

**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. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Absent – Mr. Jordan, (excused). Also present – Mr. Schwartz, Solicitor, Mr. Kernan, 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-23-13 – App. #1829 – RJP Homes – Completeness/Waivers Approved

Motion by Mr. Agnesino, seconded by Mr. Sebastian to adopt resolution PB-23-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Sebastian, Ms. Hui. Nays – Zero. Abstentions – Zero.

2. PB-24-13 – App. #1829 – RJP Homes – Linear Layout Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-24-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Sebastian, Ms. Hui. Nays – Zero. Abstentions – Zero.

3. PB-25-13 – App. #1829 – RJP Homes – Number of Units Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Sebastian to adopt resolution PB-25-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Sebastian, Ms. Hui. Nays – Zero. Abstentions – Zero.

4. PB-26-13 – App. #1829 – RJP Homes – Private Street Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-26-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Sebastian, Ms. Hui. Nays – Zero. Abstentions – Zero.

5. PB-27-13 – App. #1829 – RJP Homes – Preliminary Major Subdivision Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-27-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Sebastian, Ms. Hui. Nays – Zero. Abstentions – Zero.

**Public Hearing:**

1. Re-adoption/Amendment – Open Space & Recreation Plan Element/Master Plan

Present – Chris Rehmann, Township Engineer.

Member's packets contained: 1. A copy of the amended written copy of the Open Space Inventory. 2. A copy of the Open Space Inventory plan.

**Public Hearing: (continued)**

1. Amendment (continued)

Mr. Rehmann and Mr. Kernan were sworn in by Mr. Schwartz. Mr. Rehmann explained that the Green Acres Program has a requirement that an Open Space Inventory be submitted and approved by the Planning Board and the State. This plan dedicates property to open space and recreation. All of the properties shown on the plan are already included in the Open Space Inventory with the exception of the Genova property located on Clayton Road. The Township is in the process of trying to get grant money to provide irrigation for fields at Owens Park however the Open Space Inventory must be approved first. The Township is also in the process of asking to divert five acres of the Genova property so that indoor recreation can be provided in a location close to Owens Park, the schools, and Duffy Park in an effort to keep most of the Township recreation facilities in close proximity to each other. Mr. Rehmann indicated that the Township would swap fifteen acres of property known as the Petrokiryk property for allowing the five acres of the Genova property to be developed. This swap must be approved by the State since Green Acres money was used to purchase the Genova property and subsequently does not allow for development on that property. Mr. Rehmann asked the Board to adopt a resolution approving the Open Space Inventory so the Township can move forward with regard to the grant money. Mr. Sebastian inquired as to the balance of the Petrokiryk property. Mr. Gabbianelli replied that the swap might not be fifteen acres, it might be ten; it will really depend on how much the State wants in return. Mr. Rehmann stated that balance of that property is still Township property but it will not be claimed as open space and included in the Open Space Inventory at this time.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public. Motion by Mr. Agnesino, seconded by Mr. Kozak to approve the Open Space Inventory Plan. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Discussion - for Board Action:**

1. Ordinance – Blaze Mill

Mr. Gabbianelli asked why the Board is discussing the proposed ordinance when this matter still hasn't been approved by Council and still has to go back to the court. Mr. Schwartz commented that Mr. Kernan wanted to present the ordinance to the Board so they can review it and make any comments. Mr. Kernan stated that when the special master asked for a postponement of the hearing into the summer, Mr. Hoff, the attorney for Blaze Mill stated they would grant the extension of time as long as the Township started moving the ordinance forward. Mr. Gabbianelli commented that Council will not move the ordinance forward and he didn't think the Board had to discuss it at this time. They can take it and review it and bring it back for discussion at the appropriate time. Mr. Schwartz commented that he pointed out one issue on page five that contains language about tot lots. That language will be removed from the proposed ordinance. Mr. Kernan commented that the ordinance contains all the points in the settlement agreement and is a compilation of the settlement agreement, the Township's code Chapter 175-146 governing townhouses, and the third is the Mixed Use/Age Restricted zone the Township worked on several years ago. He took out some of the requirements from the townhouse ordinance where the Township has granted many variances in the past.

**Approval of Minutes:**

1. 4/25/13 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Cooper to approve the minutes from the April 25, 2013 regular meeting. Mr. Gabbianelli abstained. Voice vote; all ayes, motion passed.

**Adjournment:**

The meeting was adjourned at 7:24 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