**Monroe Township Planning Board Meeting Minutes**

**June 8, 2017**

The board stood for the Pledge of Allegiance.

The secretary announced the following: Proper notice of this meeting was given as required in the Open Public Meetings Act on January

6, 2017 and a copy was posted on the first floor bulletin board and a copy was given to the Township Clerk.

“Be advised, no new business or item of discussion will be started after 10:30 pm and the meeting shall terminate no later than 11:00 pm”.

**Members Present:**

Mr. Agnesino

Mr. Cooper

Vice Chairman Crane

Ms. Flaherty

Chairman O’Brien

Mr. Scardino

Alt.1, Ms. Hui

Alt. 2, Mr. Cotton

**Members Excused:**

Councilman Heffner

Mr. Masterson

Mayor Teefy

**Professionals Present:**

Mr. Rocco, Attorney

Mrs. Flaherty, (Acting) Secretary and Transcriber

**Site Plan Waivers:**

The following site plan waiver was postponed until 7/13/2017.

**Application WSP-32-2017**

**Angela Beckett on behalf of Our Village Our Kids**

**1809 North Black Horse Pike, Block 701 Lot 30**

The applicant is approved for a summer daycare center at this location. The previous use at this unit was daycare services.

Motion to postpone: Mr. Agnesino motioned to postpone this application to the next meeting on 7/13/2017 and Mr. Scardino seconded that motion.

Voice vote: All in favor

**Application #WSP-34-2017, Doan Pham on behalf of Love Nails**

**322 Sicklerville Road, Block 1903 Lot 18**

The applicant is proposing a nail salon at this location. The business includes pedicures, manicures and body waxing.

Mr. Rocco, Esq. swore in Doan Pham for the record. Chairman O’Brien asked Mr. Pham if he had received the Zoning Officers letter and he indicated that he did. Chairman O’Brien then asked the Zoning Officer to review her report for the record.

Mrs. Flaherty, the Zoning Officer stated that she had reviewed Application WSP-34-17, Doan Phan on behalf of “Love Nails”, 322 Sicklerville Road, Block 1903 Lot 18, she had the following comments and recommendations:

1. The property is located in the C Zone Commercial and the use of nail salon along with body waxing is a permitted use in the Commercial Zone.
2. The property is not located in the Pinelands.
3. The applicant has proposed parking in the front of the building. This is not recommended. The applicant should revise the parking in the rear of the home. Parking bumpers should be provided for each space. Testimony on how many parking spots proposed should be provided for the record. I recommend no more than (5) be permitted. It is recommended to provide ¾ inch gravel or pave the area and strip for parking. The ADA Parking spot must be ADA compliant. I recommend this as a condition of approval.

#### The applicant shows an ingress and egress for the use of the business. The property currently has one ingress/egress. Any deviation from this would require the applicant to apply for County and State DOT Approval. The applicant should be mandated to provide a better entrance with a right in and right out only at this location. This is a highly trafficked roadway and any other change in traffic pattern for business use would require a full site plan to be provided.

#### ***The applicant agreed to comply.***

1. Testimony regarding the use of the property should be provided for the record. The use of commercial is proposed but it is uncertain whether or not the applicant will live at this property as well.

***The applicant stated that he had no intentions of living at the property.***

1. The entire structure and accessory structure should be refaced on the outside to make the property compliant with property maintenance requirements but also to look more aesthetically commercial. This is recommended to be a condition of approval.

***The applicant agreed to comply.***

1. The front porch which is the primary entrance should be handicapped accessible and that should be a condition of approval.

***The applicant agreed to comply.***

1. The applicant should provide a rear entrance that is ADA compliant and this should be a condition of approval or a ADA walkway to the front entrance which will be ADA compliant.

***The applicant agreed to comply.***

1. The applicant should replace the front entrance porch as well. Currently the porch is in disrepair. It is an opportunity to remove the porch and steps entirely and provide a front commercial entrance. Examples have been attached for the applicant to view. This is recommended as a condition of approval.

***The applicant agreed to comply.***

1. The entire property needs maintenance and it is recommended that the applicant provide a complete landscaping design plan for the front of the property to provide better streetscape design. The rear of the property needs to be completely maintained.

***The applicant agreed to comply.***

1. The side exterior steps need to be replaced. I recommend this to be a condition of approval.

***The applicant agreed to comply.***

1. Testimony regarding the overall operation of the business should be provided for the record. No subleasing is permitted and this is a condition of approval.

***The applicant stated that the use is nail salon and waxing only and agreed to not sublease for the record.***

1. Testimony on hours of operation should be provided for the record.

***The applicant stated that the hours of operation would be Monday through Friday 10:00 am to 7:00 pm, Saturday 10:00 am to 6:00 pm and closed on Sundays.***

1. Testimony regarding any previous experience in his business should be provided for the record.

***The applicant indicated that he has previous experience in this business for the record.***

1. Testimony regarding signage proposed on the building should be provided for the record and permits should be obtained for the same. No lawn signs are permitted for the record. The signage provided is not adequate and proper renderings must be provided and meet code in order for the applicant to proceed and this should be a condition of approval. NO neon colors are permitted, no glare or nuisance of illumination is permitted and this is a condition of approval.

***The applicant agreed to comply.***

1. Sidewalk is not located along Sicklerville Road. It is the boards discretion to waive, if the board is of mind to waive, I recommend that the applicant grant an easement to the Township or County for any future expansion of Sicklerville Road as a condition of approval.

***The applicant agreed to comply.***

1. The applicant shall meet be required to get all necessary zoning, board of health and construction permits as a condition of approval.

***The applicant agreed to comply.***

1. A copy of all employees working on clients must have a license from the NJ Board of Cosmetology and as a condition of approval all licenses will be submitted at the time of Zoning Permit.

***The applicant agreed to comply.***

The Zoning Officer summarized her review stating the following: This is a more conforming use for the commercial zone. Although the property and the buildings located on it needs serious cosmetic work, it is the best and highest use for the property. Working with the right contractors and landscapers will transform a property that has been previously been abandoned for several years into a viable business. It allows for a diversity of nails salon/body waxing businesses that our residents do use. With all the conditions noted that must be met and a final compliance certificate and inspection by me, I recommend the approval of the site plan waiver.

The board discussed the application with the applicant and had serious concerns regarding the current condition of the property and the maintenance of the property is currently in very bad condition and needs a lot of work. The parking is not clearly noted in the application and the area proposed for parking is a concern. The board would like the applicant to provide a clearer rendering of what the business is to look like with a set of plans and elevations showing the improvements, parking, striping, entrance and signage prior to approving this use at this location.

Motion to open this application to the public was made by Mr. Scardino and seconded by Mr. Cooper.

Voice vote: All in favor

Motion to close this application to the public was made by Vice Chairman, Crane and seconded by Mr. Scardino.

Voice vote: All in favor

Motion to deny: Vice Chairman Crane made the motion to deny this application and Mr. Scardino seconded that motion.

Roll Call:Mr. Agnesino, Mr. Cooper, Vice Chairman Crane, Ms. Flaherty, Chairman O’Brien, Mr. Scardino, Ms. Hui, Mr. Cotton voted in favor of denying this application.

**Application #WSP-35-2017, Verizon Wireless**

**2636 S. Black Horse Pike, Block 5501 Lot 4.01**

The applicant is proposing the replacement of (6) antennas and (3) new radio heads on the existing monopole.

Mr. Rocco, Esq. swore in Chris Milotich for the record. Chairman O’Brien asked Mr. Pham if he had received the Zoning Officers letter and he indicated that he did. Chairman O’Brien then asked the Zoning Officer to review her report for the record.

Mrs. Flaherty, the Zoning Officer stated that she had reviewedApplication WSP-35-17, Verizon Wireless, South Black Horse Pike, Block 5501 Lot 4, she had the following comments and recommendations:

#### The property is located in RG-C Regional Growth Commercial District. The application was submitted with the incorrect zoning listed as RG-20, I corrected this error for the record.

1. The property is located in the Pinelands but is not required for this change and is considered more of an administrative change. The application was incorrectly marked non-pinelands but I corrected this error for the record.
2. The property is actually Block 5501 Lot 4 not 4.01 and this was corrected. The address is South Black Horse Pike and I recommend as a condition of approval the applicant contact OEM for a proper address as a condition of approval.

***The Zoning Officer stated that the original land was subdivided after the cell tower was constructed and that was possibly the reason for the applicant’s error but encouraged the applicant to reach out to OEM for a new address.***

1. In 2010 the previous zoning officer granted a permit to extend the concrete pad at this site noting that the tower was pre-existing and construction permits were also obtained. Although I could not locate a resolution of approval for the original board approval, I have contacted the tax assessor to determine if the tower is presently known as a matter of assessment record since the records indicate 2 story office and warehouse use.
2. The proposed use of the replacement of 6 new antennas and 3 new radio heads should be explained in detail for the record.

***The applicant stated that the proposed use is for 6 new antennas and 3 new radio heads which are small boxes attached to the antennas.***

1. Testimony regarding any added height to the structure should be noted on the record.

***The applicant testified that they are the top carrier on this site and no additional height is proposed. The radio heads are small boxes attached to the antennas.***

1. Testimony regarding any additional cabinets, equipment, concrete pad or driveway configurations or any changes to the property should be noted for the record.

***The applicant testified that no additional work is proposed at this location outside of the antennas and radio heads.***

1. Any signage proposed should be noted for the record.

***The applicant testified that there is an existing sign at the location and no new sign is proposed.***

1. Testimony regarding the maintenance of the property and who is responsible with an emergency contact number should be a condition of approval.

***The applicant testified that the existing sign at the site has the emergency number on it, but for the record the number to call in case of an emergency is 1-800-264-6602.***

1. All permits including, zoning, construction and county approvals are required as a condition of approval.

***The applicant agreed to comply.***

The Zoning Officer summarized her review stating the following: This is more of an administrative change and the sole purpose for this approval is to have a file that matches the site and to ensure we have all the changes proposed included in the resolution of approval. I recommend the approval of this site plan waiver.

Mr. Cooper had asked if the applicant knew how high Cingular and Cricket’s antennas were on the tower. Mr. Milotich stated that he did not know he was only before the board representing Verizon.

Motion to open this application to the public was made by Mr. Agnesino and seconded by Mr. Cooper.

Voice vote: All in favor

Motion to close this application to the public was made by Mr. Agnesino and seconded by Mr. Scardino.

Voice vote: All in favor

Motion to approve: Mr. Agnesino motioned to approve this application and Mr. Scardino seconded that motion.

Roll Call:Mr. Agnesino, Mr. Cooper, Vice Chairman, Crane, Ms. Flaherty, Chairman O’Brien, Mr. Scardino, Ms. Hui, Mr. Cotton voted in favorof approving this application.

**Application #WSP-36-2017, Dung Tran on behalf of Josephine Nails**

**1708 S. Black Horse Pike, Block 3801 Lot 27**

The applicant is proposing a change of ownership of this existing nail salon. The services will be nails service, pedicures and manicures. No new signage is proposed.

The Chairman announced this application and the applicant did not attend the meeting.

Motion to postpone: Vice Chairman Crane motioned to postpone this application to 7/13/2017 and Mr. Cooper seconded that motion.

Roll Call**:** Mr. Agnesino, Mr. Cooper, Vice Chairman, Crane, Ms. Flaherty, Chairman O’Brien, Mr. Scardino, Ms. Hui, Mr. Cotton voted in favor of postponing this application to 7/13/2017.

**Application #WSP-37-2017, Escape Room**

**1034 North Main Street, Block 1301 Lot 20**

The applicant is proposing an entertainment business use at this location called “Escape Room” whereas patrons go through an inside building maze and figure out how to escape the building.

Mr. Rocco, Esq. swore in Michael Turano and Blake Iespson for the record. Chairman O’Brien asked Mr. Turano and Mr. Iepson if they had received the Zoning Officers letter and they indicated that they did. Chairman O’Brien then asked the Zoning Officer to review her report for the record.

Mrs. Flaherty, the Zoning Officer stated that she had reviewed Application WSP-37-17, Venture Escape, 1034 North Main Street, Block 1301 Lot 20, shehad the following comments and recommendations:

#### The property is located in Redevelopment Zone with an underlying R-2 Zone. The property has several use variance approvals in the past and due to the new redevelopment zoning overlay the use is approved.

1. The property is not located in the Pinelands.
2. The applicant is proposing an entertainment business that consists of a maze within a building whereas the patron must escape. The applicant should explain the entire business operation in detail.

***The applicant testified that the business was originally started as a video game and transformed into an actual live business where the team is put in a room and watched through a video camera. They are given clues to try and escape the room within 60 minutes.***

1. The fire official should review this application as a condition of approval when building plans are submitted for permits. I recommend this to be a condition of approval.

***The Zoning Officer updated the Board that the Fire Official had reviewed the application before tonight’s hearing and indicated that the use group would be A-3 if the doors do not lock, if they do the use group would change to Use Group B. The applicant testified that the doors will not lock.***

1. The applicant has provided signage in the package and the final rendering will be checked against the code to determine if the sign meets compliance with the zoning signage code.

***The applicant agreed to comply.***

1. The applicant should provide at least one handicapped parking space per ADA

requirements and all ADA requirement per the review of the Construction Official.

***The applicant stated that (2) existing handicapped spaces are at the location and agreed to comply with all ADA requirements.***

1. The applicant should provide information on parking spaces allotted for this business for the record.

***The applicant testified that (35) spaces are proposed (2) handicapped spaces are there currently. All parking spaces will have parking bumpers.***

1. The applicant should provide testimony on how many employees part time and full time for the record.

***The applicant testified that (2) part time workers are expected to start the business.***

1. The applicant should provide information on their background in this business for the record.

***Mr. Turano stated that he currently owns this business in Marlton. Mr. Iepson stated that he currently works at that business location.***

1. The applicant should understand that any subleasing is not permitted for the record.

***The applicant agreed to comply.***

1. The applicant should know that any temporary signage throughout the township is not permitted for the record.

***The applicant was concerned that they needed to have more visibility. The Zoning Officer recommended that they apply for a grand opening banner that can be along North Main Street but no off premise advertising is permitted without a variance***.

1. The fire official has reviewed this application and stated as long as the doors are not locked the application use group for construction can be listed as an A-3 Use Group per NJAC5:70-4.16. If the doors are locked the Use Group is defined as B when the applicant applies for construction permits. A copy of this review has been forwarded to the applicant.

***The applicant stated that the rooms will not be locked.***

1. All permits including, zoning, construction and fire official approvals are required as a condition of approval.

***The applicant agreed to comply.***

The Zoning Officer summarized her review stating the following: This is a great use for this rehabilitation redevelopment zone, in conjunction with the microbrewery the area will become its own destination and I recommend the site plan waiver approval.

Mr. Turano stated that the business will consist of one room for now and eventually up to three rooms. The business is done by booking appointments only. The hours of operation are 9:00 am to 10:00 pm (7) days a week. The times of booking are staggered 15-30 minutes apart. The cost is $28.00 per person, minimum of (2) people per session up to (10) people maximum per session. The idea of this business is more of a team thinking concept with clues to get out. They do a lot of Corporate Events during the day and evening and weekend hours are reserved for the residents. Mr. Turano stated that they work with (3) theme room packages.

Motion to open this application to the public was made by Mr. Cooper and seconded by Ms. Flaherty.

Voice vote: All in favor

Motion to close this application to the public was made by Mr. Agnesino and seconded by Mr. Scardino.

Voice Vote: All in favor

Motion to approve: Mr. Agnesino motioned to approve this application and Vice Chairman Crane seconded that motion.

Roll Call: Mr. Agnesino, Mr. Cooper, Vice Chairman Crane, Ms. Flaherty, Chairman O’Brien, Mr. Scardino, Ms. Hui, Mr. Cotton voted in favor of approving this application.

**Memorialization of Resolutions:**

**Resolution #53-17, Application WSP-33-2017**

**Matthew Miller on behalf of Williamstown Creative Screen-printing**

Whereas the applicant has been approved for a business located at 430 Clayton Road, Suite 1, Block 11801 Lot 14. The business consists of a screen printing business at this location including custom designed apparel and accessories.

Vice Chairman Crane motioned to memorialize Resolution #53-17 Matthew Miller on behalf of Williamstown Creative Screen-printing, Application #WSP-33-2017 and Mr. Scardino seconded that motion.

Roll Call: (Eligible Voters): Mr. Cooper, Vice Chairman Crane, Mr. Scardino, Mr. Cotton, Chairman O’Brien voted in favor to memorialize Resolution #53-17, Matthew Miller on behalf of Williamstown Creative Screen-printing, Application #WSP-33-2017

**Resolution #54-17,** **Application #1792-A**

**Lawrence A. Pray, Major Subdivision Approval**

Whereas the applicant has been approved for a one-year extension of his approval under Application #1792-A for property located at Block 11001 Lots 11 and 12.

Mr. Scardino motioned to memorialize Resolution #54-17 Lawrence A. Pray, Application #1792A and Mr. Cooper seconded that motion.

Roll Call: (Eligible Voters): Mr. Cooper, Vice Chairman Crane, Mr. Scardino, Mr. Cotton, Chairman O’Brien voted in favor to memorialize Resolution #54-17, Lawrence A. Pray, Application #1792A.

**Public Portion:**

Mr. Cooper motioned to open this meeting to the public and Mr. Cotton seconded that motion.

Voice Vote: All in favor

Mr. Rocco swore in the following residents for the record wishing to address the board:

Mary Cote, 1710 Biden Lane

Felice Fina, 1992 Steeplechase Drive

Janeen Geiss, 1959 Steeplechase Drive

Mrs. Cote stated that the women had met with the County, Mr. Esposito, Senator Madden and Mr. Voltaggio regarding the St. Matts Daycare and the improvements to Rt. 322 and Fries Mill Road. Although the issue has not been resolved, they wanted an update on the Director of Community Developments report from the May 25, 2017 Agenda. Director Flaherty indicated that she did reach out to the County regarding whether or not an approval had been granted and they stated no, St. Matts Daycare is still not approved. She stated that she wanted to see if the Township can have the Township engineers meet or reach out to the County Engineers regarding the traffic pattern for this project and recommend some changes. The project was approved some time ago and maybe a new review is warranted. The residents wanted to know what would happen if they were made to change the project and Director Flaherty indicated that the applicant would need to appear back before the Planning Board for the amendment and that the project cannot move forward until the County gives an approval. Director Flaherty also advised them that the Township is currently working on the Rt. 322 and Fries Mill Road Intersection and the Township has an upcoming meeting with the GCUA, MMUA and the property owners engineer to finalize the details of the latest NJ DOT report.

Mr. Agnesino motioned to close this meeting to the public and Vice Chairman Crane seconded that motion.

Voice Vote: All in favor

**Approval of Minutes:**

Mr. Cooper motioned to approve the Planning Board Minutes from May 25, 2017 and Vice Chairman Crane seconded that motion.

Roll Call of eligible voters: Mr. Cooper, Vice Chairman Crane, Chairman O’Brien, Mr. Scardino and Mr. Cotton voted to approve the minutes as presented.

**The following reports were provided by the Zoning Officer:**

Geets Diner will be scheduled before the Planning Board for 7/13/2017 and the applicant will be reinstalling the sign that originally was at the site. The original sign had a turning mechanism and the Zoning Officer asked the board members if they had remembered that sign and they did. She also indicated that the 7/13/2017 has a big agenda including a Daycare and Restaurant at the Guzzo Tract.

**Adjourn:**

Motion to adjourn this meeting was made by Mr. Agnesino and seconded by Mr. Scardino. Voice vote: All in favor.

These minutes are a brief summary of the proceedings that took place on 6/8/2017 and should not be taken as verbatim testimony.

Respectfully submitted,

Rosemary Flaherty

Acting Transcriber