**Monroe Township Zoning Board Meeting Agenda**

 **August 21, 2018 at 7:00 pm**

**Call to Order**

Proper notice of this meeting was given as required in the Open Public Meetings Act on January 5, 2018 and a copy was posted on the first floor bulletin board and a copy was given to the Township Clerk.

“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:**

**Members:**

Mrs. Fox

Mr. Fritz

Mr. Kozak

Mr. Manfredi

Mr. McLaughlin, Vice Chairman

Mr. Mercado

Mr. Salvadori, Chairman

Mr. O’Reilly, Alt. #1

Mr. Sebastian, Alt. #2

**Professionals:**

Rick Coe, Solicitor

Engineer, Marty Sanders

Planner, Pam Pellegrini

Council Liaison, Ron Garbowski

Community Development Director/Zoning Officer, Rosemary Flaherty

Tara Park, Secretary and Transcriber

 **Presentation/Reports:**

**Wawa #775 (Corkery Lane) Monitoring Well Analysis Application #339-SP**

Mr. Sanders, will review his report dated August 3, 2018 regarding his review of the Report submitted by Envision Inc. Biannual Groundwater Monitoring Report dated July 30, 2018.

**Resolution ZBA-27-2018, Application ZBA-07-18, WBA Arbours Jr. Use Variance, Bluebell Road, Block 110.0301 Lot 21-Denied**

The Applicant proposed a (d) 5 density variance to permit construction of a cluster development in the RG-PR Regional Growth Planned Residential District. The property is a vacant 8.595 acre parcel surrounded by residential uses developed in accordance with the standards for a cluster development of approximately 10,000 square foot lots, The property has “by-right” zoning to permit single-family homes on 27,500 square foot lots, yielding a total of (8) compliant building lots. The Land Development Ordinance permits cluster developments of a minimum of 20 single family units on 10,000 square foot lots when 25% of the total parcel is reserved for open space. The applicant sought a variance to permit a cluster development of less than 20 units with the exact amount to be determined based on input from the Board and its professionals and was denied approval on 8/7/2018.

**Public Portion**

**Minutes:**

* Minutes Approval 8/7/2018

**Reports:**

* Please make sure you sign the Storm water Management Online Training Sheet

**Adjourn:**