

A G E N D A

Call to Order / Salute to Flag / Roll Call / Proper Notice 01/08/21

Memorialization of Resolutions – None

Final Major Subdivision Approval/Discussion/Board Action

1. Application #1838 – Blaze Mill Development Group, LLC

The applicant was granted preliminary major subdivision approval by the Planning Board, along with certain waivers and variances on December 18, 2014 (Resolutions PB-53-14 thru PB-58-14) to subdivide existing lots 1 and 1.01 into 250 lots for the development of 244 single-family attached (townhouse) dwelling units, 4 open space lots and 1 sanitary sewer pump station lot on 48.42 acres of the existing 62.21 acre tract (61.54 acre net). The remaining lands of 13.12 acres were to be reserved for future commercial development in response to a 2013 settlement agreement. As agreed in the Township's approved settlement agreement between Blaze Mill Development Group LLC and Monroe Township, the Township adopted Ordinance No. O:15-2013 in conformance with the terms and conditions of said settlement agreement, to establish a mixed-used zoning district to promote an inclusionary market-rate residential and community commercial development on an appropriately located tract of land in the non-Pinelands area of the Township, while contributing to the off-site production of housing for low and moderate income persons. Of the 48.42 acre residential component, the applicant proposed to set aside 23.19 acres for open space and 0.12 acres for the pump station. The residential development is proposed to have its primary access from Fries Mill Road with a secondary access off U.S. Route 322. It was proposed to be constructed in 12 small phases ranging from 6 to 28 dwelling units per phase. The site will be served by public water and sewer. The applicant is now requesting final approval for Phases 1-5, totaling 107 lots, consisting of 105 townhouse building lots and 2 remainder lots.

Public Portion

Reports

Approval of Minutes - None

Adjournment