

AGENDA  
Call to Order/Salute the Flag/Roll Call/Proper Notice 2/1/24

**Memorialization of Resolution:**

1. #57-2024 Not Your Mother's Garden – Amended from #53-2024
2. #58-2024 Towala Properties, LLC – Preliminary and Final Major Site Plan & Lot Coverage Variance Approved
3. #59-2024 Frank Andruzzi – Lot Frontage & Lot Width Variances Approved
4. #60-2024 Robert Antes – Application Denied Without Prejudice
5. #61-2024 Jaime & David Rosenthal – Depth & Width Driveway Variances Approved

**Oaths:**

Mr. Solicitor shall swear in the board professionals.

**Public Hearings:**

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

The applicant is seeking preliminary major subdivision approval for 16 single-family lots and 3 open space lots. The Board previously denied a d(5) density variance. That denial was appealed by the prior applicant and the Board decision was overturned by the Gloucester County Superior Court order entered July 16, 2020; which granted the density variance to allow the development of 16 lots on the property. The applicant is also requesting front yard setback variances to allow 25' where 40' is required, a variance from certain open space and recreational requirements that are not proposed; a variance for the total acreage of open space not meeting the minimum 25%, and a variance for two of the open space lots not meeting the minimum 10,000 square feet; along with any other variances or waivers deemed necessary by the Board. The property is located on Blue Bell Road, also known as Block 110.0301, Lot 21 in the RG-PR Zoning District.

2. #24-40 – Tonilynn Ayers – Side & Rear Yard Variances

The applicant is requesting a side yard variance to allow 3.9 feet where 5 feet is required, and a rear yard variance to allow 4.4 feet where 5 feet is required for the existing shed; along with any other variances or waivers deemed necessary by the Board. The property is located at 525 Forest Court, also known as Block 10102, Lot 38 in the RG-PR Zoning District.

3. #24-41 – James McLaughlin – Use Variance & Lot Coverage Variance

The applicant is requesting a use variance to allow a the construction of an in-ground pool in the front yard, a variance to allow a 6' fence in the front yard where 4' is the maximum permitted, and a lot coverage variance to allow 7.2% where 3% is the maximum permitted; along with any other variances or waivers deemed necessary by the Board. The property is located at 3594 S. Black Horse Pike, also known as Block 5901, Lot 8 in the RD-C Zoning District.

4. #24-43 – David & Janet Hyatt – Rear Yard Variance

The applicant is requesting a rear yard variance to allow 5 feet where 20 feet is required for the construction of a 184 square foot sunroom; along with any other variances or waivers deemed necessary by the Board. The property is located at 532 Doral Drive, also known as Block 9.0205, Lot 2 in the RA Zoning District.

5. #24-44 – Andrea & Kevin Rahilly – Side & Rear Yard Variances

The applicant is requesting a variance to allow side yard variance to allow 1.9 feet where 5 feet is required and a rear yard variance to allow .1 feet where 5 feet is required for the existing 16' x 24' shed; along with any other variances or waivers deemed necessary by the Board. The property is located at 1608 Holly Parkway, also known as Block 11205, Lot 3 in the RG-PR Zoning District.

**Public Portion:**

**Reports:**

**Approval of Minutes:**

1. June 13, 2024

**Adjournment:**