

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. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Also present – Mr. Rocco, Solicitor, Mr. Kernan, Planner, Mr. Jordan, Engineer.

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 6, 2017.

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-12-17 – App. #WSP-01-17 – Nic' Coles Autos, LLC – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Cooper to adopt resolution PB-12-17. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-13-17 – App. #WSP-02-17 – Stephanie Lam – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-13-17. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-14-17 – App. #1828 – Philadelphia Suburban Development – Extension Approved

Motion by Mr. Agnesino, seconded by Mr. Cooper to adopt resolution PB-14-17. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-15-17 – App. #1714 – Steve Smith (Smithfield Estates) – Water Quality Plan Approved

Motion by Agnesino, seconded by Mr. Scardino to adopt resolution PB-15-17. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Presentation:

1. Sustainable Monroe Township – Community Garden at the Monroe Township Library

Present – Patrick McDevitt, Sustainable Monroe Township, Mary Ellen Muth, Green Team, Mike Sharkey, Green Team.

Mr. McDevitt introduced himself to the Board. He stated that for the past three years they have been working on getting certified in Sustainable New Jersey and now have a bronze certification from the State. They are initiating a project to start a community garden on property owned by the Township near the library. They received approval from the Library Board as well as a resolution of support from Township Council and they are now moving forward with the project. Community members will pay twenty-five dollars for a garden bed and they plant what they wish. The idea is to keep it as organic as possible and not allow any chemical fertilizers or toxic sprays. They want to get people involved in learning where their food comes from and how to grow their own.

Presentation: (continued)

Mr. McDevitt displayed a mock-up of what the community garden might look like when completed. To begin they are keeping it small and manageable but there is plenty of room on the property for growth. They already have some compost piles on the site in preparation for planting season. They currently have about twenty people so far who have expressed interest in having their own garden bed and they are planning a meeting with those people at the end of February. They currently have twenty-four garden beds made up for this first year. There are some experienced gardeners and some who are new and will learn from those with experience. They hope to have their grand opening on April 1, 2017.

Ms. Flaherty asked Mr. McDevitt if he has reached out to the Amish Market to explain what is going to happen at the site. She was concerned that they may have a conflict of interest since the Amish Market sells fresh produce and is located right down the street. Mr. McDevitt stated that they do plan to speak with them and let them know what they are planning. They are hoping they might offer to donate a shed for the site so the participants can keep their gardening tools on site. The plan is for everyone to have their own bed and they anticipate a lot of product to come from those beds so they hope if there is an overabundance they can share some of the product with the local food banks. The MMUA has been very cooperative and will provide the site with a water source from a water main located right next to the property. Ms. Flaherty asked if the water source will have a meter attached to it. Mr. McDevitt replied that he didn't know. She asked what the hours of operation will be at the site. Mr. McDevitt stated it will be dawn to dusk. It's an open outside area without restricted access. Ms. Flaherty asked about insurance if someone were to get injured on the property. Mr. McDevitt replied that he has forwarded the paperwork to the attorney which includes a detailed release of liability which he hopes will be sufficient. They are awaiting his feedback at this time. Ms. Flaherty asked how the maintenance of the property will work once the growing season ends. Mr. McDevitt replied that each person will be responsible for cleaning out their own garden bed and closing it for the season. They have also worked out an agreement with the Public Works Department with regard to cutting the grass during the season. Ms. Flaherty informed Mr. McDevitt that they will need to get a zoning permit and construction permits for the shed if they do get one and for any signage they may be proposing. Mr. Cooper asked how someone can contact them if they are interested in having a garden bed. Mr. McDevitt stated that they have a flyer posted at the library with contact information and they also have a Facebook page. The Board thanked Mr. McDevitt for his presentation.

Site Plan Waivers for Board Action:

1. #WSP-41-16 – Kathryn Jones – Reducing Building Size

Present – Lou Ellison, applicant's contractor, Kathryn Jones, applicant.

Member's packets contained: 1. Copies of the original plan and revised plan depicting the site and the change in size of the retail building.

The applicant is requesting to amend their site plan waiver application to reduce the size of the retail building from 40' x 60' to 30' x 50'. The applicant received site plan waiver approval on July 14, 2016. The property is located at 1665 Glassboro Road, also known as Block 15202, Lot 13 in the Business Park Zoning District.

Ms. Jones and Mr. Ellison were sworn in by Mr. Rocco. Mr. Ellison stated that the applicant could not afford to construct the original proposed building so they are proposing to make it smaller. The building is still going to be used as a retail antique store that typically only get between fifteen and twenty customers a month.

Site Plan Waivers for Board Action:

1. #WSP-41-16 – Kathryn Jones (continued)

Ms. Flaherty asked if they have begun the clean-up of the property. Mr. Ellison replied that they have removed one of the accessory buildings. The other building that is going to be removed still contains product which can't be moved out until the new building is constructed. Mr. Ternay indicated that he was given thirty days after the CO is issued for the new building to remove the old building. Mr. Ternay is in the process of getting rid of the old vehicles on the site. Ms. Flaherty asked that Mr. Ternay submit a listing of the progress being made at the site so she can have it for her files.

Motion passed to open the application to the public. There being none, motion passed to close the application to the public. Motion by Mr. Heffner, seconded by Mr. Scardino to approve the amendment to site plan waiver #WSP-41-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. #WSP-04-17 – John Hassett

Present – John Hassett, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated January 11, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to relocate his Jiu-Jitsu business to an existing store unit located at 1161 S. Black Horse Pike, also known as Block 11301, Lot 4 in the RG-C Zoning District.

Mr. Hassett was sworn in by Mr. Rocco. He stated that he is relocating his business from the strip center by Antonio's Pizza to the strip center behind the CVS on the Black Horse Pike. Ms. Flaherty reviewed her letter for the Board. She stated that the applicant should testify as to the number of employees and hours of operation. Mr. Hassett replied that his business is open from 11:00 a.m. to 9:00 p.m. Monday through Friday and on Saturday from 10:00 a.m. to 2:00 p.m. He is the only employee and he teaches four classes and day during the week and two classes on Saturdays. There isn't a State license or certification required. Ms. Flaherty asked the applicant if he will need a dumpster for trash. Mr. Hassett replied that he will not need a dumpster. The applicant must obtain a zoning permit for the business and signage. She advised Mr. Hassett that no temporary lawn signs are permitted. Mr. Masterson asked how Mr. Hassett will dispose of any trash or recycling such as water bottles and any trash from the bathroom. Mr. Hassett replied that the no food or drink is permitted and he would take any trash that is generated home and put it in his own trash container.

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

Motion by Mr. Heffner, seconded by Mr. Masterson to grant the site plan waiver conditioned upon the applicant obtaining a zoning permit for the business and signage. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. #WSP-05-17 – William Hutchins

Present – William Hutchins, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated January 24, 2017 prepared by Rosemary Flaherty, Zoning Officer.

Site Plan Waiver for Board Action: (continued)

3. #WSP-05-17 – William Hutchins (continued)

The applicant is proposing to utilize the space in the industrial park for his commercial landscaping company. The property is located at 1041 Glassboro Road, also known as Block 13901, Lot 28.02 in the Business Park Zoning District.

Mr. Hutchins was sworn in by Mr. Rocco. He testified that he is before the Board for a site plan waiver for his commercial landscaping business with office space. Ms. Flaherty reviewed her letter for the Board. The use is a permitted use in the zone. The parking lot is in good condition but there is a section that has been made into a parking lot without approvals. It is recommended that proper ingress and egress be created with identification signs and at a minimum a stone bed be installed with parking bumpers. Mr. Hutchins stated that the ingress and egress runs off of a dirt road that runs parallel to the field area. They are waiting for the landlord's approval to be permitted to put crushed stone. He stated that they were not going to install parking bumpers in that area because they will only be parking the trailers in that area during the landscaping season. The trucks are not usually kept onsite; there may be one or two during landscaping season. They are parked there now because it's off season. Ms. Flaherty asked if the applicant will provide a parking schedule to the office. Mr. Hutchins agreed to submit a parking schedule. The area should be fully landscaped around the perimeter. The applicant should testify as to the hours of operation. Mr. Hutchins replied that the hours are 8:00 a.m. to 4:00 p.m. Monday through Friday; during snow season they are operational for any snow occurrence. Mr. Hutchins stated that they are a commercial landscape maintenance company; they do not do anything residential. They do snow removal but they do not do any towing. There is a tow truck on the site in case one of their vehicles breaks down. The tow truck is usually stored in Maryland; this is a satellite office for a much larger company with a thousand acre nursery in Maryland. The equipment that is kept on this site during snow season will return to Maryland during the landscaping season.

Ms. Flaherty asked the applicant to testify as the number of full time and part time employees and where they park on the site. Mr. Hutchins stated that the account managers usually come to the office at 6:30 in the morning and send the crews out for the day during landscaping season. The employees usually take the vehicles home; they will drive them to the site, pick up their trailer, get their schedule, and leave. The rest of the office staff comes in at 8:00 a. m. until 4:00 p.m. In this office there is one account manager, three other full time employees, and one part time employee. Ms. Flaherty stated that a question came up as to how this business will interact with the other businesses in the complex such as Spirit Cheers, Anytime Fitness, etc. with regard to the parking and if there is enough shared parking. She asked the maximum number of vehicles they anticipate having on the site. Mr. Hutchins replied that the number of vehicles Ms. Flaherty observed on the site is the maximum number that will be there and as the winter season ends the number of vehicles on the site will be greatly reduced. Ms. Flaherty asked the applicant to testify as to what the blue tarp is covering. Mr. Hutchins replied that the blue tarp is covering rock salt which is stored there for use inside that complex in the event of a snow occurrence. They do have a dumpster behind the building for any trash. The tarp and pallets will be removed at the end of snow season. Ms. Flaherty suggested the applicant use some other means to store the rock salt and stated that the pallets should be removed from the site on a regular basis and not be allowed to accumulate on the property. Mr. Hutchins stated that the pallets are actually there to hold down the tarp; they do not use pallets for any of their work. He stated that they have spoken to the landlord regarding the storage of the rock salt and in the area where they are going to put the crushed stone they will be a small shed or storage container for the rock salt.

Ms. Flaherty questioned the use of the storage pods and recommended that no more than one be stored on the site. Mr. Hutchins stated that there currently are three storage pods that store small tools and equipment. Ms. Flaherty commented that the resolution should reflect the actual number and type of vehicles that will be stored on the property. Mr. Hutchins stated that the number will fluctuate based on the season. She stated that it should be the maximum number at any given time.

Site Plan Waivers: (continued)

3. #WSP-05-17 – William Hutchins (continued)

Mr. Hutchins replied that there will be twenty-six pick-up trucks, six dump trucks, three skid steers, one forklift, and eighteen trailers. Proof of registration for all vehicles should be submitted to the office as a condition of approval. No maintenance of the vehicles is permitted on the site. Mr. Hutchins testified that the vehicles are serviced at Bertrand's in Pennsylvania. Ms. Flaherty stated that all of the improvements to the site must be completed within sixty days of the Board's approval. A zoning permit and Certificate of Occupancy must be obtained by the applicant. The applicant must also provide an additional \$500.00 for review of their landscape plan by the Board's Planner.

Mr. Heffner asked where the lawn equipment is maintained. Mr. Hutchins replied that the equipment is maintained in Maryland. Mr. Cotton asked if any plant material will be stored on the site. Mr. Hutchins replied that if there is any it may only be on the site for a day or two before being delivered to the worksite. Mr. Cooper inquired as to the proposed shed for the rock salt. Mr. Hutchins stated that it will probably be a wood stilted building large enough to dump a triaxle full of rock salt. The building will be on the crushed stone vehicle storage area. Mr. Masterson inquired as to the number of storage pods proposed to remain since Ms. Flaherty recommended only one be used. Ms. Flaherty stated it's up to the Board but suggested maybe they could replace three with one larger one. After some discussion Mr. Hutchins agreed he could probably condense it down to two storage pods to store the tools and equipment. Ms. Flaherty stated that her vision is to see the area screened from view from the other tenant businesses in the complex. She also inquired as to any lighting on the site. Mr. Hutchins stated that there isn't any lighting in the rear of the building near the storage area. He stated that the actual area where the trailers and such will be stored will be moved back further than where it is now once they get the crushed stone in place so they will not be as close to the other tenants. Mr. Heffner inquired as to fencing. Mr. Hutchins stated that it is not their property and he didn't think the landlord would allow them to install a fence but he will address the issue with him.

Motion passed to open the application to the public.

1. Joe Marino, Radix Road, was sworn in by Mr. Rocco. Mr. Marino inquired as to the size of the shed for the rock salt. Mr. Hutchins stated it's not really a shed but like a wood stilted canopy and he isn't sure of the size. Mr. Marino stated his concern is with the roof and runoff and he asked what type of stone is being laid. Mr. Hutchins replied it will be crushed concrete. Mr. Marino replied that crushed concrete over time will lock up and water will not permeate through which is okay for the rock salt area but not for the parking area because over time it will puddle and they will have to continually replace the crushed concrete. He also asked if there were any wetlands or streams in the area. Mr. Hutchins replied that there aren't any wetlands that he is aware of on the site. Mr. Agnesino commented that if they use clean crushed it will perk but the dirty crushed will lock up.

Motion passed to close the application to the public.

Mr. Rocco stated that the conditions were pretty well stated on the record so a motion with the conditions is needed. Motion by Mr. Agnesino, seconded by Mr. Cooper to grant the site plan waiver application with the conditions stated on the record. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Final Major Subdivision for Board Action:

1. #1840 – Tuck Woods, LLC – Final Major Subdivision

Present – Ken Schatz, applicant, Don Paparone, applicant, Richard Hoff, applicant’s attorney, Jay Simms, applicant’s engineer.

Member’s packets contained: 1. Report dated December 5, 2016 prepared by Ray Jordan. 2. Report dated December 12, 2016 prepared by Tim Kernan. 3. A copy of the applicant’s final major subdivision plan.

The applicant is before the Board for final major subdivision approval for the construction of twenty-six single family residential homes, two open space lots, one stormwater management lot, one of the lots, Lot 5.02 will be re-divided and a portion will be deeded to adjacent Lot 7. The applicant was granted preliminary major subdivision approval by the Planning Board on April 14, 2016. The property is located on Tuckahoe Road, also known as Block 12901, Lots 5, 5.01, 5.02, 5.03, 5.04, 5.05, 8, 9, and 10 and at Tuckahoe Road and Butler Drive, also known as Block 139.0102, Lot 1 in the R-2 Zoning District.

Mr. Hoff introduced himself as the applicant’s attorney. He stated that since they have been before the Board for preliminary fairly recently they could just go right to the Board’s professional review letters. Mr. Schatz, Mr. Paparone, and Mr. Simms were sworn in by Mr. Rocco. Mr. Hoff stated that there are really only two issues left for discussion and they concern ownership of the two open space lots and the basin. There was discussion on the issue at preliminary and the Board deferred to matter to final. The applicant is proposing to dedicate the open space lots and the basin to the Township since there are only twenty-six lots in the subdivision and only twenty-two that will have an impact on the new basin; twenty-two lots cannot sustain a homeowner’s association.

Mr. Jordan reviewed his report for the Board. He recommended that the application be deemed complete. Motion by Mr. Agnesino, seconded by Mr. Crane to deem application #1840 complete. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O’Brien. Nays – Zero. Abstentions – Zero. A waiver is required and recommended from the applicant providing the cross sections for the roadways. The applicant has provided renderings of the types of homes proposed in the development. The fencing around the basin is still an open issue to be discussed by the Board. All of the outstanding issues regarding the Environmental Assessment have been addressed. Mr. Masterson asked to see the architectural renderings of the proposed homes. Copies were passed around for the Board’s review.

Mr. Kernan reviewed his report for the Board. The applicant did propose a development sign when they were before the Board for preliminary approval and they have recently provided the sign detail. The applicant will need a waiver if they want to proceed with having a development sign. Mrs. Farrell asked who will maintain the sign if there isn’t a homeowner’s association. Will it be the property owner’s responsibility that owns the lot where the sign is located? Mr. Kernan stated that the applicant shows the sign within an easement. Mr. Hoff stated that the easement will be in favor of the applicant so after the development is complete they will remove the sign since it may cause issues in the future. The applicant has agreed to pay the development fee on one and a half percent to the affordable housing trust fund. The applicant must also enter into a developer’s agreement with the town.

Mr. Heffner raised the issue of the children walking to the corner to get the school bus and not having any sidewalk along Tuckahoe Road on the corner. Mr. Kernan replied that the applicant is proposing sidewalk on Butler to the intersection with Tuckahoe Road and suggested that the sidewalk might continue around the corner to the intersection. There is sidewalk on the other side of Butler Drive. After further discussion on that issue, it was determined that the applicant will work with Mr. Kernan’s office for a solution.

Final Major Subdivision: (continued)

1. #1840 – Tuck Woods, LLC (continued)

With regard to a homeowner's association, Mr. Kernan commented that there aren't enough homes on the cul-de-sac to support an association. He raised concerns about access to the basin and open space lots. Mr. Heffner commented that he didn't have a problem with the Township owning the basin but he doesn't want the open space. He expressed his concern with trees/limbs falling onto one of the property owner's lots. He suggested the applicant remove the trees at least one hundred feet into the open space. The applicant agreed they would remove the trees one hundred feet back on the open space lots. Mr. Heffner reiterated he didn't want the open space because it didn't serve a purpose for the town. He stated he has enough property to take care of in this town. Ms. Flaherty asked if the developer can make a payment in lieu of providing the open space. The applicant would keep the land and the Township would get a payment in lieu. Mr. Agnesino replied that the applicant cannot give a payment in lieu of the open space; they are required to provide open space. Ms. Flaherty replied that the fee in lieu goes into the open space fund so it is used for open space. Mr. Teefy stated that Mr. Paparone would have put in more homes if he thought he could give a fee in lieu of the open space. He stated that is why the town changed that ordinance back in the early 2000's. Mr. Agnesino agreed and stated that the developer cannot give a fee in lieu of open space. Ms. Flaherty stated other towns do a fee in lieu of open space. Mr. Kernan stated that he did not think the town has that mechanism in the ordinance.

Mr. Agnesino commented that the last basin the Township took ownership of cost the developer over \$100,000.00 in basin maintenance fees. It was determined that the fee is still in place in the ordinance but no one was sure if it is legal to still charge the developer. Mr. Agnesino stated that basins only cause the Township problems and the developer should have to provide a twenty-five year maintenance fee since they are the ones putting in the basin. There was continued discussion on the basin and open space. Mr. Teefy agreed with Mr. Agnesino concerning the applicant posting a twenty-five year maintenance fee. There was further discussion on whether that fee is legal with Mr. Rocco indicating he did not know the answer and he would have to look into it further.

Mr. Paparone commented that they originally proposed ninety townhomes on this site which would have had a homeowner's association and there wouldn't be an issue with the basin and open space. But after meeting with the Township they agreed to change the plan to single family homes so it would blend in with the surrounding development. Mr. Agnesino suggested the Board come up with a reasonable cost to maintain the basin and that the town accept the open space. Mr. Kernan commented that the amount is based on the acreage of the basin which would be approximately thirty-five thousand dollars; less than two thousand dollars per unit. The applicant replied that they are not going to pay a basin maintenance fee. They have agreed to cut back the trees in the open space lots. The issue of the maintenance fee was discussed once again with Mr. Paparone commenting that the original plan with the ninety townhouses would have solved the problem of the basin and the open space and it would have been economically a much better project for him than what is proposed. Mr. O'Brien agreed and commented that Mr. Paparone did change the plan at the town's suggestion; and the basin isn't that large at just over an acre and a half.

Mr. Masterson asked if there was any concern with the open space lots being separated by a lot owned by a private homeowner. There was some discussion on that issue with the applicant reiterating they will cut back the trees and grade the area. Mr. Teefy asked if the applicant was willing to provide trees to the town to be planted in other areas since he is cutting down so many trees. Mr. Paparone replied that the Board is asking him to cut the trees otherwise he wouldn't be cutting them down. Mr. Heffner asked if the application can be put on hold until the Solicitor can find out if the basin maintenance fee is legal. Mr. Crane replied that the applicant can then come back with the original plan for ninety townhomes.

Final Major Subdivision: (continued)

1. #1840 – Tuck Woods, LLC (continued)

Mr. Scardino commented that the applicant was going to make a sidewalk contribution of ten thousand dollars; since the Board can no longer require him to make that contribution would he be willing to make the ten thousand dollar contribution to the basin maintenance. Mr. Paparone agreed that he would make a voluntary contribution in the amount of the sidewalk fee to the basin maintenance fund. There was discussion concerning the type of fencing around the basin where it was determined the applicant will provide a five foot vinyl coated black chain link fence around the basin. Mr. Kernan also suggested the basin lot and the large open space lot be combined so there would not be a need for easements. Mr. Agnesino asked if the applicant would be willing to cut an eight foot wide fire lane/break through the large open space lot along the property line to the existing resident. Mr. Paparone agreed that they would cut a fire lane/break through that open space lot.

Mr. Rocco reviewed the conditions for the Board. The applicant will install a temporary development sign to be removed when the development is completed, the basin and open space lots will be dedicated to the Township, the applicant will install a five foot vinyl coated black chain link fence around the basin, the applicant will cut back the trees one hundred feet into the open space lots as well as cutting an eight foot wide fire lane in the large open space lot along the property line, waiver of the sidewalk along Tuckahoe Road, the applicant will make a voluntary contribution in the amount of ten thousand three hundred and five dollars to the basin maintenance fund, and the applicant will consolidate the basin lot and the large open space lot. Motion by Mr. Teefy, seconded by Mr. Crane to grant final major subdivision approval subject to the conditions previously stated. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 10/27/16 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Crane to approve the minutes from the October 27, 2016 regular meeting. Voice vote; all ayes, motion passed.

2. 1/5/17 reorganization meeting.

Motion by Mr. Crane, seconded by Mr. Agnesino to approve the minutes from the January 5, 2017 reorganization meeting. Voice vote; all ayes, motion passed.

3. 1/12/17 regular meeting.

Motion by Mr. Masterson, seconded by Mr. Agnesino to approve the minutes from the January 12, 2017 regular meeting. Voice vote; all ayes, motion passed.

Reports:

1. Mr. Teefy asked Mr. Agnesino if he is available to attend the meeting at Senator Maddens office on February 10th. Mr. Agnesino replied that he is available to attend the meeting.

2. Geets diner has been sold; that information was in the newspaper again this week. The new owners are excited to get it done and open again. There are also new press releases on the forty new businesses that have opened in the town.

3. Mr. Teefy announced that he made the decision to move the rescue truck from the Monroe Township Ambulance Association to the fire department. A group of the ambulance crew are not pleased but due to response times and for the betterment of public safety he thinks it will be better run out of the fire department.

Adjournment:

The meeting was adjourned at 9:11 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