

## A G E N D A

Call to Order / Salute to Flag / Roll Call / Proper Notice 1/8/21

### **Memorialization of Resolutions**

#### **1. Resolution #23-2021 Application #21-08 Marvin Tucker – Lot Frontage & Lot Width Variances Approved.**

The applicant's request for lot frontage and lot width variances was approved to construct a single family dwelling located on Janvier Road and is also known as Block 12601 Lot 51.

#### **2. Resolution #24-2021 Application #21-05 Thomas R. Fox, Jr. – Use & Height Variances Approved.**

The applicant's request for a use variance was approved for the construction 40' x 44' x 20.8' with an 8' overhang pole barn for personal storage located at 480 Radix Road and is also known as Block 22.0303 Lot 35.02.

#### **3. Resolution #25-2021 Application #21-12 Patrick Jones – Use Variance Approved.**

The applicant's request for a use variance to operate an auto repair, auto body & customization business was approved located at 1740 Glassboro Road and is also known as Block 15403 Lot 22.02.

#### **4. Resolution #27-2021 Applications #21-09 & #WSP-03-21 1085 Black Horse Pike, LLC – Use Variance & Site Plan Waiver Approved.**

The applicant's request for a use variance and site plan waiver to allow a vehicle storage yard as a second principal use was approved located at 1085 N Black Horse Pike and is also known as Block 1301 Lot 3.

### **Public Hearings**

#### **1. Application #21-07 322 Motors (Thomas Spalding, III) – Use Variance**

The applicant is requesting a use variance to operate uses car facility which is not a permitted use 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 RD-C (Rural Development Commercial District) zone and is located at 33 W Black Horse Pike and is also known as Block 6301 Lot 33.

#### **2. Application #21-10 Frank Andruzzi – Use Variance**

The applicant is requesting a use variance to allow the existing 25' x 30' x 16' detached garage in the front yard. Accessory structures are not permitted in the front yard 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 FD-10 (Forest District 10) zone and is located at 490 Huber Avenue and is also known as Block 4901 Lot 29.

#### **3. Application #21-15 Tilghmans Auto Parts II – Use Variance**

The applicant is requesting a use variance to allow a secondary principal use at said property. Currently the applicant operates a junk yard. The nature of the business requires a used car license issued by the State of New Jersey in order to acquire cars to dismantle and to be in compliance with the State business requirements. There would be no other material changes 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 C/BP (Commercial/Business Park Split District) zone and is located at 1623 Glassboro Road and is also known as Block 15202 Lot 17.

## **Limited Rehearing/Reconsideration**

### **1. Applications #20-06 & #506-SP JK United Group, LLC – Use Variance & Minor Site Plan**

Please take notice that upon motion of the Monroe Township Zoning Board of Adjustment, the Board will conduct a limited rehearing and reconsideration of its denial of the use variance and minor site plan applications (Nos. 20-06 and 506-SP) presented by JK United Group, LLC concerning 1824-1826 N. Black Horse Pike, Block 501, Lot 36. The purpose of the limited rehearing and reconsideration is to consider newly discovered evidence, to wit: (1) A 1988 Interpretation granted by the Board concerning the property; (2) A 1988 site plan approval for the property, and subsequent change in conditions of the property; and (3) and alleged misrepresentation during the initial hearing in this matter.

## **Public Portion**

## **Reports**

## **Approval of Minutes**

February 23, 2021 special meeting

## **Adjournment**