

Be advised, the Monroe Township Zoning Board of Adjustment will hold a public hearing on November 30, 2021 at 6:30 p.m. in the municipal building located at 125 Virginia Avenue, Williamstown, NJ, on the first floor in the courtroom for the following applications:

Monroe Township  
Zoning Board of Adjustment Special Meeting

November 30, 2021

## A G E N D A

Call to Order/Salute to the Flag/Roll Call/Proper Notice 11/15/21

### **Memorialization of Resolutions:**

1. #80-2021 – #500-SP & #21-49 – Atlantic City Electric – Use Variance & Preliminary and Final Major Site Plan – Approved.

### **Public Hearings:**

1. #21-46 – SMP Farms – Use Variance

The applicant is requesting a use variance to use Lot 18 as part of his existing farming operation; agricultural/horticultural, for production and storage only; agricultural uses are not permitted in the BP Zone. The applicant is also requesting to maintain the existing residential dwelling for their seasonal employees. No new buildings are proposed and the lot in question will not be utilized by customers, suppliers, or any members of the public. The applicant will also be installing temporary greenhouses as needed at a later time which will be in conformance with all regulations as an accessory structure and are hereby included in the requested use variance along with any other variances or waivers deemed necessary by the Board. The property is located at 1045 N. Tuckahoe Road, also known as Block 13801, Lot 18 in the BP Zoning District.

2. #21-52 – Angie Chavarria – Use Variance

The applicant is requesting a use variance for the construction of a 40' x 60 x 24' pole barn for storage of materials and equipment associated with the approved roofing business. The variance is required because the proposed pole barn is larger than the house/principal use; along with any other variances or waivers deemed necessary by the Board. The property is located at 3339 S. Black Horse Pike, also known as Block 8301, Lot 22 in the RD-C Zoning District.

1. #1859 – The Enclave at Monroe, LLC – Preliminary Major Subdivision

**The applicant has requested an adjournment of their public hearing to a later date. New notice will be sent to all property owners within 200 feet.**

### **Public Portion:**

### **Reports:**

**Approval of Minutes:**

11/16/2021 regular meeting.

**Adjournment:**

**All maps and documents for which approval is being sought are on file in the office of the Zoning Board of Adjustment and may be viewed by the public during normal business hours.**