**Monroe Township Zoning Board of Adjustment Meeting**

**July 11, 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. OReilly

Alt.#2, Mr. Sebastian

**Professionals:**

Mr. Coe, Solicitor

Mr. Sanders, Engineer

Mrs. Pellegrini, Planner

Tara Park, Transcriber and Secretary

**Council Liaison:**

Mr. Garbowski

**Memorialization of Resolutions:**

* **Resolution #17-28 – Appointment of Tara Park, Secretary Position for 2017**
* **Resolution #17-29 – Closed Session Litigation**
* **Resolution #17-30 - Application #ZBA-17-07, Frank Bialowas, Use Variance**

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

The applicant has withdrawn his proposal of a use variance to allow for parking of commercial vehicles pursuant to an existing in-home occupation permit per 175-11 previously approved on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 was proposed.

**Public Hearings:**

THIS APPLICATION IS POSTPONED UNTIL 8/1/2017

* 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.

THIS APPLICATION IS POSTPONED UNTIL 8/1/2017, THE APPLICANT WOULD LIKE TIME TO ADDRESS THE REVIEW LETTERS PRIOR TO ATTENDING THE NEXT BOARD MEETING

* **Application ZBA #17-10, Hutch EKE, Application #471-SP, Hutch EKE, Use Variance and Site Plan Approval**

**220 Lake Avenue and 980 North Black Horse Pike, Block 1603 Lots 2, 3**

The Applicant is proposing a use variance and site plan approval for the use of parking of inventory. The total area of disturbance is 8,070 square feet and no new construction is proposed.

* **Application ZBA #17-11, University of Pennsylvania, Application #473-SP, University of Pennsylvania, Use Variance and Site Plan Waiver**

**1531 North Tuckahoe Road, Block 14301 Lot 2**

The application is for the expansion of a non-conforming use and site plan waiver for the proposed relocation of the applicants Penn STAR Helicopter with associated facilities from its current location in Atlantic City to the Cross Keys Airport Property.

**Public Portion:**

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

**Approval of Minutes:**

June 20, 2017 Minutes

Closed Session Minutes

**Reports/Updates:**

**Crossroads Litigation Correspondence Attached**

**Adjourn:**