Monroe Township March 9, 2026
Zoning Board of Adjustment Regular Meeting 6:30 p.m.

AGENDA
Call to Order/OPMA2/8/26/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. #16-2026 - #25-44 Heather Cantagallo – Use Variance Approved
2. #17-2026 - #26-01 Stacey Sadler – Rear Yard Variance Approved
3. #18-2026 - #26-02 Brian & Theresa Widmann – Lot Coverage Variance Approved

Applications:

1. #26-04 – Charmaine Thomas – Side Yard Variance

The applicant is requesting a side yard variance to allow 2 feet where 3 feet is required to construct a 220 square foot deck; along with any other variances or waivers deemed necessary by the Board. The property is located at 316 Comfort Road, also known as Block 14401.04, Lot 23 in the R-2 Zoning District.

2. #26-06 – Louis Locchetto – Rear Yard Variance

The applicant is requesting a rear yard variance to allow 5 feet where 25 feet is required to construct a 1,152 square foot pole barn; along with any other variances or waivers deemed necessary by the Board. The property is located at 1765 Flanagan Avenue, also known as Block 15401, Lot 15.07 in the R-3 Zoning District.

3. #563-SP & #25-39 – D'Auria & Son Heating and Air – Preliminary Major Site Plan and Use Variance

The applicant seeks preliminary site plan approval to construct a 6,000 square foot commercial building. The applicant also seeks a d(1) variance to allow for two principal uses on a lot where only one principal use is permitted. The property is located at 2715 Fries Mill Road, also known as Block 14801, Lot 18 in the RA District.

Reorganization Appointments & Resolutions:

1. Res. #03-2026 – Appointment of Solicitor
2. Res. #05-2026 – Appointment of Professional Planner
3. Res. #06-2026 – Appointment of Engineer
4. Res. #09-2026 – Appointment of Conflict Solicitor

Public Portion:

Approval of Minutes:

1. February 9, 2026

Reports:

Adjournment: