

Monroe Township Zoning Board of Adjustment Meeting

June 20, 2017 at 7:00 pm

Agenda

Call to Order:

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”.

Pledge of Allegiance

Roll Call:

Mrs. Fox

Mr. Fritz

Mr. Kozak

Mr. Manfredi

Mr. McLaughlin, Vice Chairman

Mr. Mercado

Mr. Salvadori, Chairman

Alt.#1, Mr. O'Reilly

Alt.#2, Mr. Sebastian

Professionals:

Mr. Coe, Solicitor

Mr. Sanders, Engineer

Mrs. Pellegrini, Planner

Ninette Orbaczewski, Secretary

Clerk Transcriber, Tara Park

Council Liaison:

Councilman, Ron Garbowski

Memorialization of Resolutions:

Resolution #17-24 – Application WSP-20-2017, Skydive Cross Keys LLC Located at 300 Dahlia Avenue, Block 14701 Lot 40.01

The applicant proposed a site plan waiver approval to have several RV motor homes parked seasonally for their clients. The applicant obtained a use variance approval. The board denied the request and required a resubmission of a modified site plan.

Resolution #17-25 – Secretary Position for 2017

Resolution #17-26 – Transcriber Position for 2017 – Tara Park

Resolution #17-27 – Closed Session to discuss Litigation

Crossroads of Neptune Management Co LLC vs. ZBA of Monroe Township Litigation
Sideris vs. ZBA of Monroe Township and Township of Monroe Litigation

Appointment of Secretary 2017: At this time the board shall appoint a secretary.

Public Hearings:

Application ZBA-17-07, Frank Bialowas, Use Variance

1640 New Brooklyn Road, Block 2601 Lot 31, Zone RD-A

The applicant is seeking approval of a use variance to allow for parking of commercial vehicles pursuant to an existing in-home occupation permit per 175-11 previously approved on 2/1/16 and the use variance per 175-139 for the commercial vehicles. No new development is proposed.

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

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

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 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.

Public Portion:

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

Approval of Minutes:

5/16/2017 Minutes

Reports:

Please see the attached correspondence regarding Matthew Pontano.

Adjourn: