**Monroe Township Planning Board Meeting**

**August 10, 2017 at 7:00 pm**

**Agenda**

**Pledge of Allegiance**

**Call to Order**

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”.

**Roll Call:**

**Members:**

Mr. Agnesino

Mr. Cooper

Vice Chairman, Crane

Ms. Flaherty

Councilman Heffner

Mr. Masterson

Chairman, O’Brien

Mr. Scardino

Mayor Teefy

Alt.1, Ms. Hui

Alt. 2, Mr. Cotton

**Professionals:**

Mr. Rocco, Attorney

Mr. Jordan, Engineer

Mr. Kernan, Planner

Secretary, Rosemary Flaherty (acting)

Transcriber, Tara Park (acting)

**Memorialization of Resolutions:**

* **Resolution#60-17, Application #WSP-36-2017, Dung Tran on behalf of Josephine Nails-APPROVED**

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

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

* **Resolution #61-17, Application #WSP-38-17, Velocitel, 1041 Glassboro Road, Block 13901 Lot 28.02-APPROVED**

The applicant proposed to swap (5) antennas, remove (1) TMA, add (1) RRU and (2) 6’ x 12’ hybrid and (1) standoff mount, upgrade BTS breakers to 100A and requested a site plan waiver and was approved.

* **Resolution #62-17, Application #WSP-39-17, Sandy Cannon on behalf of Geets Diner, Block 1509 Lot 1-APPROVED**

The applicant proposed to re-open Geets Diner restaurant at this location and signage. The applicant was approved per the conditions that the shrubs be removed at the jug handle and that the 3-4 parking spaces under the sign be relocated or removed.

* **Resolution #63-17, Application #1734, HRTJ, LLC, Extension Request-APPROVED**

The applicant proposed a major subdivision in 2005 and was approved, Application #1734, the applicant appeared before the Planning Board in 2016 and was granted a one-year extension under PB-33-16. The applicant requested an additional one-year extension and was approved.

* **Resolution #64-17, Application #1848, Minor Subdivision, Anthony F. DiMauro-APPROVED**

1946 Herbert Boulevard, Block 401 Lot 56

The applicant proposed a minor subdivision creating two lots from an existing lot with a lot area variance and was approved.

* **Resolution #65-17, Application PB #1850 and Resolution #66-17, #SP-472, Cross Keys Monroe LLC, Minor Subdivision and Site Plan, Preliminary and Final Approval-APPROVED**

The applicant proposed a minor subdivision consisting of a lot line adjustment of lots 3.06 and 3.07. Existing lot 3.06 containing 1.976 acres will be reduced to 1.884 acres, excluding the road easement. Lot 3.07 containing 1.836 acres will be increased to 1.920 acres. Lot 3.06, the proposed site of a new restaurant will front Berlin-Cross Keys Road, a county highway known as CR689 and Falcon Way Boulevard, a private roadway for the Barclay Glen Apartment Complex. Lot 3.07, the proposed site of a daycare center contains frontage on Falcon Way Boulevard. The applications were both approved with the conditions noted in the resolution of approval.

* **Resolution #67-17, Application #470-SP and Resolution #68-17, Application #1849 Kardon Real Estate, Minor Site Plan and Lot Line Adjustment -APPROVED**

110 Sicklerville Road, Block 2201 Lot 2

The applicant proposed to add 1,864 square foot addition to existing building and a lot line adjustment. Both applications were approved with all the conditions noted in the resolution of approval.

**Site Plan Waiver:**

* **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 proposing a summer daycare center at this location. The previous use at this unit was daycare services.

* **Application #WSP-40-17, Keith Emmons, 2916 South BHP, Block 5601 Lot 4**

The applicant is proposing a roofing and siding business at this location through the use of an existing pole barn.

* **Application #WSP-41-17, Spirit of Halloween, 2099 North BHP, Block 201 Lot 1**

The applicant is proposing a seasonal business to sell Halloween costumes and novelty items at this existing building previously known as Rite Aid.

* **Application #WSP-42-17, Diversion Cross-fit, 300 Thomas Avenue, Suite 801, Block 14701 Lot 38**

The applicant is proposing a cross-fit training center at this location. The occupancy of this building will also include a new sign, restriping of the parking lot, handicap parking and some landscaping.

* **Application #WSP-43-17, Marilyn Eyles, 676 Clayton Road, Block 12301 Lot 25**

The applicant is proposing a bed and breakfast at this historic farmhouse.

**Public Hearing:**

* **Application #473-SP, Francis E. Schultz Jr., 1155 South Black Horse Pike, Block 11301 Lot 2.01**

The applicant is proposing a minor site plan to address the existing uses contained within the 61,394 square foot building. The majority of the building is occupied by Rush Fitness, All Pro Baseball, Muscle Maker Grill and Coron Physical Therapy who operate as partners. All Pro Baseball and Rush Fitness will occupy an additional 10,850 square feet. The currently vacant 10,850 square feet will be occupied by a remote control car track for model race cars but will need to apply for a site plan waiver. The remaining 6,000 square feet will be potentially occupied by automotive retail and again will need to submit under separate application for approval and at this time is being used for personal storage. The other changes include a fenced in outdoor basketball court area with a rubber surface with access from the rear of Rush Fitness. Relocation of trash enclosed and two proposed trash enclosures. The applicant will also speak with the Board about rear access doors and ramps.

**Presentations of Redevelopment:**

The Planner will provide an overview of the (3) target areas in need of Redevelopment and or Rehabilitation. Redevelopment. At this time Council has requested the Planning Board move forward with the preliminary investigation into these (3) areas.

**Public Portion:**

**At this time anyone wishing to address the public for comments or discussion may do so.**

**Correspondences/Discussion:**

Dawn Farrell was nominated for a Planning Official Achievement Award and was selected by the NJPO for her accomplishments to the Planning Office for 2016. Congrats to Dawn Farrell!

**Approval of Minutes:**

7/13/2017 - Planning Board Minutes

**Reports:**

**Adjourn:**