

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:00 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Cooper, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Absent – Mr. Crane, (excused), Mr. Jordan, (excused). Also present – Mr. Schwartz, Solicitor, Ms. Pellegrini, Planner, Mr. Teefy, Council Liaison.

Proper notice of this meeting was given in accordance with the requirements of the Open Public Meetings Act on January 11, 2013.

Chairman O'Brien read the following statement: "Be advised, no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m."

Memorialization of Resolutions:

1. PB-16-13 – App. #WSP-01-13 – New Cingular Wireless PCS, LLC – Site Plan Waiver

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-16-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Heffner, Mr. Hui, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Ordinances - for Board Action:

1. COAH Residential Development Fee – Change from 1.5% to 1%

Mr. Kozak stated that he received some new information from Mr. Kernan with regard to the development fee and would like to withdraw the change to the ordinance at this time. Mr. Kozak stated he would notify Council as to why it was withdrawn.

2. Signs – Chapter 175-135 – Memo dated 2/25/13 from Councilman Sebastian

Mr. Gabbianelli stated that the Township has a sign that can be changed to five seconds one week and then ten seconds the next week. Then the Board members can determine which time is best. He commented that the timing on the theater sign was changed so that you can read it now; before you couldn't read it because the message changed too quickly. Mr. Teefy commented that he believed the theater sign is about five seconds between messages. Ms. Pellegrini stated that the Sign Council recommends at least eight seconds between messages. Mr. Schwartz stated that the big billboards are eight seconds. Mr. Heffner stated he thought eight seconds is too long on smaller signs. Mr. Sebastian commented that the Ordinance Committee felt three seconds was too close to flashing; their recommendation is for five seconds. Ms. Pellegrini stated that the Sign Council determined that eight seconds between messages is what was considered safe and appropriate. There was discussion on the timing with regard to the amount of verbiage on the sign as well as if the sign just fades to a new message or scrolls one continuous message. Mr. Gabbianelli called the appropriate person with regard to the sign at the Pfeiffer Center and the firehouse with regard to the timing so it can be changed to five seconds one week, eight seconds the next and then ten seconds. Ms. Pellegrini also commented that the transition time between messages has been eliminated from the ordinance and she thought it should be addressed in the ordinance. After further discussion, it was determined that the Board would address the timing concerns and other issues pertaining to the sign ordinance after the members had an opportunity to observe the Township signs and the different message times.

Approval of Minutes:

1. 2.28/13 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Kozak to approve the minutes from the February 28, 2013 regular meeting. Voice vote; all ayes, motion passed.

Mr. Heffner commented that he thought the Board should address the other issues with the sign ordinance and just table the issue of timing. Mr. Sebastian stated that the other issue was really the amount of the sign permitted to be digital copy based on the size of the sign. If you have a fifty square foot sign, then fifty percent of that sign would be permitted to be digital copy; which means if the sign is only twenty-five square feet or smaller, then the entire sign can be digital copy. Mr. Gabbianelli stated that if you allow one sign to be forty percent digital then every sign no matter the size will be allowed to be forty percent digital copy. Mr. Heffner asked if the area of the allowable digital copy was for both sides of the sign or just one side. Mr. Sebastian replied that it can be digital copy on both sides of the sign as long as the digital portion meets the requirements; such as twenty-five square feet on one side and twenty-five square feet on the other side.

Mr. Sebastian also commented that Ms. Hui had recommended allowing certain digital copy signs in certain corridors of the Township. If someone wanted a digital sign in an area where it is not permitted, then they would have to go before the appropriate Board for approval. Mr. Gabbianelli stated that uses such as schools, churches, etc would have to be exempt from going before the Board for sign approval if they are outside of the corridor. Mr. Agnesino stated he thought any use that wants a digital copy sign should have to notify property owners within 200 feet and then let the property owners come in and state if the sign will affect their quality of life. Mrs. Farrell stated the whole reason for the sign ordinance is to eliminate the need for someone to get approval from the Board if the requirements of the ordinance are met. Ms. Pellegrini also commented that then it becomes arbitrary; the ordinance is needed to have some structure and guidelines when a digital sign is approved. Mr. O'Brien stated that the ordinance will be brought back for discussion after the timing of the Township signs is changed over the next several weeks. Mr. Masterson suggested the Board members look at all the signs in town as well as the Township signs. Mrs. Farrell stated she would place the sign ordinance back on the agenda for the April 11, 2013 meeting.

Mr. Sebastian stated that the Mayor asked the Ordinance Committee to look into an ordinance that would require the stormwater piping to be concrete instead of plastic. He stated that an ordinance concerning that issue would have to come from the Planning Board first since the issue is part of Chapter 175. He asked that the issue be placed on a future agenda for the Planning Board to discuss. There was some discussion as to whether or not the Board or the Township could require a certain material for the piping. Mrs. Farrell stated that she would wait to get more information before placing the matter on an agenda. Mr. Gabbianelli stated that the issue has to be addressed because the plastic piping is not working.

Adjournment:

The meeting was adjourned at 7:35 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 proceedings. The tape of the meeting is stored in the office of the Board. Ninette Orbaczewski, Clerk Transcriber.