

**Monroe Township Zoning Board Meeting Agenda**  
**November 20, 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

## **Memorialization of Resolutions:**

### **Resolution #28-2018 EKE Hutch LLC- Extension**

Whereas under Resolution #17-32, Application 17-10 and 471-SP EKE Hutch LLC, 220 Lake Avenue, Block 1603 Lot 3

The applicant EKE Hutch LLC proposed a use variance to use the property for inventory storage of recreational vehicles and trailers in support of its adjacent business known as White Horse RV Center. The Zoning Board granted the D2 Variance on Block 1603 Lot 3 to allow inventory of storage of recreational vehicles and trailers in support of the applicant's adjacent business with the following conditions:

- The applicant must return to the Zoning Board of a Major Site Plan Approval.
- The property Block 1603 Lot 3 must be consolidated with the properties on which the Applicant conducts its recreational vehicle and trailer business which are Block 1603 Lots 1 and 2.
- The applicant must secure all necessary County and Township Permits including Construction Permits that may be necessary.
- The applicant shall maintain its escrow account and satisfy any outstanding escrow obligations.

The applicant requested an interpretation whether the life of the use variance will expire or an extension of approval to submit a Site Plan per the condition.

### **Resolution #29-2018 Redgil LLC-Extension**

Whereas Resolution #16-40, Application #1843, Redgil LLC and Fraternal Properties LLC, 254 Berlin Cross keys Road, Block 101 Lot 2 and Block 101 Lot 53, Amended Minor Subdivision in connection with Preliminary and Final Site Plan Approval, Resolution #14-33 Application 14-13 Use Variance Approval

The applicant Redgil LLC and Fraternal Properties LLC received a use variance approval in 2014 under Resolution #14-33, Application 14-13, and the Final Approval under Resolution #16-40, Application #1843. The applicant requested a one-year extension through December 12, 2019.

### **Resolution #30-2018 Rules and Regulations**

Whereas the Zoning Board of Adjustment Solicitor provided an overview of the rules and regulations for the Zoning Board of Adjustment to use as a proper guide for all board applications and matters concerning the Zoning Board of Adjustment.

### **Public Portion:**

### **Minutes:**

- Minutes Approval 10/2/2018

### **Reports:**

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### **Communication:**

- Email Addresses have been assigned and sent to each board member. Please let Rosemary know if you have any questions.
- WBA Arbours Jr. Litigation – Rick Coe will provide an update

### **Adjourn:**