**Monroe Township Zoning Board of Adjustment Meeting**

**9/5/2017 at 7:00 pm**

**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

Rosemary Flaherty, Director of Community Development; Zoning Officer

Tara Park, Transcriber and Secretary

**Council Liaison:**

Mr. Garbowski

**Extension request**:

* Redgil LLC, Fraternal Properties LLC, Block 101 Lot 2 and Block 101 Lot 53, minor subdivision request. Please see the letter of request that is attached and dated August 16, 2017 from Bob Mintz and the response provided by Martin Sander our Engineer Report dated August 19, 2017.

**Memorialization of Resolutions:**

**Resolution # Application ZBA #17-10, Hutch EKE, Application #471-SP, Hutch EKE, Use Variance pending Major Site Plan Submission- Approved**

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

The Applicant proposed a use variance for the use of parking of inventory. The total area of disturbance is 8,070 square feet and no new construction is proposed. The board granted the use variance pending Major Site Plan Submission.

**Public Hearings:**

* **Application ZBA-17-12, Joseph Marino, 707 Radix Road, Block 2302 Lot 9**

The applicant has applied to the zoning officer to install a ground mounted solar system which requires a lot area variance, side yard variance and reduced side and rear yard buffers and any and all other variances or waivers deemed necessary by the board.

**Public Portion:**

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

**Approval of Minutes:**

8/1/2017

**Reports/Updates:**

Ordinance Change: The Director of Community Development has recommended changes to the attached ordinance to ensure that the public are made aware of applications of appeal and conditional use applications. It is important to have the people who live within 200’ of a property notified that a use may be approved to operate prior to the use taking effect.

**Adjourn:**