

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. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Absent – Mr. Agnesino, (excused), Mr. Kernan, (excused), Mr. Jordan, (excused). Also present – Mr. Rocco, Solicitor.

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 15, 2015.

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-30-15 – App. #1842 – Dorothy Adler – Sidewalk Waiver Approved

Motion by Mr. Crane, seconded by Mr. Masterson to adopt resolution PB-30-15. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-31-15 – App. #1842 - Dorothy Adler – Minor Subdivision Approved

Motion by Mr. Scardino, seconded by Mr. Kozak to adopt resolution PB-31-15. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-32-15 – App. #395-SP – Sam's – Amended Prelim. & Final Major Site Plan Approved

Motion by Mr. Kozak, seconded by Mr. Masterson to adopt resolution PB-32-15. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Discussion:

1. R: 166-2015 – Williamstown Square Redevelopment Plan

Mr. O'Brien stated that Council approved a resolution to allow the Planning Board to modify and amend the Williamstown Square Redevelopment Plan. The Board should now vote to allow Mr. Kernan to make the appropriate amendments to the plan. Mr. Masterson asked what amendments were being made to the plan. Mr. Caligiuri explained that the Acme Redevelopment Plan included a commercial and residential component and the Williamstown Square Redevelopment Plan does not. When the Planning Board and Council voted to amend the Acme Redevelopment Plan and remove the residential component the Pinelands would not certify that plan. Since the developer for the Williamstown Square Redevelopment area would like to move forward soon with a mixed use plan, the Planning Board and Council would like to amend the Williamstown Square Redevelopment Plan to include a residential component. By moving the residential to this redevelopment plan the hope is the Pinelands will certify the amended Acme Redevelopment Plan where the residential component was removed.

Motion by Mr. Caligiuri, seconded by Mr. Kozak to authorize Mr. Kernan to amend the Williamstown Square Redevelopment Plan to include a residential component which will allow for a mixed use development. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Discussion: (continued)

2. R: 167-2015 – Establishing & Adopting a Complete Streets Policy

Mr. Rocco asked what a Complete Streets Policy encompasses. Mr. Teefy explained that this policy will allow the town to establish a plan that will improve the safety of the residents whether they are walking or riding a bike or using some other means of transportation other than a motor vehicle. It will look to provide connections to the bike path and also look at the areas of the town in need of sidewalk and street repaving. Ms. Hui commented that by adopting a Complete Streets Policy it will afford the town additional points toward attaining a Sustainable Jersey Certification. In addition the NJDOT has adopted a Complete Streets Policy and if the town adopts this policy as well then they can receive funding through NJDOT's local aid state and federal funded programs. Mr. Teefy stated that ARH is working on a policy for the town. Mr. Caligiuri stated that the Board should vote on authorizing Mr. Kernan to review the policy when completed and incorporate it into the upcoming reexamination of the Master Plan as well as Mr. Kernan, Mr. Jordan and the Board being aware of said policy when reviewing any upcoming development projects.

Reports:

1. Mr. Teefy informed the Board that Council voted to hire the experts from E-Consult to prepare a study for the town with regard to affordable housing. There was some discussion on the town's Fair Share Housing plan and when it is due to the courts. Mr. Rocco stated that the plan is due to the courts on December 8th; however he anticipates the judge allowing more time as has been done for other towns in order that we might get the numbers from E-Consults' study. Mr. Fiore was handling that issue and they will know more after talking with him on Friday.

2. Mr. Teefy stated that he met with Dr. Briller and the people who would like to establish a micro-brewery on Main Street. His plan is to have a restaurant directly on Main Street with the micro-brewery with an outside sitting area in the rear of the property. There are also apartments proposed on the top of the restaurant building. The town is going to sell a portion of the lot they own behind Dr. Briller's property in order that this plan can move forward. Dr. Briller is also interested in a couple of other connecting pieces of property. There was some discussion on whether the Pinelands will allow for these uses in that area as well as discussion on parking. Mr. Teefy stated that they would talk with Newfield Bank on the issue of parking as well as allowing customers to use the Pfeiffer Community Center parking lot. Mr. Masterson inquired as to the town being able to acquire another liquor license. Mr. Teefy stated that we need a population of 40,000 people in order for another liquor license to be obtained. The restaurant could be BYOB and would be a separate building with no connection to the micro-brewery but you would be able to bring a pint of beer into the restaurant from the micro-brewery. In addition the micro-brewery cannot sell food; however you can bring food into the micro-brewery. There was also discussion on whether the town can establish the area as a rehabilitation area.

Approval of Minutes:

1. 10/22/2015 regular meeting.

Motion by Mr. Cooper, seconded by Mr. Teefy to approve the minutes from the October 22, 2015 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:28 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.