**Monroe Township Planning Board Meeting Minutes October 12, 2017**

The Board stood for the Pledge of Allegiance.

**Call to Order**

Proper notice of this meeting was given as required in the Open Public Meetings Act on January

6, 2017 and a copy was posted on the first floor bulletin board and a copy was given to the Township Clerk.

“Be advised, no new business or item of discussion will be started after 10:30 pm and the meeting shall terminate no later than 11:00 pm”.

**Roll Call Members Present:** Mr. Agnesino Mr. Cooper, Ms. Flaherty, Councilman Heffner,

Mr. Masterson, Chairman, O’Brien, Mr. Scardino, Mayor Teefy, Ms. Hui, Mr. Cotton

**Professionals:**

Mr. Rocco, Attorney

**Memorialization of Resolutions:**

* **Resolution #17-83, Application #WSP-45-17, Great Railing, 1068 N. BHP, Block 1101 Lot 17-Approved**

The applicant proposed a site plan waiver application for the expansion of his business at this location. The existing business is Great Railings currently located two properties down from this location.

* **Resolution #17-84, Application #WSP- 52-17, Faro Sollena, 717-749 Corkery Lane, Block 110.0101 Lot 1-Approved**

The applicant proposed a warm dessert and coffee shop at this location.

* **Resolution #17-85, The Enclave at Monroe Tree Contribution-Approved**

The attached correspondences are in regards to the applicant proposing a contribution in lieu of planting trees in the amount of $275.00 per tree not planted. The board approved this offer.

Motion to bracket and memorialize the above resolutions was made by Mr. Agnesino and seconded by Councilman Heffner. Roll Call: All in favor

**Site Plan Waivers:**

* **Application #WSP-50-17, Steve Smith, Smith Fred Orchard Inc, 1463 N. Tuckahoe Road, Block 14301 Lot 10**

The applicant is applying for a solar system at this business location. The Zone is Business Park and is not located in the Pinelands.

Mr. Rocco swore in Grace Nucifore who is the contractor and Steve Smith who is the owner for the record.

Grace Nucifore stated that the system is roof top installed and consists of 66 panels, 4 small converters and there will be no overhang or anything installed on the ground.

The Zoning Officer went through her review for the record.

The property is located in BP Zone, Business Park.

The property is not located in the Pinelands.

The application is for solar mounted system on the existing buildings and the applicant should provide a detail of the proposal before the board including any proposed ground mounted solar systems for the record.

The board should know that this application is an administrative change for the record and will be made part of the original file.

The applicant should testify that no overhang from any building will be part of this application.

All township and state approvals are required as a condition of approval.

 The applicant agreed to all the conditions in the zoning officers report.

The board members did question whether this property was in the airport zone but the zone is about ½ mile away.

Councilman Heffner motioned to open this application to the public, Mr. Scardino seconded that motion. Roll Call: All in favor

No one from the public came forward.

Councilman Heffner motioned to close this application to the public, Mr. Scardino seconded that motion. Roll Call: All in favor

Vote: Mr. Agnesino motioned to approve this application, Councilman Heffner seconded that motion. Roll Call: All in favor

* **Application #WSP- 51-17, Uncle Joes Pizzeria and Grill, 333 North BHP, Block 1802 Lot 1**

The applicant is proposing a change of tenant at this location for a pizzeria and grill restaurant. The Zone is Commercial and is not located in the Pinelands.

***This application has been postponed to 10/26/2017.***

* **Application #WSP-53-17, Carmen Santiago on behalf of Cryotherapy, 1030 North Main, Block 1301 Lot 20**

The applicant is proposing a holistic business at this location. The Zone is Redevelopment and is not located in the Pinelands.

Mr. Rocco swore in Carmen Santiago for the record.

The Zoning Officer went through her review for the record.

The applicant is proposing a holistic business at this location. The applicant should testify how the use will operate with the other two existing businesses.

The applicant should testify as to any part time and full time employees for the record.

The applicant should testify to how deliveries are made to the site for the record.

The applicant should testify to any dumpster located on site and whether or not the dumpster is enclosed and shared with other tenants for the record.

The applicant should testify to the hours of operation for the record and if this business is by appointment only.

The applicant should testify to any signage proposed for the record. Temporary lawn signs are not permitted and this is a condition of approval.

The applicant should testify as to whether they have public water and sewer for the record.

Thea applicant should testify as to whether any state licenses are required for this business for the record and it is recommended that a condition of approval be that if the license is required it would be submitted at the time of the zoning permit.

The applicant should provide a number of parking spots available for this business for the record.

As a condition of approval that applicant shall agree to obtain all zoning, construction and board of health approvals for the record.

Carmen Santiago stated that this is a holistic business that is cutting edge and will work well with the other two existing businesses on the property. She plans on having 2-part time employees and 1 full time employee and instructors will work per schedule of 1.5 hour intervals. Deliveries are made at the front of the business and there is no dumpster required for this use. The hours go by seasonal schedules and the fall schedule is 9am to 8pm Monday through Friday, 9:00 am to 3:00 pm on Saturdays and closed Sundays. They are proposing a banner to start the business for signage. They have public water and sewer. The parking is shared and there are 48 parking spots. She has agreed to comply with all township, county and state approvals for the record.

Councilman Heffner motioned to open this application to the public, Mr. Cooper seconded that motion. Roll Call: All in favor

No one from the public came forward.

Mr. Cooper motioned to close this application to the public, Mr. Masterson seconded that motion. Roll Call: All in favor

Vote: Mayor Teefy motioned to approve this application, Councilman Heffner seconded that motion. Roll Call: All in favor

* **Application #WSP-54-17, DaVita Dialysis, 1173 South BHP, Block 11301 Lot 4**

The applicant is proposing a dialysis center at this location. The Zone is Regional Growth Commercial and it is located in the Pinelands.

Mr. Hoff is the applicant’s attorney and stated that the applicant is here before the board for a kidney dialysis center in the existing shopping center.

 The Zoning Officer went through her report for the record.

The property is located in the RG-C Zone, Regional Growth Commercial.

The property is located in the Pinelands but the building is existing and there are no outside improvements as part of this application.

The application is for a Dialysis medical center but the applicant should testify in full to any and all uses for the record.

The applicant should testify as to any changes to the signage on location. It is recommended that the freestanding sign be refurbished to provide better visibility for the patrons of the center and I recommend this as a condition of approval.

The property currently has sidewalk.

The applicant should provide testimony regarding whether he has a dumpster and enclosure for this use and whether it is enclosed.

The applicant should provide testimony on deliveries to the site for his business.

The applicant’s parking lot is a shared lot and no issues were noted during the inspection.

The applicant should testify as to loading and unloading patients at the front entrance for the record, if the area is ADA accessible with a ramp and electronic doors, both are recommended as a condition of approval.

The applicant should testify how they handle medical waste for the record and whereat is store.

The applicant should provide testimony on hours of operation for the record.

The applicant should provide the number of employee’s part time and full time for the record.

A copy of any state licenses should be provided at the time of the zoning permit as a condition of approval.

All township and state approvals are required as a condition of approval.

The applicant’s attorney stated that the dialysis center is by appointment only. They are proposing 6-12 employees to start. The days of business are Monday through Friday. Deliveries are made in the rear of the site and the medical waste is located in the building. There will be a dumpster located in the rear that will be enclosed. No signage is proposed at this time and will be submitted separately. The employees will park in the front parking lot area. The applicant is adding a few additional handicapped spots in the parking lot but is not proposing block off the fire lane for any new drop off or pick up area. The applicant will comply with all local, county and state approvals.

Michael Manor was also sworn in for the record by Mr. Rocco based on a question of whether or not site injection is done at this location and whether they serve veteran patients.

Mr. Manor stated that the site injection is done there and they service veteran patients.

 He stated that the hours of operation are 6:00 am to 5:00 pm.

Mr. Cooper motioned to open this application to the public, Mayor Teefy seconded that motion. Roll Call: All in favor

No one from the public came forward.

Mr. Cooper motioned to close this application to the public, Mr. Masterson seconded that motion. Roll Call: All in favor

Vote: Mr. Scardino motioned to approve this application, Councilman Heffner seconded that motion. Roll Call: All in favor

**Public Portion:**

At this time anyone wishing to address the public for comments or discussion may do so.

Councilman Heffner motioned to open this meeting to the public, Mr. Scardino seconded that motion. Roll Call: All in favor

No one from the public came forward.

Mayor Teefy motioned to close this meeting to the public, Mr. Cooper seconded that motion. Roll Call: All in favor

**Approval of Minutes:**

9/28/2017 – Minutes approval

Mr. Agnesino motioned to approve the minutes from9/28/2017, Councilman Heffner seconded that motion. Voice Vote: All in favor

**Reports/Communication:**

Ms. Hui reported on a small business grant for Downtown Main Streets.

The Mayor reported on the recent issues within the Township regarding the mold issues are our schools and our proactive measures to ensure that all Township facilities have been checked. He discussed the Annual Trolley Tour success and we had many developers come and see the Township properties available.

**Adjourn:** Voice Vote: All in favor

These minutes are a brief summary of the proceedings and should not be taken as verbatim testimony.

Respectfully submitted,

Rosemary Flaherty