

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. Cooper, Mr. Crane, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Absent – Mr. Agnesino, (excused), Ms. Flaherty, (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 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-47-17 – App. #WSP-30-17 – Joe Vozzi – Site Plan Waiver Approved

Motion by Mr. Heffner, seconded by Mr. Crane to adopt resolution PB-47-17. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

2. PB-48-17 – App. #WSP-31-17 – Jennifer Carrigan – Site Plan Waiver Approved

Motion by Mr. Heffner, seconded by Mr. Crane to adopt resolution PB-48-17. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

3. PB-49-17 – App. #1847 – Mark Hernandez – Minor Subdivision Approved

Motion by Mr. Cooper, seconded by Mr. Masterson to adopt resolution PB-49-17. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

4. PB-50-17 – App. #469-SP – Mark Hernandez – Preliminary & Final Site Plan Approved

Motion by Mr. Crane, seconded by Mr. Scardino to adopt resolution PB-50-17. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

5. PB-51-17 – App. #433-SP – LRC Builders – One Year Extension Approved

Motion by Mr. Heffner, seconded by Mr. Masterson to adopt resolution PB-51-17. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

6. PB-52-17 – App. #437-SP – Williamstown Assembly of God – One Year Extension Approved

Motion by Mr. Heffner, seconded by Mr. Masterson to adopt resolution PB-52-17. Roll call vote: Ayes – Mr. Crane, Mr. Heffner, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

Site Plan Waivers:

1. #WSP-32-17 – Angela Beckett – Our Village Our Kids

Mr. O'Brien announced that this site plan waiver has been postponed to the June 8, 2017 Planning Board meeting.

Site Plan Waivers: (continued)

2. #WSP-33-17 – Matthew Miller – Site Plan Waiver

Present – Matthew Miller, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application and associated documents. 2. Letter dated May 17, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting a site plan waiver in order to open a screen printing and embroidery business, Williamstown Creative Screen Printing, in an existing building located at 430 Clayton Road, also known as Block 11801 Lot 14, Suite 1, in the RG-40 Zoning District.

Mr. Miller was sworn in by Mr. Rocco. Mr. Miller stated he would like to open a screen printing and embroidery business in an existing commercial building on Clayton Road across from the middle school. Mr. O'Brien reviewed Ms. Flaherty's letter. The applicant must testify as to the number of full-time and part-time employees and the hours of operation. Mr. Miller stated that there are two employees, one part-time and one full-time; the hours of operation are Monday through Friday, 9:00 a.m. to 5:00 p.m. with some later hours for processing orders. There are twenty parking spaces on the site. With regard to chemicals used for processing Mr. Miller testified that mostly all the components used for the screen printing process, the inks, etc. are organic in nature; the only harsh chemical used is acetone which is just for removing spots so it's used minimally, on a much lesser basis than a nail salon. He submitted material safety information from the manufacturers for the different types of components that are used for processing. Mr. Miller testified that he does not have much experience in this business but his full-time employee has seven years of experience and his part-time employee also has some experience. He intends to use the existing framework for a new awning for signage and he will provide a color rendering of what the sign will look like. Materials are picked up by one of the employees or himself for the business. Mr. Miller understood he must apply for his zoning and construction permits as a condition of his approval.

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

Motion by Mr. Crane, seconded by Mr. Scardino to grant site plan waiver approval with the conditions stated on the record. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Extension Request:

1. #1792A – Lawrence A. Pray – One Year Extension Request

Present – Lawrence A. Pray, applicant.

Member's packets contained: 1. Copies of email correspondence with the applicant and his request for an extension as well as a copy of resolution PB-14-16.

Mr. Pray was sworn in by Mr. Rocco. Mr. Pray testified that his project is the Forest Hill extension development and he would like to request a one year extension on his approval. Mr. Rocco advised the applicant that this will be his last permitted extension. Mrs. Farrell commented that Mr. Pray will have to submit for final approval before his extension expires next June. Mr. Pray stated that he understood.

Motion by Mr. Cooper, seconded by Mr. Masterson to grant the one year extension on preliminary approval for application #1792A. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.