Monroe Township
Zoning Board of Adjustment Regular Meeting

April 13, 2026
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. #22-2026 - #26-03 – Renegade, LLC – Use Variance Approved
2. #23-2026 - #25-40 – Matthew McComb – Use Variance Denied
3. #24-2026 - #25-48 – Millennial Pool Management, LLC – Use Variance Approved
4. #25-2026- #26-10 - David McPeters – Rear Yard Variance Approved

Applications:

1. #26-07 – Robert Smith – Lot Frontage and Lot Width Variances

The applicant is requesting a lot width variance of 60.41 feet where 75 feet is required and a lot frontage variance of 60.81 feet where 75 feet is required for the construction of one single-family dwelling; along with any other variances or waivers deemed necessary by the Board. The property is located at Victory Avenue, also known as Block 9009, Lot 9 in the RG-MR Zone.

2. #26-09 – Sandy Banker – Lot Frontage and Lot Width Variances

The applicant is requesting a lot width variance of 100 feet where 150 feet is required and a lot frontage variance of 100 feet where 120 feet is required; along with any other variances or waivers deemed necessary by the Board. The property is located at Boston Avenue, also known as Block 602, Lot 29 in the R-2 Zone.

Public Portion:

Approval of Minutes:
1. March 23, 2026

Reports:

Adjournment: