

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. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Absent – Mr. Cooper, (excused), Mr. Kernan, (excused), Mr. Jordan, (excused). Also present – Mr. Schwartz, Solicitor, 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-29-13 – App. #1828 – Philadelphia Suburban Development – Completeness

Motion by Mr. Sebastian, seconded by Mr. Kozak to adopt resolution PB-29-13. Roll call vote: Ayes – Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-30-13 – App. #1828 – Philadelphia Suburban Development – Lot Area Variance

Motion by Mr. Kozak, seconded by Mr. Masterson to adopt resolution PB-30-13. Roll call vote: Ayes – Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-31-13 – App. #1828 – Philadelphia Suburban Development – Waivers Approved

Motion by Mr. Kozak, seconded by Mr. Sebastian to adopt resolution PB-31-13. Roll call vote: Ayes – Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-32-13-App. #1828-Philadelphia Suburban Development-Sidewalk Waiver (Malaga)

Motion by Mr. Crane, seconded by Mr. Masterson to adopt resolution PB-32-13. Roll call vote: Ayes – Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

5. PB-33-13-App. #1828-Philadelphia Suburban Development-Sidewalk Waiver (Morgan)

Motion by Mr. Kozak, seconded by Mr. Crane to adopt resolution PB-33-13. Roll call vote: Ayes – Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

6. PB-34-13-App. #1828-Philadelphia Suburban Development-Prelim. Major Subdivision

Motion by Mr. Kozak, seconded by Mr. Sebastian to adopt resolution PB-34-13. Roll call vote: Ayes – Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waiver- for Board Action:

1. #WSP-02-13 – Jessica Craig

Present – Jessica Craig, applicant, Nora Craig, applicant’s mother.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application. 2. Aerial photographs of the site and a plan of survey of the property.

The applicant is requesting a site plan waiver in order to be allowed to utilize the existing pole barn building for a screen printing business she recently purchased. She intends to live in the existing house that is also located on this property. The property is located at 1629 North Black Horse Pike, formerly occupied by Sarge’s Detailing, also known as Block 701, Lot 3.01.

Ms. Craig was sworn in by Mr. Schwartz. Mr. Schwartz stated that he marked the applicant’s survey, emails, resume, description of operations, photograph, and the tax map as Exhibits A-1 through A-6. Mr. Gabbianelli asked if the applicant was going to do any construction to the building. Nora Craig was sworn in by Mr. Schwartz. She replied that they were not planning to do any construction to the building. She stated that they were going to paint and make improvements to the exterior of the building but they were not constructing anything. They are also planning to do some landscaping along with new windows and new doors. The applicant is going to fix up the house as well since she will be living there. Nora Craig testified that they will fix everything that needs to be fixed. Jennifer Craig purchased the Cosmic Tee’s business and will be moving that business into the existing building on this property.

Mr. O’Brien asked if the property has a current Certificate of Occupancy. Mr. Gabbianelli stated that the original owners wanted to put an addition on the building and have car sales at that location, but he never followed through with that plan. Mr. Schwartz commented that there is an issue with the taxes. Nora Craig stated that the taxes are in arrears and will be paid at settlement; however the purchase of the property is contingent upon the decision of the Board with regard to the site plan waiver. Mr. Schwartz replied that if the Board approves the site plan waiver, the resolution will not be signed until after the taxes have been paid. The applicant can go to settlement without the resolution but she cannot move into the building or the house until after the resolution is memorialized by the Board and she receives the proper permits.

Mr. Gabbianelli stated that the front of the building has to be redone. Nora Craig stated that whatever needs to be done to the building and the house, they will do. Mr. Gabbianelli commented that the Board should put conditions on any approval that the building gets fixed the proper way. Mr. Kozak stated that the Board is not approving whether or not she can use the building because it is a commercial site; they are just determining whether or not she needs site plan. He asked if the Board determines that she needs a site plan will the applicant still purchase the property. There was some discussion by the Board as to whether she meets the other requirements for the business and if Mr. Weikel can issue a zoning permit. Ms. Farrell stated that Mr. Weikel determined she needed to come to the Board for a site plan waiver since there is an existing building and parking, etc. Nora Craig requested that the Board condition the approval on the building being fixed up and improved cosmetically before the final Certificate of Occupancy is issued by the Township. Mr. Kozak commented that the Board is doing her site plan for her since they have to come up with what they want her to do. Mrs. Farrell stated that the Board is not doing her site plan for her but the Board is putting conditions on a site plan waiver similar to when they granted a site plan waiver to the old Brodkins Corner building.

Site Plan Waiver: (continued)

1. #WSP-02-13 – Jessica Craig (continued)

Mr. Crane commented that the construction office would have to approve the building before she can move the business in there. Mr. Kozak stated that everything will have to be inspected; the electric, the plumbing, etc, and it will all have to be brought up to code, but they will not look at the exterior. Mr. Schwartz asked if the paved area in front of the building is the only parking area the applicant is proposing for the business. Jessica Craig replied that that is the only parking area for the business. The parking for the house will be behind the house; there is a path or drive that extends behind the house. The parking for the business is adequate since it is the type of business that will not have more than three cars at one time on the site; usually there is only one customer at a time. Ms. Hui asked if the parking spaces are marked out. Nora Craig stated they are not. Mr. Kozak commented that the parking lot should be resealed and the parking spaces delineated with a handicapped space as well.

Mr. Gabbianelli asked if the applicant is going to give that commercial building a facelift. Jessica Craig testified that they plan to do that immediately. Nora Craig stated that they will paint the building and provide landscaping out in the front of the building. He stated that the garage doors are not needed and they could side the front of the building. Jessica Craig replied that they actually are needed because the in the screen printing business the machinery used gets very hot and those doors will be an asset to let out some of the heat. Nora Craig testified that the building will look nice and be an asset to the community; as well as the taxes being paid on the property. Mr. Masterson asked if the applicant was just going to replace the windows on the house or was she going to replace the windows on the commercial building as well. Jessica Craig replied that there is only one small window in the commercial building which she is planning to replace. Nora Craig commented that they would like to take out one of the garage doors and make that a large display window for the business sometime in the future. They do plan to make improvements as time goes on but financially they can only do so much at one time. Jessica is going to live in the house and run the business so she does want to improve the aesthetic of the property. Mr. Kozak inquired as to the signage. Jessica Craig replied that they will replace the existing sign with one of their own; it will be the same size sign.

Mr. Schwartz reviewed the conditions for the Board. The applicant will landscape the property, repaint the building, repair whatever else is required to be repaired, and replace the windows and doors on the house. The property taxes will be paid at settlement and the resolution will not be memorialized until the Board receives proof that the taxes have been paid. The Certificate of Occupancy will not be issued until the property is cleaned up; the parking area will be restricted to the area in front of the commercial building, the parking area will be resealed and the parking spaces must be delineated and one handicapped space must be provided. A facelift must be given to the front of the commercial building. Mr. Heffner commented that he wasn't comfortable telling someone what they should do to their property; he thought she should be presenting to the Board what she is going to do to improve the property. Mr. O'Brien stated that there are enough conditions in the resolution to insure that the property will be cleaned up and improved or the applicant will not receive a Certificate of Occupancy. Jessica Craig stated that she is going to improve the property immediately since she will be running her business from there and does not want it to look shabby. Mr. Schwartz commented that the applicant meets the requirements for a site plan waiver. The conditions are being added because the Board wants to insure the property will look nice; but these issues are usually addressed with a required site plan.

Site Plan Waiver: (continued)

1. #WSP-02-13 – Jessica Craig (continued)

Mr. Masterson suggested that the issue be tabled until everyone had a chance to look at the property in its current condition. Mr. Gabbianelli commented that the applicant is going to settlement. Mr. Schwartz advised the Board to keep in mind that the applicant meets the requirements for a site plan waiver since there isn't any impact to the traffic, the lighting, or the drainage; and there is adequate parking for the type of business she wants to operate in the existing building. The things the Board is adding to insure the site is cleaned up don't really go into the site plan waiver requirements. However the applicant is willing to do the work to clean up the property and the existing building.

Motion by Mr. Agnesino, seconded by Mr. Sebastian to approve the site plan waiver with the conditions Mr. Schwartz outlined. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Nays – Mr. Gabbianelli, Mr. Kozak, Mr. Heffner. Abstentions – Zero. 6 ayes, 3 nays, motion carried.

Approval of Minutes:

1. 05/23/13 regular meeting.

Motion by Mr. Kozak, seconded by Mr. Gabbianelli to approve the minutes from the May 23, 2013 regular meeting. Voice vote; all ayes, motion passed.

Reports:

1. Mr. Schwartz informed the Board that the judge approved the Blaze Mills settlement agreement. The next step is to work on the ordinance. Mr. Gabbianelli commented that there is a positive in that no one can bring another builder's remedy lawsuit against the Township

2. Mr. Gabbianelli inquired if Beazer Homes is scheduled for the Board's next meeting. Mrs. Farrell replied that they are supposed to bring in the revised plans. They do need a public hearing due to the changes being made on the site so they will probably not be scheduled until the August or September meeting.

Adjournment:

The meeting was adjourned at 7:44 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