

Monroe Township Planning Board Meeting Minutes

June 7, 2018 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 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 - Excused
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
Mr. Jordan - Engineer - Present
Mr. Kernan - Planner - Present

Memorialization of Resolutions:

Resolutions PB-43-2018, 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.

Motion to approve: Mayor Teefy

2nd Motion: Mr. Scardino

Mr. Boorstein - Yes

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Mayor, Mr. Teefy - Yes
Alt. 2, Mr. Cotton- Yes

Resolution PB-44-2018, WSP-21-2018, Bernard Ampomah on behalf of BHE Tool, 2011 Winslow Road, Block 4504 Lot 4

The applicant proposed 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. The board granted this approval.

Motion to approve: Ms. Flaherty

2nd Motion: Mr. Scardino

Mr. Boorstein - Yes

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino - Yes

Mayor, Mr. Teefy - Yes

Alt. 2, Mr. Cotton- Yes

Resolution PB-45-2018, WSP-23-2018, Zenda Banks, 385 South Main Street, Block 11702 Lot 9

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

The Board granted this approval.

Motion to approve: Mr. Scardino

2nd Motion: Mr. Masterson

Mr. Boorstein - Yes

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino - Yes

Mayor, Mr. Teefy - Yes

Alt. 2, Mr. Cotton- Yes

Resolution PB-46-2018, WSP-24-2018, Jack Simmermon on behalf of A-Jacks Towing, 1107 Tuckahoe Road, Block 13801 Lot 17

The applicant proposed 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'. The board granted this approval.

Motion to approve: Mr. Scardino

2nd Motion: Mayor Teefy

Mr. Boorstein - Yes
Ms. Flaherty - Yes
Councilman, Mr. Heffner - No
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Mayor, Mr. Teefy - Yes
Alt. 2, Mr. Cotton- Yes

Resolution PB-47-2018, Cross keys Preliminary Investigation Determination of Need Report- Pamela Pellegrini presented the Redevelopment Investigation to the board and 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

Motion to approve: Mayor Teefy

2nd Motion: Mr. Masterson

Mr. Boorstein - Yes
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Mayor, Mr. Teefy - Yes
Alt. 2, Mr. Cotton- Yes

Site Plan Waivers:

Application WSP-25-2018, CVS, 2305 Glassboro Cross Keys Road, Block 14801 Lot 12.02

The applicant is proposing new signage at this location.

Tom Glonti of Image One Industries was sworn in by the Solicitor. His company is the National Image & Sign Consultant for CVS. He said that CVS has recently altered its logo and is changing the signs to reflect so. He also noted that the signage will be less than what is currently there (approx 60 sq ft in total less). At this time the Zoning Officer went over her report, and establish that this is more of an administrative change.

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

Motion to open: Cncl. 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: Cncl. Heffner

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

Motion to approve Site Plan Waiver: Mayor Teefy

2nd Motion: Cncl. Heffner

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

Application WSP-26-2018, PVC3 Builders LLC, 2007 N. Black Horse Pike, Block 201 Lot 53

The applicant is proposing to install a 150' x 80' wood roof awning to the existing building.

*****Zoning Officer, Ms. Flaherty, took this off the agenda to meet with the applicant the next day about the project and the status of the business*****

A motion was made to table this item by Cncl. Heffner and 2nd by Mr. Scardino, all were in favor.

Public Portion:

At this time anyone wishing to address the public for comments.

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

Motion to open: Cncl. Heffner

2nd motion: Mr. Masterson

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: Cncl. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Minutes:

5/24/2018 Minutes

Motion to approve: Cncl. Heffner

2nd Motion: Mayor Teefy

All were in favor and none were opposed.

Reports: The Mayor noted a meeting with the attorney for Republic Bank and the Director/Zoning Officer who are in hopes of coming to an agreement with a lease or purchase of the property. He also

noted that the same people want to build a restaurant in the lot adjacent to the CVS discussed earlier in the meeting, which has prior approvals for the pad site. He also noted a meeting with a Drone Academy at the Airport on Friday 6/8 that he will be attending in hopes that this can move forward as well.

He thanked everyone for their support.

Zoning Officer Ms. Flaherty noted that Davita Dialysis is under construction, and that there will be some great projects coming to light in the near future.

Cncl. Heffner noted two applications that need to be addressed Great Railings, and Greyhound Rescue. Ms. Flaherty note that violations are issued on both, Great Railings was issued a violation under Construction and the Fire Prevention Office and Greyhound Rescue is under violation with the Board of Health for Septic System work. Cncl. Heffner also mentioned 147 Seymour Street and Ms. Flaherty noted that the property is under violation and also the Electric Company has turned off the electric.

Adjourn: Motion to approve by Mayor Teefy and 2nd by Mr. Scardino and all were in favor.