

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. Roll call was as follows:

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

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 8, 2016.

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.”.

Discussion for Board Action:

1. PB-45-16 – Designation of Block 1303, Lot 20 as an area in need of Rehabilitation

Present – Emily Givens – Firm of Malley and Associates, appointed as Redevelopment Counsel for Monroe Township.

Member’s packets contained: 1. A copy of Resolution PB-45-16. 2. A copy of Council’s Resolution R:102-2016. 3. A copy of the major site plan for the Olde Chapp Candle Company.

Ms. Givens stated that Resolution PB-45-16 is being recommended to the Planning Board by Council to establish Block 1303, Lot 20 as an area in need of rehabilitation, also known as 1030 North Main Street. There are currently three buildings on the site and the governing body feels that those buildings fit the criteria as an area in need of rehabilitation. Rehabilitation is different from redevelopment in two significant ways; the first is that eminent domain does not apply and the second is that a long term tax abatement or pilot is not an option for a project that might take place on this property; however a five year tax abatement could be implemented for the improvements that are made to the property. According to the Zoning Officer the structures located on this property are deteriorated and in very bad condition and have been vacant and underutilized for quite some time. That satisfies two of the six criteria under the rehabilitation statute. The Zoning Officer, potential tenants, her office, and the property owner can work together on a redevelopment plan that would better serve the property and the surrounding area.

They need the resolution from the Planning Board which determines that the area meets those two criteria under the rehabilitation statute and that a redevelopment plan would help to improve the current conditions. Ms. Givens also stated that the designation of a rehabilitation area does not legally require public notice by the Township since eminent domain is not attached. Mr. Crane asked what is planned for the property. Ms. Givens stated that the property owner has an interested party who would like to develop the property but they need to work with the property owner to determine the best uses for the property. There isn’t a definite use at this time for the entire property. Ms. Flaherty stated that the uses permitted will be downtown commercial uses such as they permit in the RG-TC Zone including microbreweries. Mr. Teefy stated that this is one of the tools the town can use to revitalize Main Street and the Board will see more of this in the future.

Mr. Agnesino asked for an explanation of the tax abatement. Ms. Givens stated that the five year tax abatement is only on the improved portion of the property. Mr. Agnesino commented that he understands how the abatement works he just didn’t understand how this property qualifies for an abatement. Ms. Givens stated that the Township has to make that determination as to whether or not they will give the abatement; she was just pointing out that it is an option under the statute. Motion by Ms. Flaherty, seconded by Mr. Crane to declare Block 1303, Lot 20 an area in need of rehabilitation and to adopt resolution PB-45-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero.

Memorialization of Resolutions:

1. PB-41-16 – App. #WSP-12-16 – Endurance Automotive, LLC – Site Plan Waiver Approved

Motion by Mr. Crane, seconded by Ms. Flaherty to adopt resolution PB-41-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Scardino, Mr. Teefy. Nays – Zero. Abstentions – Zero.

2. PB-42-16 – App. #WSP-24-16 – Vincent Bruzzese – Site Plan Waiver Approved

Motion by Mr. Scardino, seconded by Mr. Crane to adopt resolution PB-42-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Scardino, Mr. Teefy. Nays – Zero. Abstentions – Zero.

3. PB-43-16 – App. #1840 – Tuck Woods, LLC – Sidewalk Waiver Approved

Motion by Mr. Scardino, seconded by Mr. Crane to adopt resolution PB-43-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Scardino, Mr. Teefy. Nays – Zero. Abstentions – Zero.

4. PB-44-16 – App. #1840 – Tuck Woods, LLC – Preliminary Major Subdivision Approved

Motion by Mr. Crane, seconded by Mr. Scardino to adopt resolution PB-44-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Scardino, Mr. Teefy. Nays – Zero. Abstentions – Zero.

Public Hearing:

1. #1844 – K. A. Priest, LLC – Minor Subdivision/Variations/Waivers

Present – Robert Priest, applicant, Robert Mintz, applicant’s attorney.

Member’s packets contained: 1. Report dated March 29, 2016 prepared by Tim Kernan. 2. A copy of the applicant’s minor subdivision plan.

The applicant is proposing to adjust the lot line between Lot 35 and Lot 36 in order to construct a single family home on Lot 36. No new lots are proposed. Lot 35 contains a single family home that is serviced by onsite well and septic. The applicant was previously granted a use variance for a dual commercial/residential use on Lot 36 and minor subdivision approval on January 20, 2015. The property is located at 1530 North Main Street, also known as Block 201, Lots 35 and 36 in the R-2 Zoning District.

Mr. Mintz introduced himself as the applicant’s attorney. Mr. Priest was sworn in by Mr. Rocco. Mr. Crane notified the Board and Mr. Rocco that the Priest’s used to camp at his campground some years ago. Mr. Rocco stated that he didn’t see any conflict. Mr. Mintz stated that the applicant had received a use variance from the Zoning Board. The property is a very deep property and contains a single family home located closer to Main Street. A variance is required for the pre-existing nonconforming setback of the home. The Zoning Board approval allowed a minor subdivision and the construction of a single family home in conjunction with their business. That approval was conditioned on them submitting a site plan. The approved minor subdivision gave more of the property to the rear lot than the front lot with the existing home. At this time the Priest’s would like to adjust the lot lines to give each lot at least one acre of land. The applicants are withdrawing any approvals in connection with the use variance that was granted by the Zoning Board.

The flag pole lot is fifty feet in width which is consistent with the ordinance; the other lot is one hundred and four feet in width where one hundred and fifty feet is required so a variance is being requested. The proposed single family dwelling will be more than four hundred feet back so there will not be any negative impact along the road frontage.

Public Hearing: (continued)

1. #1844 - K. A. Priest, LLC (continued)

Mr. Rocco asked if the applicant is requesting a sidewalk waiver. Mr. Mintz replied that they are asking for the sidewalk waiver. The one hundred and four feet on the one lot is the pre-existing home and there hasn't ever been sidewalk there. The flag pole lot at the road frontage will only contain the driveway apron. Ms. Flaherty asked if the sheds will be removed from the lot. Mr. Priest replied that they have already been removed. Mr. Crane clarified that the proposed use of the lot is only for a single family home and not a business. Mr. Mintz agreed and stated that the applicant will not implement his use variance approval for a dual use from the Zoning Board. They will only be utilizing the property for a single family dwelling and no commercial use.

Mr. Kernan reviewed his report for the Board. He stated that the applicant is requesting a waiver from providing a general description of any proposed drainage facilities which is a submission requirement. He stated he would support the waiver request and recommend the application be deemed complete. Motion by Mr. Teefy, seconded by Mr. Crane to grant the waiver and deem application #1844 complete. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

Mr. Kernan noted that the plans should be revised to clarify the property lines as they relate to the road easement required by the County. The front yard setback variance for the existing single family home is a pre-existing nonconforming condition but due to the County requirement for additional right-of-way it creates a new nonconforming condition. The setback is proposed at forty feet and the requirement without public sewer is sixty feet. A variance is also required for lot frontage for the existing single family dwelling lot where one hundred and fifty feet is required and there is only one hundred and four feet; the same conditions exists for lot width. Mr. Kernan commented that the building envelope on the plans will have to be revised to eliminate any portion of it within the flag pole of the lot. A variance is also required to allow a flag lot that creates a remainder lot with less than one hundred and fifty feet of lot width. The applicant is requesting a sidewalk waiver and if granted a \$3000.00 contribution to the sidewalk fund will be required. The applicant will also have to satisfy his COAH obligation which is one and a half percent of the equalized assessed value of the residential construction. The minor subdivision will be subject to all other outside agency approvals with jurisdiction, lot grading review, and deed review. The applicant will be required to make the sidewalk contribution at the time they submit the zoning permit for the construction of the new home. Mr. Kernan also suggested that some sensitivity be given to the clearing of trees during the construction of the home since there is a mobile home park located behind the property; he asked that it be included in the resolution.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Rocco reviewed the variances and waivers for the Board including the applicant's withdrawal of the Zoning Board approval. Motion by Mr. Teefy, seconded by Mr. Crane to grant the variances and waivers listed in Mr. Kernan's report and agreed to on the record as well as granting minor subdivision approval. Roll call vote: Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

Minor Subdivision for Board Action:

1. #1845 – Loring, Inc. – Minor Subdivision

Present – Steve Smith, applicant, Gary Civalier, applicant's engineer, Bill Ziegler, applicant's attorney.

Minor Subdivision (continued)

1. #1845 – Loring, Inc. (continued)

Member's packets contained: 1. A copy of the applicant's minor subdivision plan. 2. Report dated April 8, 2016 prepared by Tim Kernan.

The applicant is proposing a lot line adjustment to add six plus acres to existing Lot 4.04 from Lot 4. Lot four will decrease from twenty-eight plus acres to twenty-two plus acres and Lot 4.04 will increase from two plus acres to eight plus acres. No new lots will be created. Lot 4.04 will utilize the existing well and septic located on the property. Lot 4 is not developed. The property is located at 1531 North Tuckahoe Road, also known as Block 14301, Lots 4 & 4.04 in the BP with an Airport Overlay Zoning District.

Mr. Ziegler introduced himself as the applicant's attorney. Mr. Civalier was sworn in by Mr. Rocco. Mr. Ziegler stated that the applicant is requesting a minor subdivision with no variances. There are two submission waiver requests; the first from showing the location of all existing structures and wooded lands within the area to be subdivided and within 200 feet. The second is from showing the location and size of all bridges, streams, and culverts within 200 feet.

Mr. Civalier displayed the minor subdivision plan for the Board. He stated that they are only requesting to add six plus acres to existing Lot 4.04. There are no other changes to either lot proposed. Mr. Kernan reviewed his report for the Board. He restated the two submission waivers being requested by the applicant. Motion by Mr. Teefy, seconded by Mr. Crane to grant the two submission waivers and deem application #1845 complete. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

Lot 4 is currently vacant but received a use variance in 2014 to allow an agricultural use. Mr. Kernan stated that the application meets all the bulk requirements. A previous variance was granted for the access road not being a public road. Mr. Crane inquired as to the reason for the lot line adjustment. Mr. Ziegler stated it is simply for the sale of a portion of the property with the balance being maintained by the current owner. Mr. Rocco reviewed the request by the applicant. Motion by Mr. Teefy, seconded by Mr. Crane to grant minor subdivision approval. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

Mr. Ziegler asked a moment of the Board's time to discuss an issue concerning his client's garden center and mulch business located on Tuckahoe Road. His client received site plan approval for his business last year. He displayed the site plan for the Board. The plan shows some plants that were supposed to be planted diagonally along the swale; however at the request of the neighbor they were planted along the property line. The second issue concerns the storage building that was proposed as part of the site plan and the Board's impression was that it was going to be used for his business. However Mr. Smith is allowing other businesses, landscaping businesses, to store their equipment in that building. Mr. Ziegler stated that the application fees for Mr. Smith to come back to the Board to allow those two changes is around \$8,000.00. He asked how the Board would feel about the two changes being done administratively. Mrs. Farrell stated that the storage building has become a rental unit for about four or five landscaping businesses. Mr. Agnesino asked if they pay rent to the property owner. Mr. Smith stated that they do but he can work it out some other way. Mr. Smith stated that they are not conducting their business at the site. Mr. Agnesino commented that if Mr. Smith did not collect rent he might not have to get a full site plan approval again. Mr. Smith stated that he is okay with not charging them rent because they buy product from him. Mr. Ziegler stated that maybe they can come back with a site plan waiver application. Mr. Teefy replied that the Board would be willing to talk about that if the front of the site is brought into compliance; meaning the landscaping being completed and the mulch moved back. Mrs. Farrell stated that there are several other issues that were raised by the Township Engineer that can be addressed with the site plan waiver.

Minor Subdivision: (continued)

1. #1845 – Loring, Inc. (continued)

Ms. Flaherty stated that she is taken back that a site plan waiver is being considered since she met with Mr. Smith and recommended a site plan; however she is fine if the Board wants the site plan waiver but every business that is out there storing equipment must also come in for their own site plan waiver so the Township has a record of what businesses are storing equipment out there. Mr. Teefy asked who monitors whether or not he is taking rent. Ms. Flaherty stated that it doesn't matter if he is getting rent or not; if there is a business there, operating there, storing equipment there, has any kind of use there, they must come in for a site plan waiver. Mr. Smith asked how much each business will have to pay for the site plan waiver. Ms. Flaherty replied that the fee is \$850.00. Mr. Smith thanked the Board.

Site Plan Waivers for Board Action:

1. #WSP-21-16 – Mitchell Helton – Site Plan Waiver

Present – Mitchell Helton, applicant, Margaret Helton, applicant's wife.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated April 26, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is required to receive site plan waiver approval in order to allow several storage sheds in the rear of the site as well as a refrigeration unit and portable cooker. The applicant currently runs his business known as Big Daddy's on property located at 2040 N. Black Horse Pike, also known as Block 101, Lot 60 in the Commercial Zoning District.

Mr. and Mrs. Helton were sworn in by Mr. Rocco. Mr. Helton testified that they are before the Board in order to be allowed to use the storage sheds, refrigeration unit, and signs for their business. Ms. Flaherty reviewed her letter for the Board. She stated that the site is very well maintained. She stated that any additional signage would require the applicant to obtain a use variance. There are storage units and sheds that have been added to the site without approval as well as a portable cooker. She stated that the storage sheds should be combined and painted to match the business building or at least all the same color. Ms. Flaherty also asked for testimony as to why the sheds are needed. She also commented that the crab pots should not be used for landscaping and should not block the ingress and egress. Mr. Rocco asked Ms. Flaherty's recommendation for the sheds/storage structures. She stated that they should be combined or moved together and painted the color of the main business building. The portable cooker can be considered an accessory to the business. Mr. Teefy asked if the portable cooker and the business has been inspected by the Fire Marshall. Mrs. Helton replied that the Fire Marshall inspects the business and the cooker every year. Mr. Helton explained that he has the decorative crab pots out to let people know they sell crabs too. In the evening when they close they place them across the entrance to the driveway to prevent people from entering the site. Ms. Flaherty stated she did not have a problem with him putting them there while they're closing but she did not want them to remain there overnight. Mr. Helton explained that people still like to pull into the site even though they are closed and park under the awning and hang out there. He would like to be able to leave the crab baskets across the driveway overnight.

Mr. Rocco noted that the sheds on the property should be moved closer together and painted to match the building. Motion by Mr. Crane, seconded by Ms. Flaherty to grant site plan waiver approval with the condition stated above. Roll call vote: Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

2. #WSP-20-16 – Stavros S. Zafiratos – Site Plan Waiver

Present – Spiro Zafiratos, applicant's son and power of attorney.

Site Plan Waivers: (continued)

2. #WSP-20-16 – Stavros Zafiratos (continued)

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated April 26, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is before the Board for a site plan waiver in order to be allowed to sell propane at the property known as S & F Gas Works. In addition the applicant would like to continue to allow the storage of commercial vehicles; several belonging to his business and at least one that rents space from him. The property is located at 568 Dewey Avenue and the Black Horse Pike, also known as Block 607, Lots 5 & 7 in the Commercial Zoning District.

Mr. Zafiratos was sworn in by Mr. Rocco. He stated that he does lease space on the property to someone to park his commercial truck. He would like to have permission to continue that use. Ms. Flaherty reviewed her letter for the Board. She stated that there were quite a few trucks parked in the front of the property as well as in the rear of the property. There is also a portable bathroom and what appears to be a small mobile home which is used as an office for the propane business. There is no structure being taxed on the property. The property was overgrown and not well maintained. She issued a violation and has been working with Mr. Zafiratos so he can bring the property into compliance. She stated she didn't have a problem with commercial vehicles parking on the property however there are other site plan issues that need to be addressed. There cannot be a permanent portable bathroom on the property and the parking lot is in need of major repair. She recommended the applicant apply for a full site plan. There was some discussion on the recommendations of the Zoning Officer. Mr. Zafiratos stated that there are court orders that go back many years. The last court order allowed the property to continue its use as is and that's why the property has remained that way. They were supposed to receive a Certificate of Occupancy per the court order and they still have not received one. He stated that his family used to own all of the lots but now the Township owns one of the lots through foreclosure.

Mr. Rocco stated that it's hard to determine what is permitted at this time without seeing the court order. Ms. Flaherty stated that the court order is from years ago and the current leases are not part of the court order. Mr. Zafiratos stated that he didn't have a problem with removing the trucks from the property and leaving things the way they are allowed to be per the court order. Ms. Flaherty stated that the portable bathroom and the structure as well as the unkempt property has to be addressed. Mr. Rocco stated that it's in the best interest of the Board and the applicant not to act on the application this evening until the court order is reviewed. Mr. Teefy commented that he has driven by the site many times and didn't realize the business was open. Mr. Zafiratos stated that he didn't have an issue with fixing the parking lot and doing some landscaping out in front to improve the site. Ms. Flaherty stated that Mr. Zafiratos is still operating his business and can continue to do so but he must bring the site into compliance. Mr. Rocco suggested that the applicant table the application to a later date until they can review the court order and speak to Mr. Fiore. Mr. Zafiratos was in agreement to table the application. Motion by Mr. Teefy, seconded by Ms. Hui to table the application to a later date. Voice vote; all ayes, motion passed.

3. #WSP-27-16 – MJB Investments, LLC – Site Plan Waiver

Present – Elaine Bardi, applicant, Len Schwartz, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application and photographs of the building. 2. Letter dated April 26, 2016 prepared by Rosemary Flaherty, Zoning Officer.

Site Plan Waivers: (continued)

3. #WSP-27-16 – MJB Investments, LLC (continued)

The applicant is before the Board in order to be allowed to use part of the site for a manufacturing business which is similar to the previous use. The property is located at 431 South Main Street, also known as Block 11601, Lot 7 in the RG-TC Zoning District.

Ms. Bardi was sworn in by Mr. Rocco. Mr. Schwartz stated that Ms. Bardi has recently purchased this property which is located next to the Grand Theater. She currently owns a business in Clementon where they do metal fabrication for museums. She provided photographs in her application of the type of work that is done. Mr. Schwartz stated that she will move her business to this site. They have already started to clean up the property. There will not be any outside storage and no additional work will be done to the outside of the building with the exception of cleaning it and making it look nice. The existing lighting will remain and be repaired where necessary. Ms. Bardi stated that they hope to be in and operating by the end of the summer. Mr. Agnesino asked if Ms. Bardi is going to maintain the entire property or will she sublet the other buildings. Ms. Bardi replied that she does not know at this time. The two apartments will remain apartments. The other buildings are really not part of this application; there are no plans for the old Penn Jersey building at this time. Mr. Teefy asked where the employees will park. Ms. Bardi stated that the employees will park on Chestnut Street. Mr. Agnesino asked how many employees will be working at the site. Ms. Bardi stated that there are ten employees at this time. Mr. Teefy inquired as to the signage. Ms. Flaherty stated that while they don't want to draw attention to the business since it's not a retail operation she would still like to see some type of identification sign. Ms. Bardi stated that she is planning on a sign that says CADPRO. Ms. Flaherty commented that it would be nice if it was made of metal by their company. Ms. Bardi stated that it will probably be done by the company. Mr. Schwartz stated that when they are ready for the sign she will work with Ms. Flaherty on approval of the design. Motion by Mr. Teefy, seconded by Mr. Scardino to grant site plan waiver approval. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

4. #WSP-28-16 – Roxann Gerard – Site Plan Waiver

Present – Roxann Gerard, applicant, Len Schwartz, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated April 26, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is before the Board for site plan waiver approval as the new tenant of Mike's Olde Time Deli. The business is remaining the same; only the name will be changed. The property is located at 200 North Black Horse Pike, also known as Block 1502, Lot 26 in the Commercial Zoning District.

Ms. Gerard was sworn in by Mr. Rocco. Mr. Schwartz stated that Ms. Gerard just purchased Mike's Olde Time Deli at the Pike and Pine strip store center. He stated that the application is just for a change of ownership of the business that leases the space from the property owner. The picnic table will be removed and moved to the back. The deli is a take-out operation only. Ms. Flaherty stated that the site is well maintained and she didn't have any issues with the exception of the table which is being removed. Motion by Mr. Crane, seconded by Mr. Scardino to grant site plan waiver approval. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

Extension Requests:

1. #1829 – RJP Homes, LLC – Final Major Subdivision

Member's packets contained: 1. Letter dated April 13, 2016 prepared by Robert Pacilli, RJP Homes, LLC.

Extension Requests: (continued)

1. #1829 – RJP Homes, LLC (continued)

Mr. Pacilli's letter states that he is requesting a one year extension on his final major subdivision approval to begin when the Permit Extension Act expires on June 30, 2016 through June 30, 2017. Motion by Mr. Crane, seconded by Mr. Teefy to grant the one year extension. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

2. #1841 – Ravinder Singh – Deed Extension

Member's packets contained: 1. Letter dated April 22, 2016 prepared by Ravinder Singh.

Mr. Singh's letter is requesting a sixty day extension to file the deeds for his approved minor subdivision. Motion by Mr. Crane, seconded by Mr. Scardino to grant the sixty day extension request. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

Public Portion:

Ms. Flaherty introduced Kendra Nelson, the new intern in the Planning/Zoning Office. Mr. Teefy stated that Kendra reached out to him about doing volunteer hours in the Planning/Zoning Office since she is interested in Urban Planning. Ms. Nelson stated that she is currently enrolled in Gloucester County College and hopes to matriculate to Rutgers New Brunswick.

Approval of Minutes:

1. 3/31/16 regular meeting.

Motion by Mr. Crane, seconded by Mr. Scardino to approve the minutes from the March 31, 2016 regular meeting. Voice vote; all ayes, motion passed.

Reports:

Mr. Teefy thanked Ms. Flaherty, Mrs. Farrell, and Mrs. Orbaczewski for all their work in the office as the agendas have been very busy. He informed the Board that they are meeting with the four property owners, the engineer, and the County in the morning concerning the intersection at Route 322 and Fries Mill Road. Mr. Agnesino stated that he would like to attend the meeting. Mr. Teefy stated that he is always welcome. Mr. Teefy stated that the Wawa is still interested and there is a possibility that Rowan University is interested in doing something there as well.

Mr. Teefy thanked his staff and the employees throughout the building for hosting the children for Take Your Child to Work Day. He stated that he saw pictures from the various activities of the day. He also mentioned the upcoming Arts Festival and the Grand Opening of La Bamba on North Main Street. He also informed the Board that the Township is interested in purchasing the M. D. Crane property.

Ms. Flaherty reminded everyone about the Barbara Mead Walk for Life on Sunday at Owens Park. Registration is at 10:00 a.m. and the walk starts at 11:00 a.m.

Adjournment:

The meeting was adjourned at 8:38 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