

Monroe Township Planning Board Minutes  
May 24, 2018

Pledge of Allegiance

Call to Order

Proper notice of this meeting was given as required in the Open Public Meetings Act on January 11, 2018 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. Boorstein - Present

Mr. Crane, Vice Chairman- Present

Ms. Flaherty- Present

Councilman, Mr. Heffner- Present

Mr. Masterson- Present

Mr. O'Brien, Chairman- Present

Mr. Scardino- Present

Mayor, Mr. Teefy- Present

Alt. 1, Mr. Colavita- Present

Alt. 2, Mr. Cotton- Present

Professionals:

Solicitor, Joe Rocco, Campbell Rocco Law Firm- Present

Secretary, Rosemary Flaherty- Present

Transcriber, Tara Park- Present

Memorialization of Resolutions:

Resolution PB-42-2018, WSP-20-2018, Daniel M. Craft on behalf of DNA Tattoo, 1809 North Black Horse Pike, Block 701 Lot 30-31

The applicant proposed a reconfiguration of the existing tattoo parlor and was granted a site plan waiver.

Motion to approve: Mr. Masterson

2nd: Mr. Scardino

Roll Call:

Mr. Boorstein - Yes

Ms. Flaherty - Yes

Mr. Masterson - Yes  
Mr. O'Brien, Chairman - Yes  
Mr. Scardino - Yes  
Alt. 2, Mr. Cotton - Yes

Resolutions PB-43-2018, PB-44-2018, PB-45-2018, PB-46-2018, Application SP#1823A, Hamilton Greene, Phase 1, 2, 4, Block 14401 Lots 1,4,5,6,7,11 and Block 14501 Lots 24, 24.01, 25, Final Major Subdivision Approval for Phases II and IV and Review of Final Plan of Lots- Architectural Design, Staggering of the homes, landscaping and parking issues were discussed for final approval of this major subdivision. The board approved each item of discussion.

**Chairman O'Brien announced that this Resolution was tabled for this evening's meeting.**

Site Plan Waivers:

WSP-21-2018, Bernard Ampomah on behalf of BHE Tool, 2011 Winslow Road, Block 4504 Lot 4

The applicant is proposing a site plan waiver to continue to operate a machine shop at this location that has been approved by a previous variance. There are no changes proposed outside with the exception of esthetic improvements being made.

***Bernard Ampomah, of 1943 Maria Elana Drive was sworn in by the Solicitor, and The Zoning Officer went over her review letter with the applicant and the Board and the applicant stated the following in response to her report.***

*Mr. Ampomah stated that the hours of operation will be Monday through Friday 8-3:30pm with no weekend hours. He also stated that there will be three employees, 1 receptionist and 2 tool makers. Mr. Ampomah said that there will be a sign at the location which will be 2 ½ foot by 4 foot at the front of the property. He said that there will be no dumpster as there is not enough trash to need one. They will be using the municipal trash can provided. He also mentioned that most of the materials used are recyclable, and they will only be stored inside. He also agrees to adhere to the regulations of the NJ Recycling Act. Mr. Ampomah agrees that he will install a new apron for the driveway, and to obtain all zoning, construction and any other permits.*

*In response to Board Members questions, Mr. Ampomah agreed that there is no retail sales at this location, that he has cleaned up a lot of the trees at the location, and that there will be no commercial vehicles. He also noted for the record that everything will be stored inside and that when the house is ready to be rented, he will be sure to register it with the Housing Department. Mr. Ampomah was asked about his experience in this field and he stated that he has been in the business for 25 years, this is the first time he is starting his own company in tool making.*

Chairman O'Brien asked for a motion to open the application to the public:

Motion to open: Mr. Heffner

2nd motion: Mr. Scardino  
All in favor, none opposed by voice vote.

No one from the public wished to speak on the application.

Chairman O'Brien asked for a motion to close the application to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Crane

All in favor, none opposed by voice vote.

Motion to approve Site Plan Waiver: Councilman Heffner

2nd Motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Motion to approve Sidewalk Waiver: Mr. Masterson

2nd Motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

WSP-23-2018, Zenda Banks, 385 South Main Street, Block 11702 Lot 9

The applicant is proposing a hair salon including eyelash extensions, waxing and nail salon at this location.

***Zenda Banks of 29 Parktown Place in Sicklerville, NJ was sworn in by the Solicitor for the record. The Zoning Officer went over her review letter with the applicant and the Board and the applicant stated the following in response to her report.***

*Ms. Banks stated for the record that she is opening a hair salon for eyelash and hair extension, waxing and nail salon, after working in different salons and a traveling LLC. She agreed to submit her cosmetology license and the license of any staff working at this location. Ms. Banks provided Ms. Flaherty with a copy of the rendering of her sign, and agreed that there will be no subleasing. Ms. Banks stated that there will be no dumpster and she will just be using the Township trash can. She also stated that there will be anywhere from 4-8 employees and there will be 4-6 Part time. She said that there is parking on and right off of Library Street. She stated that her hours of operation will be Tuesday through Friday from 9 am to 7 pm , Saturday 8 am to 4 pm and closed Sunday and Monday. She agreed to obtain all permits and inspections as required.*

Chairman O'Brien asked for a motion to open the application to the public:

Motion to open: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

No one from the public wished to speak on the application.

Chairman O'Brien asked for a motion to close the application to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Motion to approve Site Plan Waiver: Councilman Heffner

2nd Motion: Mayor Teefy

Roll Call Vote:

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

WSP-24-2018, Jack Simmermon on behalf of A-Jacks Towing, 1107 Tuckahoe Road, Block 13801 Lot 17

The applicant is looking to amend the previous approval that was granted under Resolution PB-55-16 granting a 34' x 80' addition to the existing building and add an additional 6' x 40' addition to the same, total addition size is 40' x 120'.

***John G. Simmermon III of 1107 North Tuckahoe Rd was sworn in by the Solicitor, and The Zoning***

***Officer went over her review letter with the applicant and the Board and the applicant stated the following in response to her report.***

*Mr. Simmermon stated that there will be no sales or auctions as a part of this application and that he agrees to all permits and inspections as required. Mr. Simmermon also noted for the Board that his neighbor sent an email stating his approval of this expansion. Mr. Masterson had questions about the side yard variance, and went over it at length with the Board and the applicant. Ms. Flaherty reminded him that in her report she stated that there be a final site plan amended with the structure added. Mr. Crane confirmed that there is currently a 15 ft buffer, and Mr. Heffner asked if Mr. Simmermon would be willing to landscape the buffer between the neighbors if requested and Mr. Simmermom said that he would. Mr. Simmermon also noted that this addition is an essential part of being on the Township Towing List and will provide space for vehicles up to the size of a tractor trailer to be stored if necessary for evidence protection for the Police Department. Mr. Heffner mentioned his concern with the application and that this should be a Site Plan not a Waiver of Site Plan.*

Chairman O'Brien asked for a motion to open the application to the public:

Motion to open: Mr. Crane

2nd motion: Mr. Heffner

All in favor, none opposed by voice vote.

No one from the public wished to speak on the application.

Chairman O'Brien asked for a motion to close the application to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Motion to approve Site Plan Waiver: Mr. Crane

2nd Motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- No - wishes to require Site Plan

Mr. Masterson- No - Cautious of approving this with the side yard variance

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Public Hearing:

Motion to open: Mayor Teefy

2nd motion: Mr. Heffner

All in favor, none opposed by voice vote.

Cross keys Preliminary Investigation Determination of Need Report- Tim Kernan will present the public hearing on the Cross keys Redevelopment Plan for properties known as Block 101 Lots 2, 7, 8, 9.02, 10, 11, 12, 13, 15, 16, 17, 18, 19, 39, 52, 53, 54, 55, 56, 56.01, 57, 58, 59, 60, 61, 62, 63

***Ms. Pam Pellegrini from Maser Consulting and Mr. Ed Campbell both were sworn in by the Solicitor and presented their qualifications to be approved by the Board for this Investigation Presentation, and also noted that the meeting was duly advertised and notifications were sent out as required. All members of the Board were in favor of the qualifications and proceeding with the presentation.***

***A map of the area was presented and on display, and a report was provided for the members to read over prior to the meeting. The professionals went over the reports with the members. A few of the points of discussion were that this would be for Non-Condemnation, that connects existing mixed use development with older commercial. They also noted that there is sewer and water in this area. There was a notation that there is no contamination on this site and that there is a flood zone for lots 17, 18, 19 and 16 buffers wetlands. There is also heavy traffic concerns in this area. Mr. Heffner asked if the developers will still need to come to the Boards individually for projects so he can address the area of concern at Prosser Avenue, and ensure it does not become a traffic issue or have any normal flow except emergency vehicles.***

Chairman O'Brien asked for a motion to open the application to the public:

Motion to open: Mr. Heffner

2nd motion: Mayor Teefy

All in favor, none opposed by voice vote.

Joe Chappine of 611 Johnson Road, Winslow Township was sworn in by the Solicitor. Mr. Chappine asked if there would be access to the landlocked parcels in Monroe Township adjacent to his and his daughters lots in Winslow Township. Ms. Pellegrini said that there would most likely be access from the main road of the developed areas for the owners of those properties, and Mr. Campbell noted that there is no guarantee but both professionals agreed that would make most sense.

Chairman O'Brien asked for a motion to close the application to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Motion to approve Adopt that this qualifies as a Redevelopment Zone and move it to Council: Mr. Crane

2nd Motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Yes  
Mr. O'Brien, Chairman- Yes  
Mr. Scardino- Yes  
Mayor, Mr. Teefy- Yes

Public Portion:

Chairman O'Brien asked for a motion to open the application to the public:

Motion to open: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Ken Schatz came before the Board, and was sworn in, and he asked why the Resolutions for Hamilton Greene were tabled, Mr. Rocco stated that the Board has 45 days to vote on the resolutions after the hearing and that they were not voting on them this evening. Mr. Schatz voiced his concern about this delaying settlement for the properties, and Chairman O'Brien informed Mr. Schatz that unfortunately there are circumstances beyond his knowledge or control that have the Resolutions tabled for the evening.

Chairman O'Brien asked for a motion to close the application to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Minutes:

Motion to approve 4/12/2018 Minutes: Mr. Masterson

2nd Motion: Mr. Scardino

All were in favor and none were opposed.

Motion to approve 5/10/2018 Minutes: Mr. Masterson

2nd Motion: Mr. Heffner

All were in favor and none were opposed.

Motion to adjourn: Mr. Heffner

2nd Motion: Mr. Scardino

All were in favor and the meeting concluded.

Reports:

Mayor Teefy reported that 322 & Fries Mill Road is moving forward and that a developer's agreement is not necessary. He said they are hoping to see work start by the end of the year.

These minutes are a brief summary of the proceedings and should not be taken as verbatim testimony. Respectfully submitted, Tara Ann Park