**Monroe Township Zoning Board of Adjustment Minutes October 3, 2017**

The board stood for the Pledge of Allegiance.

The October 3, 2017 Zoning Board of Adjustment Meeting was called to order by Chairman Salvadori at 7:00 pm. He made the following announcement. “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”.

**Members Present:** 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 Present:**

Mr. Coe, Solicitor

**Council Liaison:**

Mr. Garbowski, Excused

**Extension Request**

**Resolution #17-35, ANB Leasing, the applicant is requesting an extension of time due to Pinelands delay in approving the application. - Approved**

The appilcants attorney Len Schwartz appeared before the Board regarding the extension request. He stated that the applicant is working with Pinelands and that is the cause of delay. New plans were recently submitted to the Pinelands and they are under review.

Mr. McLaughlin motioned to approve the extension request, Mr. Mercado seconded that motion. Roll Call: All in favor

**Public Hearings: Continuance requested below to 10/17/2017**

 **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 Request to October 17, 2017**

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.

Motion to continue this application was made by Mr. Kozak and seconded by Mr. Fritz. Roll Call: All in favor

**Public Portion:**

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

Mr. Mercado motioned to open this meeting to the Public, Mr. McLaughlin seconded that motion. Voice Vote: All in favor

Mr. Fritz motioned to close this meeting to the Public, Mr. Kozak seconded that motion. Voice Vote: All in favor

**Approval of Minutes:**

9/19/2017 Minutes

Mr. McLaughlin motioned to approve the Minutes from 9/19/2017 and Mr. Kozak seconded that motion. Voice Vote: All in favor

**Reports/Updates:** No reports

**Adjourn:**

Mr. McLaughlin motioned to adjourn this meeting held on October 3, 2017, Mr. Kozak seconded that motion Voice vote: All in favor

These minutes are a brief summary of the proceedings that took place on October 3, 2017 and should not be taken as verbatim testimony.

Respectfully submitted,

Rosemary Flaherty
Acting Secretary and Transcriber