Monroe Township
Zoning Board of Adjustment Regular Meeting

November 24, 2025
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. #53-2025 – Scotland Run Properties, Inc. – Use Variance and Preliminary/Final Major

Applications:

1. #25-13 – The Enclave at Monroe, LLC – Use Variance & Flag Lot Variance

The applicant is requesting d(1) use variance approval to allow three flag lots within a seven-lot subdivision along with a bulk variance to allow the width of the "pole" on proposed lot 6 to be 34.60 feet where 50 feet is required; 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. #25-37 – Keith Horne – Lot Coverage Variance

The applicant is requesting a lot coverage variance to allow 45% where 40% is maximum permitted for additional gravel around an existing pool; along with any other variances or waivers deemed necessary by the Board. The property is located at 325 Christina Lane, also known as Block 29.0401, Lot 7 in the RG-MR Zoning District.

3. #25-33 – Kyle Lobb – Use Variance, Lot Width, Lot Frontage & Side Yard Variances

The applicant is seeking (d)3 conditional use variance approval to allow for the construction of a single-family detached dwelling within the Commercial District. A lot width variance to allow 75 feet where 150 feet is required, a lot frontage variance to allow 75 feet where 120 feet is required and a side yard variance to allow 10 feet where 20 feet is required; along with any other variances or waivers deemed necessary by the Board. The property is located at Glassboro-Crosskeys Road, also known as Block 14701, Lot 5 in the Commercial District.

4. #25-35 – John Wisniewski – Encroachment Variance

The applicant is requesting permission to allow an encroachment into the buffer of existing pavers; along with any other variances or waivers deemed necessary by the Board. The property is located at 715 Saddlebrook Drive, also known as Block 25.0101, Lot 6 in the R-2 Zoning District

5. #25-43 – Keith Mayo – Lot Frontage and Lot Width Variances

The applicant is seeking a side yard variance to allow 14.3 feet where 15 feet is required, a lot width variance to allow 72.04 feet where 100 feet is required and a lot frontage variance to allow 66.34 feet where 100 feet is required to construct a twin home; along with any other variances or waivers deemed necessary by the Board. The property is located at 1398 8th Avenue, as known as Block 8911, Lot 3 in the RG-MR Zoning District.

Public Portion:

Approval of Minutes:

1. November 10, 2025

Reports:

Adjournment: