Monroe Township September 22, 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.

Oaths:

Mr. Solicitor shall swear in the Board Professionals.

Resolutions:

1. #38-2025 – J and W Property One, LLC – Use Variance Approved
2. #39-2025 – Highland Development Group, LLC – Lot Area Variance & Lot Frontage and Lot Width Approved
3. #40-2025 – Lucia Batista/Jason-Garth Hue – Lot Coverage Variance & Side Yard Variance Approved

Applications:

1. #553-SP & #25-22 – Davis Marine Services LLC c/o Tim Davis

The applicant is requesting preliminary and final major site plan approval to construct a 12,000 square foot commercial facility for marine repair services. The building will be broken into four (4) areas including a 3,000 square foot enclosed storage area, a 6,000 square foot service area, an 1,800 square foot receiving area, and a 1,200 square foot office. The applicant is also seeking multiple d(3) conditional use variances to permit the light industrial conditional use within the RG-C zoning district; along with any other variances or waivers deemed necessary by the Board.. The property is located at 2440 South Black Horse Pike, also known as Block 4103, Lot 37 in the RG-C Zoning District

2. #25-26 – Mark & Karen Scarangelli – Side Yard Variance

The applicant is requesting a side yard variance to allow 5 feet where 10 feet is required for an existing 16 foot by 20 foot shed; along with any other variances or waivers deemed necessary by the Board. The property is located at 1605 North Main Street, also known as Block 14601, Lot 18 in the R-2 Zoning District.

3. #25-27 – Michael Mahalik – Lot Coverage Variance

The applicant is requesting a lot coverage variance to allow 22% where 10% is maximum permitted to construct a 24 foot by 24 foot pole barn, 1.5% instead of 2% for grass swales and pre-existing non-conforming lot area, lot width and lot frontage; along with any other variances or waivers deemed necessary by the Board. The property is located at 206 Nelson Drive, also known as Block 12601, Lot 33 in the RD-A Zoning District.

4. #25-28 – 3781 Lake LLC – Front Yard Variance

The applicant is requesting a front yard variance to allow 25 feet where 40 feet is required to construct a single-family dwelling; along with any other variances or waivers deemed necessary by the Board. The property is located at 3781 Lake Avenue, also known as Block 8902, Lot 38-39 in the RG-MR Zoning District.

Public Portion:

Approval of Minutes:

1. September 8, 2025

Reports:

Adjournment: