

## A G E N D A

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

### **Memorialization of Resolutions**

#### **1. Resolution #PB-11-21 Application #1855-SP – Nancy Essner – Minor Subdivision Approved.**

The applicant was granted a minor subdivision approval for a lot line adjustment for property located at 1730 & 1740 Flanagan Avenue and is also known as Block 15402 Lot 25 & 26.

#### **2. Resolution #PB-12-21 Application #WSP-01-21 – 300 Thomas Ave, Bldg 801, LLC – Site Plan Waiver Approved.**

The owner received approval to allow the lessee of Concrete Construction and Land Design, LLC owned by Barry Cobb to utilize the existing building for storage of material and equipment associated with his business located at 300 Thomas Avenue and is also known as Block 14701 Lot 38.

#### **3. Resolution #PB-13-21 Application #WSP-02-21 – First Call PPE LLC dba TestHere.com – Site Plan Waiver Approved.**

The applicant received approval for a mobile COVID-19 drive-thru testing site to be open Monday to Sunday 7:00 am to 7:00 pm for 10 Minute Rapid Antigen Testing & PCR Molecular Testing located at 4 S. Black Horse Pike and is also known as Block 1901 Lot 1.

#### **4. Resolution #PB-14-21 Recommendation to Township Council the proposed changes to Ordinance 175-140 Stormwater Management in accordance with DEP regulations. – Approved.**

#### **5. Resolution #PB-15-21 Application #496-SP Tall Pines Day Camp, Inc. – Conditional Use, Preliminary/Final Major Site Plan Approved.**

The applicant received approval for the expansion of their Tall Pines Day Camp to allow for additional recreation facility improvements added since 1992 to their existing summer-time day camp located at 1349 Sykesville Road and is also known as Block 10801 Lots 21 & 22.

### **Public Hearing**

#### **1. Application #1858 – Integrity Building Group, LLC – Waivers/Variance/Minor Subdivision**

The applicant is proposing a lot line adjustment; taking four existing lots and creating two newly formed lots. With this proposal the applicant is requesting two submission waivers and a variance: 1. Waiver of denoting all existing structures, streets and wooded areas within 200' of the property 2. Waiver of denoting the location and approximate size of all bridges, culverts, streams, brooks, ponds etc. within 200' of the property 3. Variance for lot area: the minimum lot area is 27,500 sq ft; proposed for Lot 6.02 is 15,926 sq ft and any other variances/waivers that may be necessary for the Board to approve this application. The property for which approval is being sought is in the RG-PR (Regional Growth Planned Residential District) zone and is located at the corner of Ames Road & Chestnut Street and is also known as Block 12101 Lots 6, 7, 8, 9.

### **Discussion/Board Action Appointing Professional**

#### **1. Resolution R:71-2021**

Resolution from Town Council which authorizes the Monroe Township Planning Board to conduct a preliminary investigation and convene public hearings to determine whether certain properties on South Main Street qualify as an area in need of Redevelopment.

**Public Portion**

**Reports**

**Approval of Minutes**

February 25, 2021 Regular Meeting

**Adjournment**