

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. Caligiuri, Mr. Cooper, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Scardino, Mr. O'Brien. Absent – Mr. Crane, (excused), Mr. Jordan, (excused). Also present – Mr. Schwartz, Solicitor, Mr. Kernan, Planner.

Proper notice of this meeting was given in accordance with the requirements of the Open Public Meetings Act on January 13, 2014.

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-26-14 – App. #1835 – The Verrichia Co. – Waivers/Completeness

Motion by Mr. Heffner, seconded by Mr. Masterson to adopt resolution PB-26-14. Roll call vote: Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-27-14 – App. #1835 – The Verrichia Co. – Buffer Variance/Lots 1.03 & 1.04

Motion by Mr. Heffner, seconded by Mr. Kozak to adopt resolution PB-27-14. Roll call vote: Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-28-14 – App. #1835 – The Verrichia Co. – Buffer Variance Lot 1

Motion by Mr. Heffner, seconded by Mr. Gabbianelli to adopt resolution PB-28-14. Roll call vote: Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-29-14 – App. #1835 – The Verrichia Co. – Parking Setback Variance Lot 1

Motion by Mr. Heffner, seconded by Mr. Gabbianelli to adopt resolution PB-29-14. Roll call vote: Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

5. PB-30-14 – App. #1835 – The Verrichia Co. – Minor Subdivision Approval

Motion by Mr. Gabbianelli, seconded by Mr. Heffner to adopt resolution PB-30-14. Roll call vote: Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

6. PB-31-14 – App. #463-SP – The Verrichia Co. – Waivers/Completeness

Motion by Mr. Masterson, seconded by Mr. Heffner to adopt resolution PB-31-14. Roll call vote: Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

7. PB-32-14 – App. #463-SP – The Verrichia Co. – Side Yard Parking Setback Lot 1.03

Motion by Mr. Scardino, seconded by Mr. Heffner to adopt resolution PB-32-14. Roll call vote: Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Memorialization of Resolutions: (continued)

8. PB-33-14 – App. #463-SP – The Verrichia Co. – Rear Yard Parking Setback Lot 1.03

Motion by Mr. Masterson, seconded by Mr. Heffner to adopt resolution PB-33-14. Roll call vote:
Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O’Brien.
Nays – Zero. Abstentions – Zero.

9. PB-34-14 – App. #463-SP – The Verrichia Co. – Number of Parking Spaces Variance

Motion by Mr. Heffner, seconded by Mr. Masterson to adopt resolution PB-34-14. Roll call vote:
Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O’Brien.
Nays – Zero. Abstentions – Zero.

10. PB-35-14 – App. #463-SP – The Verrichia Co. – Number of Façade Signs Waiver

Motion by Mr. Heffner, seconded by Mr. Masterson to adopt resolution PB-35-14. Roll call vote:
Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O’Brien.
Nays – Zero. Abstentions – Zero.

11. PB-36-14 – App. #463-SP – The Verrichia Co. – Parking Space Setback from Building

Motion by Mr. Heffner, seconded by Mr. Kozak to adopt resolution PB-36-14. Roll call vote:
Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O’Brien.
Nays – Zero. Abstentions – Zero.

12. PB-37-14 – App. #463-SP – The Verrichia Co. – Height of Light Fixtures

Motion by Mr. Heffner, seconded by Mr. Masterson to adopt resolution PB-37-14. Roll call vote:
Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O’Brien.
Nays – Zero. Abstentions – Zero.

13. PB-38-14 – App. #463-SP – The Verrichia Co. – Number of Footcandles at Property Line

Motion by Mr. Gabbianelli, seconded by Mr. Kozak to adopt resolution PB-38-14. Roll call vote:
Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O’Brien.
Nays – Zero. Abstentions – Zero.

14. PB-39-14 – App. #463-SP – The Verrichia Co. – Prelim. & Final Major Site Plan

Mr. Schwartz informed the Board that he made one correction to this resolution concerning the COAH payment being made at CO.

Motion by Mr. Gabbianelli, seconded by Mr. Heffner to adopt resolution PB-39-14. Roll call vote:
Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O’Brien.
Nays – Zero. Abstentions – Zero.

15. PB-40 -14 – Marie Chambers – Reduction in Escrow Money Approved

Motion by Mr. Heffner, seconded by Mr. Gabbianelli to adopt resolution PB-40-14. Roll call vote:
Ayes – Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. O’Brien.
Nays – Zero. Abstentions – Zero.

Site Plan Waiver – For Board Action:

1. WSP-03-14 – Michael & Patricia Lamplugh

Present – Michael & Patricia Lamplugh, applicants.

Site Plan Waiver: (continued)

1. WSP-03-14 – Michael & Patricia Lamplugh (continued)

Member's packets contained: 1. A copy of the applicant's site plan waiver application, Pinelands Certificate of Filing, and survey.

The applicant is requesting a site plan waiver in order to be allowed to use an existing commercial building for his own land surveying business. The property is located at 3317 South Black Horse Pike, also known as Block 8301, Lot 24.

Mr. Lamplugh was sworn in by Mr. Schwartz. He displayed the plan of survey for the Board which depicted the location of the property. He testified that he purchased the vacant building with the intention of cleaning up the property and renovating the inside of the building for use of his land surveying and property management business which he currently runs out of his home. Mr. Gabbianelli commented that he had driven past the property and that the applicant has done a very nice job of cleaning up the property and the building. He asked Mr. Lamplugh if there is adequate parking on the property. Mr. Lamplugh testified that there is enough parking for eight cars, an additional four cars on a separate access drive and two cars in the existing garage. He stated that he gets very little walk in business and there are only four employees. There are currently three access drives onto the property from the Black Horse Pike so no access permits are needed from the State. The lighting will not change; there is a post for signage but no signage is proposed at this time. He understood that he had to come back to the Board for any type of signage.

Mr. Heffner asked Mr. Lamplugh if he intended to use the property as a residence as well. Mr. Lamplugh indicated that his Certificate of Filing was for a commercial use only and that he did not intend to live there; he currently resides at 1917 Broadlane Road. Motion by Mr. Gabbianelli, seconded by Mr. Agnesino to grant the site plan waiver. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Discussion – for Board Action:

1. Memo dated 7/3/14 – Pineland Revisions to the Sign Ordinance

Mr. Kernan stated that the Board had worked on the sign ordinance with regard to adding electronic copy signs; Pinelands has conditionally certified that sign ordinance. They do not want electronic/changeable copy signs in the Rural Development or Forest District zones. That would prohibit those signs along the Black Horse Pike from the proposed Cedar Creek site all the way down to the Collings Lakes area. Mr. Kernan stated that the Pinelands received many letters from people in opposition to allowing electronic signs in the Rural Development areas. There is also a requirement which states if there is an existing sign in a Pinelands area that does not conform it must be removed immediately. But that section also states that any sign that does not conform must be removed no later than December 5, 1996. Mr. Kernan stated that that comment is apparently an old one due to the 1996 date and he didn't know how it applied to 2014; however the Ordinance Committee has already approved the Pinelands amendments.

Mr. Gabbianelli stated that he did not agree with the amendments because they weren't fair to the residents and business owners in the town. Mr. Kernan stated that the Pinelands is saying the signs will detract from the aesthetics of the dark skies. Mr. Gabbianelli stated that Pinelands does not have any enforcement authority. Motion by Mr. Agnesino, seconded by Mr. Heffner to approve the Pinelands amendments to the sign ordinance. Roll call vote: Ayes – Ms. Hui. Nays – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. O'Brien. Abstentions – Zero. 1 aye, 8 nays, motion failed.

Discussion – for Board Action: (continued)

2. Letter dated 6/30/14 Federici & Akin: Proposed Revision to WMP for Crystal Lakes

Mrs. Farrell stated that they would like a letter from the Planning Board that states their consent to the proposed revisions. Mr. Agnesino commented that he thought it should encompass Prosser Avenue. Mr. Gabbianelli explained that this would put the Crystal Lakes area back into the sewer district because when the County did the plan they took Crystal Lakes out of the sewer district. Mr. Caligiuri stated that he made a recommendation to Federici & Akin today, as well as Jerry Moore, that the MMUA should investigate the entire town so that they can determine all of the areas of the town where water and sewer expansion is needed and then prioritize those areas. Mr. Caligiuri stated that the Board could send a letter back to Federici & Akin advising them to do a water and sewer expansion plan for the entire town which they can later prioritize. Motion by Mr. Agnesino, seconded by Mr. Gabbianelli authorizing Mr. Schwartz to send a response letter to Federici & Akin recommending they do a comprehensive water and sewer expansion plan for the entire town. Voice vote; all ayes, motion passed.

Approval of Minutes:

1. 6/26/14 regular meeting.

Motion by Mr. Kozak, seconded by Mr. Heffner to approve the minutes from the June 26, 2014 regular meeting. Voice vote; all ayes, motion passed. Mr. Caligiuri and Mr. Cooper abstained.

Adjournment:

The meeting was adjourned at 7:26 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