Monroe Township March 10, 2024
Zoning Board of Adjustment Regular Meeting 6:30 p.m.

AGENDA
Call to Order/OPMA/Flag Salute/Roll Call

This meeting will be held in-person and will be broadcasted live on our Youtube channel: http://www.youtube.com/@monroetownshipnjorg
A link to the video will be subsequently posted on the Township website for the public to view at their convenience.

Oaths:

Mr. Solicitor shall swear in the board professionals.

Memorialization of Resolutions:

1. Res. 10-2025 #25-01 Angie Chavarria – Lot Coverage Variance Approved

Extension Request for Board Action:

1. #21-58 & #510-SP Blue Cork Winery & Vineyard, Inc. – Extension of Use Variance & Major Site Plan Approval
The attorney for the applicant is requesting an extension for the use variance and major site plan approvals.

2. #21-61 & #516-SP Son Raj, LLC – Extension of Use Variance & Major Site Plan Approval
The attorney for the applicant is requesting an extension for the use variance and major site plan approvals.

3. #23-53 & #524-SP Williamstown Properties, LLC - Extension of Use Variance & Major Site Plan Approval
The attorney for the applicant is requesting an extension for the use variance and major site plan approvals.

Applications:

1. #25-02 – Gregory Avis – Lot Size Variance

The applicant is requesting a lot size variance to allow 42, 372 square feet where 43,560 square feet is the minimum required to construct an approximately 2,200 square foot two-story single-family dwelling; along with any other variances or waivers deemed necessary by the Board. The property is located on Pitman Downer Road, also known as Block 14801, Lot 40.02 in the R-2 Zoning District.

Public Portion:

Approval of Minutes:

1. February 24, 2025

Adjournment: