

**AGENDA**  
**Township of Monroe Planning Board**  
**Planning Board Meeting**  
**October 28, 2021**  
**at 6:30 P.M.**

**Order of agenda subject to change at the discretion of the Chairman**

- I. **Call to order** 6:30 P. M.
  
- II. **Salute to the Flag**
  
- III. **ANNOUNCE SUNSHINE LAW:** In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided by the following:  
  
Posted on the Bulletin Board of the Office of the Township Clerk;  
  
Posted on the Bulletin Boards within the Municipal Complex;  
  
Printed in the Home News Tribune on January 1, 2021;  
  
Posted on the Monroe Township website; and  
  
Sent to those individuals who have requested personal notice.
  
- IV. **Roll Call:**  
  
Terence Van Dzura, Mayor's Representative  
Elizabeth Schneider, Councilwoman  
Marc Gaffrey, Chairman  
John Riggs, Vice Chairman  
David Rothman  
Andy Paluri  
Karen Polidoro  
Kevin McGowan  
Roslyn Brodsky  
Michael Markel, Alt. I  
, Alt. II
  
- V. **Minutes** of Regular Meeting held August 25, 2021.

**VI. Applications**

**PB-1230-20 Stratford Developers, LLC**

**Requested to be carried to 12/01/21 Meeting** Request for Final Major Subdivision with Bulk Variance  
Block 13 / 13.01 / 13.02  
Lots 84 / 20 / 61  
(Halsey Reed Road)

Zone: PRD-AH

Represented by Peter Klouser

Certified Complete on 07/13/2021 (Expiration date 11/10/2021)

Description: Final Approval of Section 7B to create 73 lots consisting of 69 residential lots, 1 open space lot to be owned and maintained by Monroe Township and 3 lots to be retained by owner.

**VII. Memorialization**

**PB-1234-21**

**US Home Corporation d/b/a Lennar**

**VIII. Public Portion**

**IX. Discussion Items**

**X. Correspondence**

**XI. Adjournment**

**Next Regular Planning Board Meeting:  
December 1, 2021  
(Wednesday)**