

A G E N D A

Call to Order/Salute to the Flag/Roll Call/Proper Notice 1/5/22

Memorialization of Resolutions:

1. Res. #85-2021 – App. #21-54 – Brenda Mendelby – Use Variance Approved
2. Res. #86-2021 – App. #21-56 – Joseph Caruso – Use Variance Approved
3. Res. #87-2021 – App. #21-59 – Eva Silva – Use Variance Approved
4. Res. #88-2021 – App. #21-55 & #509-SP – Conlin Family Partnership – Use Variance & Preliminary & Final Major Site Plan Approved.

Public Hearings:

1. #21-50 – Robert Poznek – Lot Coverage & Side Yard Variances

The applicant is requesting a side yard variance for the installation of a driveway which will be 5 feet from the side yard where 10 feet is required. In addition, the applicant is requesting a lot coverage variance to allow 35.4% where 20% is the maximum. This due to the extension of the driveway to the pole barn, which increases the pre-existing condition of an increase in the permitted lot coverage on the property, along with any other variances or waivers deemed necessary by the Board. The property is located at 145 Dahlia Avenue, also known as Block 14604, Lot 8 in the R-2 Zoning District.

2. #21-60 – Anthony McGill – Side & Rear Yard Variances

The applicant is requesting a side yard variance for an existing shed to be .51 feet from the side yard where 5 feet is required, as well as a rear yard variance for an existing deck to allow it to be 2 feet from the rear yard where 37.5 feet is required, along with any other variances or waivers deemed necessary by the Board. The applicant was granted a lot coverage variance in 2020 to allow 38.3% lot coverage. The property is located at 1953 Steeplechase Drive, also known as Block 150.0101, Lot 19 in the R-2 Zoning District.

3. #21-61 – Son Raj, LLC – Use Variance

The applicant is requesting a use variance for the construction of a 15,000 square foot building to be divided into different commercial uses, along with any other variances and waivers deemed necessary by the Board. Three of the proposed uses will be for Cannabis manufacturing, Cannabis cultivation, and Cannabis retail and distribution. The other units will be available for commercial use. This site previously received final site plan approval in 2010 but was never constructed. The property is located at 201 N. Black Horse Pike, also known as Block 201, Lot 46 in the Commercial Zoning District.

Monroe Township
Zoning Board of Adjustment Regular Meeting

January 20, 2022
6:30 p.m.

Public Portion:

Reports:

Approval of Minutes:

1. 12/7/2021 regular meeting.

Adjournment: