

These minutes are a brief summary of the proceedings that took place on September 19, 2017 and should not be taken as verbatim testimony.

Respectfully submitted,

Rosemary Flaherty