**Monroe Township Planning Board Meeting**

**Agenda -9/28/2017 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 #76-17, Application #PB-1852, Carmen and Linda Iacovone, 1025 Whitehall Road, Block 8001 Lot 25-Approved**

The applicant proposed 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.

* **Resolution #77-17, Application #WSP-43-17, Crossroads, 1056 S. BHP, Block 3601 Lot 6-Denied and recommended a minor site plan**

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

* **Resolution #78-17, Application #WSP-46-17 Horn Deli, 408 N. Main Street, Block 1801 Lot 21-Approved**

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

* **Resolution #79-17, Application #WSP-47-17, Maycock, 103 Washington Avenue, Block 3202 Lot16-Approved**

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

* **Resolution #80-17, Application #WSP-48-17 Northeast RC Cars LLC, 1155 S. BHP, Block 11301 Lot 2.01-Approved**

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

* **Resolution #81-17, Application #WSP-49-17 Litz Nails, 1203 S. BHP, Block 11301 Lot 4 -Approved**

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

* **Resolution #82-17, Application #474-SP, Faith Temple Baptist Church, Preliminary and Final Approval, 367 Bluebell Road, Block 4301 Lot 5-Approved**

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

**Site Plan Waivers:**

* **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.

*The property is located in the C Zone, Commercial.*

*The property is not located in the Pinelands.*

*The previous use of the property was an enterprise car rental business.*

*The applicant should provide testimony on the complete use of the business for the record.*

*The applicant should provide testimony on the parking existing and how the use of the business will interact with the existing parking for the record.*

*The applicant should provide testimony regarding storage on the property for the record.*

*Any change in signage should be provided by the applicant for the record.*

*The hours of operation should be providing by the applicant for the record.*

*The number of employee’s part time and full time should be provided for the record.*

*The applicant should provide testimony regarding truck deliveries at this site and whether or not the site has the proper circulation for fire trucks and large truck deliveries for the record.*

*The applicant should provide testimony on how he plans on disposing of waste and trash for the record and whether an enclosure is in place.*

*All State and local permits are required as a condition of approval.*

* **Application #WSP- 51-17, Uncle Joes Pizzeria and Grill, 333 North BHP, Block 1802 Lot 1**

The applicant is proposing a change of tenant at this location for a pizzeria and grill restaurant.

*The property is located in the HC Highway Commercial.*

*The property is not located in the Pinelands.*

*The application is for a pizzeria and grill and the previous use was a pizzeria.*

*The applicant should provide a rendering of the signage proposed at the time of zoning permit and this should be a condition of approval.*

*A temporary banner is allowed for 30 days after the grand opening.*

*The property currently has sidewalk.*

*The applicant should provide testimony regarding whether he has a dumpster and enclosure.*

*The applicant should provide testimony on deliveries to the site for his business.*

*The applicant’s parking lot is a shared lot and no issues were noted during the inspection.*

*Some landscaping in front of the building is recommended since the area along the highway is very tight. I recommend two landscaping boxes in front of the business for curb appeal.*

*A zoning permit and certificate of occupancy applications have already been applied for as well as board of health approval.*

**Public Portion:**

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

**Approval of Minutes:**

9/14/2017 – Minutes approval

**Reports/Communication:**

**The Enclave at Monroe Letter:**

The attached correspondences are in regards to the applicant proposing a contribution in lieu of planting trees in the amount of $7975.00.

**Adjourn:**