**Monroe Township Zoning Board Meeting Agenda**

 **August 7, 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

 **Public Hearing:**

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

The Applicant is seeking 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 seeks 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.

**Public Portion**

**Minutes:**

* Minutes Approval 7/24/2018

**Reports:**

* Please make sure you sign the Storm water Management Online Training Sheet
* Quotes for Board Issued IPADs Attached for your review

**Adjourn:**