

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:00 p.m. by Vice Chairman Agnesino. The Board saluted the flag and observed a moment of silence in remembrance of those who lost their lives on this date in 2001. Roll call was as follows:

Present – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Scardino. Absent – Mr. O’Brien, (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.

Mr. Agnesino 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-43-14 – App. #1836 – John & Catherine Conway – Application Tabled

Motion by Mr. Gabbianelli, seconded by Mr. Heffner to adopt PB-43-14. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Scardino. Nays – Zero. Abstentions – Zero.

Public Hearing:

1. #1836 – John & Catherine Conway – Minor Subdivision (continued from 8/14/14)

Present – John & Catherine Conway, applicants.

Mr. Schwartz informed the Board that the application is being amended by the applicant and is rescheduled to the October 9, 2014 regular meeting. Mr. Gabbianelli asked if notice would have to be given again. Mrs. Farrell replied that the applicant is amending his application for the subdivision of one additional lot which meets all of the requirements of the ordinance so that no variances are needed and notice is not required. Mr. Schwartz inquired if anyone from the public was present for this hearing. There wasn’t anyone present from the public concerned with this application; they were informed at the last meeting that Mr. Conway’s application was continued to this evening’s meeting.

Motion by Mr. Gabbianelli, seconded by Mr. Kozak to continue the hearing to the October 9, 2014 regular meeting. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui. Nays – Zero. Abstentions – Zero.

Discussion for Board Action:

1. #SW-51 – Carleton & Peggy Worthy – Sidewalk Waiver

Present – Carleton & Peggy Worthy, applicants.

Member’s packets contained: 1. A copy of the applicant’s sidewalk waiver application. 2. A copy of the applicant’s plot plan.

Discussion for Board Action: (continued)

1. #SW-51 – Carleton & Peggy Worthy (continued)

The applicant is requesting a sidewalk waiver for property located on Pitman Downer Road where he intends to build a single family dwelling. The property is located in the R-2 Zoning District and is known as Block 14901, Lot 1.

Mr. Worthy was sworn in by Mr. Schwartz. Mr. Worthy testified that he is requesting a sidewalk waiver for property located on Pitman Downer Road. There aren't any sidewalks in the area and he would like to make the sidewalk donation of \$3,000.00 in lieu of providing the sidewalk. Motion by Mr. Gabbianelli, seconded by Mr. Heffner to grant the sidewalk waiver conditioned upon the applicant paying the \$3,000.00 in lieu of providing sidewalk. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

2. #459-SP – Peach Country Tractor – Amended Site Plan

Present – Steve Smith, applicant.

Member's packets contained: 1. A copy of the applicant's amended site plan.

The applicant is requesting an amendment to his approved site plan to allow him to construct a 40'x100' foot retail building instead of the approved 30'x100' foot building. He is also adding two additional employee parking spaces on the site. The property is located on Tuckahoe Road, also known as Block 14301, Lot 10.

Mr. Smith was sworn in by Mr. Schwartz. Mr. Smith testified that he would like to increase the size of the retail building as indicated above. He was told by the contractor that he could build the larger building for the same price so it made sense to him to do that and come into the Board for an amendment. The applicant did speak to Mr. Jordan and Mr. Kernan concerning the change and they did not have any issues. Mr. Kernan stated that Mr. Civalier, the applicant's engineer, did email the amended plan to Mr. Jordan and himself and they did not have any issues with the amendment. Motion by Mr. Gabbianelli, seconded by Mr. Kozak to approve the amendment to Mr. Smith's site plan. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 8/14/14 regular meeting.

Motion by Mr. Gabbianelli, seconded by Mr. Kozak to approve the minutes from the August 14, 2014 regular meeting. Voice vote; all ayes, motion passed. Mrs. Farrell reminded the Board members that the September 25, 2014 meeting was cancelled and that the next meeting will be held on October 9, 2014.

Adjournment:

The meeting was adjourned at 7:10 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