

**Call to Order:**

The reorganization meeting of the Monroe Township Planning Board was called to order at 7:00 p.m. by Mrs. Farrell who read the following statement: Notice of this meeting was sent in writing to the South Jersey Times on December 28, 2015 as required by the Open Public Meetings Act. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk.

The Board saluted the flag.

Roll call: Present – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mrs. Flaherty, Ms. Hui, Mr. Masterson, Mr. O’Brien, Mr. Scardino, Mr. Teefy. Absent – Mr. Cotton, (excused). Also present – Mr. Rocco, Solicitor.

Mrs. Farrell 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.”

**Reorganization:**

1. Appointments to the Board by the Mayor:

- |                   |                     |                               |
|-------------------|---------------------|-------------------------------|
| a.) Mrs. Flaherty | Class II Member     | 1 yr. term to expire 12/31/16 |
| b.) Mr. O’Brien   | Class IV Member     | 4 yr. term to expire 12/31/19 |
| c.) Mr. Cotton    | Alternate II Member | 2 yr. term to expire 12/31/17 |

2. Appointments to the Board by Council:

- |                   |                 |                               |
|-------------------|-----------------|-------------------------------|
| a.) Mr. Caligiuri | Council Liaison | 1 yr. term to expire 12/31/16 |
|-------------------|-----------------|-------------------------------|

3. Election of Chairman:

Mrs. Farrell opened nominations for Chairman. Mr. Agnesino nominated Mr. O’Brien, seconded by Mr. Caligiuri. With no other nominations Mrs. Farrell cast a vote for Mr. O’Brien. Mr. O’Brien thanked the Board for their continued support.

4. Election of Vice Chairman:

Mr. O’Brien opened nominations for Vice Chairman. Mr. Crane nominated Mr. Agnesino, seconded by Mr. Teefy. With no other nominations Mrs. Farrell cast a vote for Mr. Agnesino. Mr. Agnesino thanked the Board.

5. Reorganization Resolutions:

1. PB-01-16 – Planning Board Secretary

Mr. O’Brien opened nominations for Planning Board Secretary. Mr. Cooper nominated Mrs. Farrell, seconded by Mr. Caligiuri. There were no other nominations. Voice vote; all ayes.

2. PB-02-16 – Schedule of Meetings

Mrs. Farrell reviewed the meeting dates with the Board. Motion by Mr. Agnesino, seconded by Mr. Teefy to approve the Schedule of Meetings for 2016. Voice vote; all ayes, motion passed.

3. PB-03-16 – Planning Board Solicitor

Mr. O’Brien opened nominations for Planning Board Solicitor. Mr. Agnesino nominated Joseph Rocco from the Campbell Rocco law firm, seconded by Mr. Teefy. There were no other nominations. Voice vote; all ayes.

**Reorganization: (continued)**

6. Reorganization Resolutions: (continued)

4. PB-04-16 – Rules and Regulations

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt the Planning Board rules and regulations. Voice vote; all ayes, motion passed.

5. PB-05-16 – Planning Board Planner

Mr. O'Brien opened nominations for Planning Board Planner. Mr. Caligiuri nominated Tim Kernan from Maser Consulting, seconded by Mr. Masterson. There were no other nominations. Voice vote; all ayes.

6. PB-06-16 – Planning Board Engineer

Mr. O'Brien opened nominations for Planning Board Engineer. Mr. Agnesino nominated Ray Jordan from T & M Associates, seconded by Mr. Caligiuri. There were no other nominations. Voice vote; all ayes.

7. PB-07-16 – Planning Board Clerk Transcriber

Mr. O'Brien opened nominations for Planning Board Clerk Transcriber. Mr. Crane nominated Ninette Orbaczewski, seconded by Mr. Agnesino. There were no other nominations. Voice vote; all ayes.

8. PB-08-16 – Official Newspaper

Motion by Mr. Crane, seconded by Mr. Scardino to approve the South Jersey Times as the Planning Board's official newspaper for 2016. Voice vote; all ayes.

**Memorialization of Resolutions: 2015**

1. PB-35-15 – App. #WSP-05-15 – Williamstown Buy Rite, LLC – Site Plan Waiver Approved

Motion by Mr. Teefy, seconded by Mr. Masterson to adopt resolution PB-35-15. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Approval of Minutes:**

1. 12/10/15 regular meeting.

Motion by Mr. Crane, seconded by Mr. Cooper to approve the minutes from the December 10, 2015 regular meeting. Voice vote; all ayes, motion passed.

**Reports:**

1. Mr. Teefy complimented Mrs. Farrell, Ms. Flaherty, and Mrs. Orbaczewski for working together to help Reddy Bathena, the new owner of the Williamstown Buy Rite Liquor Store have a smooth transition and pushing the seller to clean up that property before Mr. Bathena took ownership. The pallets and trash have been removed from the site. Mr. Bathena is excited to work with the town and has plans to redo the façade of the building as well as installing some landscaping. He is also going to be renovating the inside of the building. His partner Brett is meeting with the Mayor this Saturday to go over some of the changes that will be taking place inside and outside that building.

**Reports: (continued)**

Mr. Teefy stated he thought the Board was going to have a busy year and commented that he believed that the changes in the Zoning/Planning offices will streamline the process for applicants wishing to bring business into town. He also spoke about the meeting he attended today with Jef Buehler along with Mrs. Flaherty and Mr. Carbone regarding Main Street. The Main Street Committee has been up and running since last January and they are working to try and revitalize Main Street. In talking with Mr. Buehler today and showing him the plans for Main Street, Mr. Teefy stated it was a real confidence booster for all of them for him to say that they have all the information together already in order to become an associated member. All they have to do now is go through the application process through the DCA to be designated as an associated member which will allow the town to receive State support towards revitalizing Main Street. Mr. Teefy stated that the meeting gave him confidence that they are moving in the right direction. Mr. Bueller is coming to town on March 3, 2016 to speak on the Main Street program; the meeting will be opened to the public and they are hoping to hold the meeting in the Grand Theater.

He also commented on a spreadsheet Mr. Carbone is keeping which shows the planned and or proposed projects for Main Street and the hours that have been put into promoting development. He asked Mr. Carbone to appear at a future Council meeting where he can use that document to inform the community in what he calls a "Main Street Minute" of what is planned for Main Street. They are planning to make the Main Street Committee a sanctioned committee which will allow them to have a budget. Keeping track of the man hours involved in all the Main Street projects will allow them to justify their expenses. Mr. Masterson asked what tasks the Main Street Committee is being asked to do. Mr. Teefy stated that they are trying to clean up things, help to retain the businesses that are there by helping them to clean up their properties and get them a better store front. In addition they will work to bring new businesses that are viable to a Main Street setting. Mr. Agnesino asked if there were any plans for the old library. Mr. Teefy stated that the demolition of the building will go out to bid very soon. Mr. Agnesino commented that we can use parking on Main Street. Mr. Teefy replied that there is plenty of parking on Main Street. You may have to park a little further away from your destination but that's the way it is in most towns; you have to walk a little, which allows foot traffic for other businesses on Main Street. Mr. Cooper asked if something will be done about some properties on Main Street that really need cleaning up. Mr. Teefy stated that Mrs. Flaherty is the new Zoning Officer and she has been issuing a lot of violations throughout the town and on Main Street in order to get properties cleaned up.

Mr. Teefy informed the Board there is an Urgent Care going in on Poplar Street and Black Horse Pike in the old bank building. They will be before the Board next Thursday for their site plan waiver. Mr. Teefy stated that it will be good for the community. He complimented Mr. O'Brien, Mr. Kernan, and Mr. Rocco on the work they've done and stated he is looking forward to this year.

2. Mr. Rocco stated that he is honored to be appointed as the Planning Board Solicitor and he looks forward to the new year and more development in town in the form of a new restaurant and other commercial development.

3. Mr. Kernan thanked the Board again for his appointment as the Board's Planner and stated that he is looking forward to a good year. He believes the town will see some increased activity; hopefully commercial; however more rooftops are needed in order to bring more business to town.

**Adjournment:**

The meeting was adjourned at 7:33 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