

RESOLUTION R:128-2024

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE AUTHORIZING THE WAIVER OF ZONING BOARD FEES FOR INTEGRITY COMMERCIAL I LLC AND THE PROPERTY 2916 SOUTH BLACK HORSE PIKE – BLOCK 5601 LOT 4 FOR A USE VARIANCE APPLICATION TO PROPOSE MORE THAN ONE PRINCIPAL USE AT THE PROPERTY

WHEREAS, on August 10, 2017, the Township of Monroe Planning Board approved a Site Plan Waiver to the previous owner, Keith Emmons for the property known as 2916 South Black Horse Pike, Williamstown, New Jersey, Block 5601 Lot 4 to allow the property to be utilized for residential and business uses; and

WHEREAS, thereafter it was determined that a use variance is required for more than one principal use at the property; and

WHEREAS, the Township Council, under the guiding principles of the Municipal Land Use Law (N.J.S.A. 40:55D et. Seq.) and the Township's commitment to fostering development while preserving the welfare of its community, deems it in the township's best interest to waive all fees related to the use variance application for Integrity Commercial I LLC; and

WHEREAS, this waiver aligns with the council's broader strategic objectives to encourage responsible development and utilization of property within the township, contributing to the community's economic growth and diversification without compromising the integrity of its zoning laws and regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Monroe, Gloucester County, New Jersey, that:

1. **Authority for Waiver:** The Township Council, recognizing its discretionary power as vested by the Municipal Land Use Law and in accordance with Township ordinances, hereby directs the Zoning Board of Adjustment to waive any and all fees associated with the use variance application by Integrity Commercial I LLC for 2916 South Black Horse Pike, Block 5601 Lot 4.
2. **Rationale:** This waiver is granted on the basis of economic development incentives, the unique circumstances of the property, and the Council's findings that such action is in the public interest.
3. **Implementation:** The Township Clerk is directed to communicate this resolution to the Zoning Board of Adjustment and ensure that no fees are imposed on the applicant in relation to the use variance application in question.

This resolution does not set a precedent for future fee waivers, which will be considered on a case-by-case basis, reflecting the township's adaptive approach to zoning and land use governance.

ADOPTED at a meeting of the Township Council of the Township of Monroe on April 10, 2024.

RESOLUTION R:128-2024

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
MONROE AUTHORIZING THE WAIVER OF ZONING BOARD FEES FOR
INTEGRITY COMMERCIAL I LLC AND THE PROPERTY 2916 SOUTH BLACK
HORSE PIKE – BLOCK 5601 LOT 4 FOR A USE VARIANCE APPLICATION TO
PROPOSE MORE THAN ONE PRINCIPAL USE AT THE PROPERTY**

TOWNSHIP OF MONROE

CNCL. PRES. CHELSEA VALCOURT

ATTEST:

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

CERTIFICATION OF CLERK

The foregoing Resolution was duly adopted at a meeting of the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, held on the 10th day of April 2024 in the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams				
Cncl. Fox				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Pres. Valcourt				
Tally:				