Monroe Township March 24, 2025
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.

Memorialization of Resolutions:

1. #11-2025 Blue Cork Winery & Vineyard, Inc.-Extension Request Approved
2. #12-2025 Son Raj, LLC- Extension Request Approved
3. #13-2025 Williamstown Properties, LLC- Extension Request Approved
4. #14-2025 Gregory Avis- Lot Size Variance Approved

Applications:

1. #25-03 - Paul Hess - Side Yard Variance

The applicant is requesting a side yard variance to allow 2.1 feet where 7.5 feet is required for the existing shed; along with any other variances or waivers deemed necessary by the Board The property is located at 805 Winslow Road, Williamstown, NJ, also known as Block: 2901 Lot: 40 in the RG-MR Zoning District.

2. #25-05 – Thomas Starner – Side Yard, Rear Yard & Lot Coverage Variance

The applicant is requesting a lot coverage variance to allow 20% where 10% is maximum permitted. A side yard variance to allow 6 feet where 10 feet is required and a rear yard variance to allow 6 feet where 25 feet is required for construction of a 30 foot by 51-foot storage building. Also, a rear yard variance to allow 4 feet where 5 feet is required for an existing shed: along with any other variances or waivers deemed necessary by the Board. The property is located at 757 Dutch Mill Road, Williamstown, NJ, also known as Block: 6501 Lot: 2 in the RD-RS Zoning District.

Public Portion:

Approval of Minutes:

1. March 10, 2025

Adjournment: