**Monroe Township Planning Board Meeting**

**Agenda -9/14/2017 at 7:00 pm**

**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

Acting Secretary and Transcriber: Rosemary Flaherty

**Memorialization of Resolutions:**

* **Resolution #67-17 Application #PB-1851, Gellert. 3681 Old Black Horse Pike, Block 7502 Lot 4-Approved**

The applicant proposed a minor subdivision that will need a lot frontage variance. No development is proposed for this lot.

* **Resolution #68-17 Application SP#473, Francis Schultz, 1155 S. BHP, Block 11301 Lot 2.01- Approved**

The applicant proposed to further divide the existing building adding two more units for businesses to occupy, minor revisions since the last site plan approval to bring the property approvals into conformance retroactive of the existing changes.

* **Resolution #69-17 Application WSP-32-2017, Angela Beckett on behalf of Our Village Our Kids 1809 North Black Horse Pike, Block 701 Lot 30 - Approved**

The applicant proposed a summer daycare center at this location.

**Resolution #70-17 Application WSP-40-2017, Emmons, 2916 S. BHP, Block 5601 Lot 4-Approved**

The applicant proposed to use 30% of an existing pole barn for the store of commercial materials.

* **Resolution #71-17 Application WSP-41-2017, Spirit of Halloween, 2099 N. BHP, Block 201 Lot 1-Approved**

The applicant proposed to use an existing Rite Aid Building for the sales of seasonal items and costumes for Halloween Season.

* **Resolution #72-17 Application WSP-42-2017, Diversion, 300 Thomas Avenue, Suite 801, Block 14701 Lot 38-Approved**

The applicant proposed to use an existing building for a Cross-fit Business.

* **Resolution #73-17 Application WSP-43-2017, Marilyn Eyles, 676 Clayton Road, Block 12301 Lot 25 -Approved**

The applicant proposed a bed and breakfast at this location.

* **Resolution #74-17 Application WSP-44-2017, Bob Smith on behalf of Vaderson, 406 N. Main Street, Block 1801 Lot 21-Approved**

The applicant proposed a screen printing business at this location.

* **Resolution #75-17, Redevelopment Investigation-Approved**
* The Monroe Township Council passed the following Resolutions authorizing the Planning Board to conduct preliminary investigations whether certain areas are in need of redevelopment and whether they qualify for redevelopment. The Planning Board approved the Board Planner to move forward with the investigations.

Resolutions R-188-2017- South Main Street

Resolution R-189-2017- Rt. 322 and Tuckahoe

Resolution R-190-2017- Sicklerville Road

**Subdivisions:**

* **Application #PB-1852, Carmen and Linda Iacovone, 1025 Whitehall Road, Block 8001 Lot 25**

The applicant is proposing a minor subdivision whereas the existing lot will be subdivided into two lots with a front yard lot width variance. There is an existing home on the existing lot. A single family dwelling is proposed on the new lot.

**Site Plan Waivers:**

* **Application #WSP-43-17, Crossroads, 1056 S. BHP, Block 3601 Lot 6**

The applicant is proposing a site plan waiver application for a medical treatment center at this location.

* **Application #WSP-45-17, Great Railing, 1068 N. BHP, Block 1101 Lot 17**

The applicant is proposing a site plan waiver application for the expansion of his business at this location. The existing business is Great Railings currently located two properties down from this location.

* **Application #WSP-46-17 Horn Deli, 408 N. Main Street, Block 1801 Lot 21**

The applicant is proposing a site plan waiver application for the change of tenant for a deli use at this location.

* **Application #WSP-47-17, Maycock, 103 Washington Avenue, Block 3202 Lot16**

The applicant is proposing to use an existing building to operate a chiropractic office and vitamin store and is requesting a site plan waiver application.

* **Application #WSP-48-17 Northeast RC Cars LLC, 1155 S. BHP, Block 11301 Lot 2.01**

The applicant is proposing a site plan waiver application for a remote control race car track at this location with a hobby shop.

* **Application #WSP-49-17 Litz Nails, 1203 S. BHP, Block 11301 Lot 4**

The applicant is proposing a site plan waiver application for a change of tenant at this location for a nail salon.

**Public Hearing:**

**Application #474-SP, Faith Temple Baptist Church, Preliminary and Final Approval, 367 Bluebell Road, Block 4301 Lot 5**

The applicant is proposing to construct a church facility and accessory improvements on the subject property.

**Public Portion:**

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

**Approval of Minutes:**

8/10/2017 - Planning Board Minutes (to be provided by Tara Park)

**Reports/Communication:**

**Adjourn:**