

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, Mr. Cotton, Mr. O'Brien. Absent – Mr. Agnesino, (excused), Ms. Hui, (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-33-15 – Amendment to the Williamstown Redevelopment Plan Approved

Motion by Mr. Caligiuri, seconded by Mr. Kozak to adopt resolution PB-33-15. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-34-15 – Recommendation for a Complete Streets Policy Approved

Motion by Mr. Masterson, seconded by Mr. Cooper to adopt resolution PB-34-15. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waiver:

1. #WSP-05-15 – Williamstown Buy Rite, LLC

Present – Reddy Bathena, applicant, Ann Marie Algeo, Esq.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. A copy of the approved site plan from 1994. 3. Letter dated December 10, 2015 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting a site plan waiver in order to occupy the existing Maro Brothers liquor store and use it for same. The Zoning Officer had some concerns about the condition of the property and requested that the Board address those concerns with the proposed new owner and the current owner. The property is located at 2031 North Black Horse Pike, also known as Block 201, Lot 56 in the Commercial Zoning District.

Mr. Bathena was sworn in by Mr. Rocco. Mr. Bathena stated that he is purchasing the business known as Maro Brothers. Ms. Algeo stated that she represents Medford Partners. Improved Land, LLC will be the purchaser of the land from Medford Partners. The business is owned by Pound Cake, LLC and will be sold to Mr. Bathena. Mr. Bathena will continue to use the business as a retail liquor store.

Mrs. Farrell explained that in order for there to be a smooth transition from the current liquor license holder to the new owners, they were required to come to the Board for the site plan waiver in order to receive their zoning permit. There is a letter from the Zoning Officer indicating the issues at the property that must be addressed prior to a zoning permit being issued.

Site Plan Waiver: (continued)

1. #WSP-05-15 – Williamstown Buy Rite, LLC (continued)

Mr. Teefy welcomed Mr. Bathena as the new owner and stated that the transition gives the Township the opportunity to look at the property and basically the letter is saying some things have to be cleaned up. Ms. Algeo stated that she would like to go through the letter for clarification on what the current business owner has to do to address the items listed. The first one is cleaning up the trash and debris along the fence line at the rear of the property. Mr. Kozak also commented on the brush that has grown through the fence which must be removed as well. It was noted that anything growing through the fence and onto the property can be removed even if it originates on a different property.

There was discussion regarding the cardboard that is stored at the rear of the building. Mr. Kozak commented that the Township is getting credit for their recycled cardboard every year. The owner has it removed but keeps a weight count so the Township gets credit. Mr. Kozak stated that the cardboard is compacted and baled but there isn't a container for storage. Mr. Masterson stated that it's not an issue of storage but how often it should be picked up. Ms. Algeo stated that right now it's a busy season and the stock is increased so there may be an overabundance of cardboard at this time. Mr. Kozak suggested that the Board put a number of bales of cardboard allowed before it has to be removed. There was also discussion on the storage of wooden pallets which can be seen from the parking lot. Mr. Bathena stated that he would propose to have two containers in the rear of the building; one for regular trash and one for the cardboard. If the cardboard container gets full to quickly he would call to have an extra pick-up. The Board agreed that there should not be any more than five bales of cardboard outside the container and not visible from the road or parking area and stored away from the building.

With regard to the signage, the portable sign being stored in the back of the building should be removed since they are not permitted to be used anyway. The POD fixture in the rear of the building is not permitted; however the Board can approve it to remain there if needed. Mr. Bathena stated that it is used for extra storage of merchandise and seasonal items. The Board agreed that the POD can remain on the site to be used for storage of merchandise. With regard to the one dumpster that is located near the cardboard bales the applicant agreed to move the dumpster to the rear of the building. The Board agreed that the storage trailer and the POD can remain on the site at the rear of the building. The illegal signage has to be removed from the front of the property. The second sign on the freestanding sign must be removed as well as all banners and temporary signs out along the Black Horse Pike. Any temporary blow up seasonal or event signs must be approved by the Zoning Officer. Mr. Kozak stated that the issue with the signs has to be maintained as well and not just done for a week and then they are put up again.

The last issue concerns landscaping. The Zoning Officer stated that there is a landscaping plan that was approved and not adhered to over the years. The applicant can meet with the Zoning Officer and discuss this issue for the future since its winter and any landscaping would have to be done in the spring. The issue of the pallets was discussed again and the applicant agreed that he would contact someone to have them removed.

Mr. Rocco reviewed the conditions of approval for the site plan waiver. The property must be cleaned up with regard to all the trash, bottles, and overgrown brush through and along the fence line and must be maintained. The applicant will maintain two containers one for trash and one for cardboard; there should not be more than five bales of cardboard overflow on the property at one time. The one dumpster must be moved to the back of the building. The applicant will continue to report the weight of the recycled cardboard to the Township so the town can get credit. All illegal signs must be removed. The applicant will work with the Zoning Officer with regard to the landscaping. The pallets must be removed from the property and not be allowed to be stored onsite in the future. Mr. Bathena agreed to all of the above stated conditions.

Site Plan Waiver: (continued)

1. #WSP-05-15 – Williamstown Buy Rite, LLC (continued)

He also stated that he will make every effort to improve the aesthetics of the property and maintain it as such. Motion by Mr. Caligiuri, seconded by Mr. Kozak to approve the site plan waiver subject to all the conditions previously stated. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 11/12/15 regular meeting

Motion by Mr. Masterson, seconded by Mr. Cooper to approve the minutes from the November 12, 2015 regular meeting. Voice vote; all ayes, motion passed.

Reports:

1. Mrs. Farrell stated that the reorganization meeting will be held on January 7, 2016. Then the two regular meetings will be held on January 14th and January 28th.

2. Mr. Teefy stated that the new Zoning Officer is in place and the Board will probably have applications similar to the one this evening so they are updated on what is going on in the town. She has also been issuing many violations. Mr. Teefy informed the Board of the new winery on Malaga Road that will hopefully be opening in August of next year. He also stated that he is meeting with some gentlemen that want to open an Urgent Care on Poplar Street and Black Horse Pike which is the old bank building. They will be coming in to the Board in the near future. Mr. Teefy informed the Board that he attended the graduation of the four new police officers which was very special. Out of eight awards given the guys hired for Monroe Township received a total of five awards which was very impressive. He was happy to have been there for that ceremony. Mr. Cooper asked if anything is happening on the Williamstown Square side of the pike. Mr. Teefy stated that the Redevelopment Committee has to meet and get some plans together with regard to that site.

Adjournment:

The meeting was adjourned at 7:58 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 Orbachewski
Clerk Transcriber