

Notice of Special Meeting
Monroe Township Planning Board

Pursuant to the Open Public Meetings Act, please be advised that the Planning Board of the Township of Monroe, Gloucester County, New Jersey, will hold a Special Meeting on Thursday, January 13, 2022 at 6:30 p.m. at which time formal action may be taken by the Board. **As of the date of this notice, said meeting will be held in the courtroom on the first floor of the municipal building located at 125 Virginia Avenue, Williamstown, NJ 08094; however, if Government restrictions pertaining to the spread of the COVID-19 virus, prevent an in person meeting, the meeting will be held virtually via ZOOM. Please continue to monitor the township website www.monroetownshipnj.org under Public Notices or call the Planning Board office at 856-728-9800 extension #271 or #279, or by email to norbaczewski@monroetownshipnj.org or ITomasello@monroetownshipnj.org, for any updates.**

This notice has been posted on the second floor bulletin board of the Planning/Zoning Board Office, a copy was given to the Township Clerk, and it is posted on the Township website www.monroetownshipnj.org.

Ninette Orbachzewski
Administrative Clerk
Monroe Township Planning Board/Zoning Board
125 Virginia Avenue
Williamstown, NJ 08094
856.728.9800 ext. 271
Email:norbaczewski@monroetownshipnj.org

Any interested party may view the application that is on file in the Board office during regular business hours which are currently Monday through Friday, 8:00 a.m. to 4:00 p.m.

Special Meeting Agenda:

Monroe Township
Planning Board Special Meeting

January 13, 2022
6:30 p.m.

AGENDA

Resolution for Board Action:

1. R:238-2021 – Referring Orchard Drive Area as a proposed Rehabilitation Area Designation.

Public Hearing:

- 1.. #1857 & #505-SP – Lidl US Operations, LLC

The applicant is requesting minor subdivision approval to subdivide Lot 11.01 into two lots; the proposed Lot 1 containing approximately 6.2 acres and proposed Lot 2 containing approximately .966 acres. Lidl will occupy proposed Lot 1 and the existing First Bank will occupy proposed Lot 2. The applicant is also requesting preliminary and final major site plan to construct a 28,179 square foot Lidl supermarket on the property. The variance and waiver requests are listed below.

1. Ordinance § 175-163.D.(2).(a).(4) — maximum front yard setback — 60' permitted; 389.3' feet proposed from the Black Horse Pike and 274.2' proposed from Lake Avenue;
2. Ordinance §175-163.D.(2).(a).(8) — minimum side yard landscape buffer — 5' required; 0' proposed;
3. Ordinance § 175-163.D.(2).(a).(8) —minimum rear yard landscape buffer — 25' required; 15.1 ' proposed;
4. Ordinance §175-123.J.(33) — minimum required parking spaces 188 parking spaces required; 141 parking spaces proposed;
5. Ordinance § 175-123.1.(3) — minimum required loading spaces — 2 loading spaces required; 1 loading space proposed;
6. Ordinance § 175-135.C.(2) — maximum freestanding sign size — 50 sf permitted; one (1) 94.7 sf freestanding pylon sign proposed on Black Horse Pike and one (1) 110 sf monument sign proposed on Lake Avenue;
7. Ordinance § 175-135.C.(4) — maximum height of monument sign — 8' permitted; 15' proposed
8. Ordinance § 175-135.C.(2) — maximum number of façade signs 1 permitted for every frontage on a public right of way; due to the proposed subdivision and resulting net loss of two frontages, relief is requested to allow the three (3) existing building mounted signs on the First Bank building to remain;
9. Ordinance § 175-135.G.(1) — maximum façade sign projection — 12" permitted; 16" proposed for two (2) façade signs;
10. Ordinance §175-123.A — minimum driveway setback — 10' required; 0' proposed

Along with any other variances or waivers deemed necessary by the Board.

Public Portion:

Adjournment: