

**Call to Order:**

The reorganization meeting of the Monroe Township Planning Board was called to order at 7:00 p.m. by Board Secretary, Dawn Farrell who read the following statement: "Notice of this meeting was given as required by the Open Public Meetings Act. This notice was sent in writing to the Gloucester County Times on January 2, 2013. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk.

The Board saluted the flag and moment of silence was observed in memory of Mr. Catania. Mr. Gabbianelli thanked the Board members who attended the service for Mr. Catania.

Present – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Also present – Mr. Schwartz, Solicitor, Mr. Teefy, Council Liaison.

**Reorganization:**

1. Appointments to the Board by the Mayor:

a) Mr. Kozak	Class II Member	1 yr. term to expire 12/31/13
b) Mr. Crane	Class IV Member	4 yr. term to expire 12/31/16
c) Mr. Heffner	Class IV Member	4 yr. term to expire 12/31/16
d) Mr. Masterson	Class IV Member	1 yr. term to expire 12/31/13
e) Ms. Hui	Class IV Member (Alt. 1)	2 yr. term to expire 12/31/14

2. Appointments to the Board by Council:

a) Mr. Sebastian	Class III Member	1 yr. term to expire 12/31/13
b) Mr. Teefy	Council Liaison	

3. Election of Chairman:

Mrs. Farrell opened nomination for Chairman. Mr. Agnesino nominated Mr. O'Brien, seconded by Mr. Kozak. With no other nominations, Mrs. Farrell cast a vote for Mr. O'Brien. Mr. O'Brien thanked the Board for their support.

4. Election of Vice Chairman:

Mr. O'Brien opened nominations for Vice Chairman. Mr. Kozak nominated Mr. Agnesino, seconded by Mr. Crane. With no other nominations, Mrs. Farrell cast a vote for Mr. Agnesino as Vice Chairman.

5. Reorganization Resolutions:

1. PB-01-13 – Planning Board Secretary

Motion by Mr. Cooper, seconded by Mr. Crane to appoint Mrs. Farrell as the Planning Board Secretary and adopt resolution PB-01-13. Voice vote; all ayes, motion passed.

**Reorganizaiton: (continued)**

5. Reorganization Resolutions:

2. PB-02-13 – Schedule of Meetings

Motion by Mr. Gabbianelli, seconded by Mr. Masterson to approve the meeting schedule and adopt resolution PB-02-13. Voice vote; all ayes, motion passed.

3. PB-03-13 – Planning Board Solicitor

Mr. O'Brien opened nominations for Planning Board Solicitor. Mr. Cooper nominated the firm of Slotnick & Schwartz, seconded by Mr. Crane. With no other nominations, the firm of Slotnick & Schwartz was voted as Planning Board Solicitor.

4. PB-04-13 – Rules and Regulations

Motion by Mr. Gabbianelli, seconded by Mr. Kozak to approve the Rules and Regulation of the Planning Board and adopt resolution PB-04-13. Voice vote; all ayes, motion passed.

5. PB-05-13 – Planning Board Planner

Mr. O'Brien opened nominations for Planning Board Planner. Mr. Kozak nominated the firm of J. Timothy Kernan, Inc., seconded by Mr. Cooper. With no other nominations, the firm of J. Timothy Kernan, Inc. was voted as Planning Board Planner.

6. PB-06-13 – Planning Board Engineer

Mr. O'Brien opened nominations for Planning Board Engineer. Mr. Cooper nominated the firm of T & M Associates, seconded by Mr. Gabbianelli. With no other nominations, the firm of T & M Associates was voted as Planning Board Engineer.

7. PB-07-13 – Planning Board Clerk Transcriber

Motion by Mr. Cooper, seconded by Mr. Gabbianelli to appoint Mrs. Orbaczewski as the Planning Board Clerk Transcriber and adopt resolution PB-07-13. Voice vote; all ayes, motion passed.

8. PB-08-13 – Official Newspaper

Motion by Mr. Kozak, seconded by Mr. Sebastian to approve the South Jersey Times/Gloucester County Times as the official newspaper of the Planning Board and to adopt resolution PB-08-13. Voice vote; all ayes, motion passed.

**Reports:**

1. Mrs. Farrell informed the new members of the Board that the meetings are held the second and fourth Thursday of the month. She distributed the list of members and meeting dates to the Board. She stated that there is a major subdivision scheduled for the January 24, 2013 meeting.

**Reports: (continued)**

2. Mr. Gabbianelli gave a brief overview of current developments that have not been completed and future development planned for the Township. He stated that the Federal Hill subdivision is being purchased by Beazer Homes. The Township is pulling the bonds for developments that have not been completed by the developers such as Serenity Woods, Marissa Estates, etc. Mr. Cooper commented that the Crossings at Monroe is moving forward. Mr. Gabbianelli stated that the Zoning Board approved the use variance to allow residential and commercial on that site. Mr. Sebastian added that Mr. Guzzo was before the Board in December to get approval on the first commercial pad site.

There was a meeting with the developers interested in developing the corners of Route 322 and Fries Mill Road. They will be contributing more money for the improvements to that intersection. The Township has also reached out to the County for more funds for that intersection. He stated that the plan for improvements to that intersection has been in his office since 2006; that's how long it has taken to get this project off the ground. Mr. Gabbianelli indicated he was going to Council to ask for bonding to move forward with the improvements; however each developer will be required, as part of their approvals, to contribute one quarter of the amount of the bond so that it does not cost the taxpayers any money. He wants to get this done as soon as possible because the longer it takes the more money it will cost. There is a hotel planned for the corner next to Scotland Run Golf Club.

The planned shopping center located across from the CVS is moving forward. The easements and right-of-ways have been agreed upon from the property owners. The intersection will be located at Charm Road. The applicant should be in and be able to break ground before the end of the year. Applebee's is still looking for a site since plans for the original site fell through because of access off of the Black Horse Pike. Mr. Gabbianelli put them in touch with Penn Realty since Walmart received approvals for a bank pad site on their property which can easily be converted for an Applebee's because the site is big enough.

3. Mr. Schwartz stated that the Board member's packets contained the revised agreement between the Township and Blaze Mills. The court appointed master who oversees the Township's COAH plan made twenty recommendations for conditions to change the original agreement that was signed and approved by the Planning Board and Council. The court will hold a fairness hearing which will ensure that the plan that is approved is fair for those people who would be eligible for affordable housing. The hearing will be held on February 7, 2013. There are objections but those objections mainly concern the intersection at Route 322 and Fries Mill Road. The main issue with the revised agreement is that the developer will be contributing 1.5 million for the construction/rehabilitation of fifty-six off-site affordable units. The question the master raised was what if that isn't enough money to build/rehabilitate those fifty-six homes. Mr. Schwartz stated that any additional money needed can be pulled from the Township's COAH fund to complete the fifty-six homes. Mr. Sebastian commented that one of the conditions indicated that there had to be someone appointed to manage the building or rehabilitation of those fifty-six homes that will be off-site. Mr. Schwartz stated that she wasn't aware that it was already agreed upon that the Township would be in charge of getting the person who will manage the off-site construction/rehabilitation of those fifty-six affordable homes. He stated that anyone is welcome to attend the fairness hearing; however he heard it may not be heard on February 7<sup>th</sup>, so he will keep the Board informed. Mr. Gabbianelli stated that he does not agree that the Township should use their current COAH funds to supplement the fifty-six homes generated by the construction of the Blaze Mills development. Mr. Schwartz stated that that issue will come before Council at their next meeting.

**Approval of Minutes:**

1. 12/06/12 regular meeting.
2. 12/13/12 special meeting.

Motion by Mr. Agnesino, seconded by Mr. Kozak to approve the minutes from the December, 6, 2012 regular meeting and the December 13, 2012 special meeting. Voice vote; all ayes, motion passed. Mr. Sebastian abstained.

**Adjournment:**

The meeting was adjourned at 7:32 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the meeting. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski  
Clerk Transcriber