

**Call to Order:**

The regular meeting of the Monroe Township Planning Board was called to order at 7:00 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Absent – Mr. Gabbianelli, (excused), Mr. Kernan, (excused), Mr. Jordan, (excused), Mr. Teefy, (excused). Also present – Mr. Schwartz, Solicitor.

Proper notice of this meeting was given in accordance with the requirements of the Open Public Meetings Act on January 11, 2013.

Chairman O'Brien read the following statement: "Be advised, no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m."

**Memorialization of Resolutions:**

1. PB-36-13 – App. #1739 – 110 Whitehall, LLC – Completeness Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-36-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-37-13 – App. #1739 – 110 Whitehall, LLC – Onsite COAH Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-37-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-38-13 – App. #1739 – 110 Whitehall, LLC – Postponement/Extension Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-38-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-39-13 – Blaze Mill – Ordinance Denied

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-39-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

5. PB-40-13 – App. #460-SP – Francis Schultz, Jr. – Completeness/Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-40-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

6. PB-41-13 – App. #460-SP – Francis Schultz, Jr. – Tree Variance Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-41-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Memorialization of Resolutions: (continued)**

7. PB-42-13 – App. #460-SP – Francis Schultz, Jr. – Side Yard Setback Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-42-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

8. PB-43-13 – App. #460-SP – Francis Schultz, Jr. – Lot Coverage Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-43-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

9. PB-44-13 – App. #460-SP – Francis Schultz, Jr. – Light Pole Height Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-44-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

10. PB-45-13 – App. #460-SP – Francis Schultz, Jr. – Lot Frontage Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-45-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

11. PB-46-13 – App. #460-SP – Francis Schultz, Jr. – Building Setback Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-46-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

12. PB-47-13 – App. #46-SP – Francis Schultz, Jr. – Minor Site Plan Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-47-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

13. PB-48-13 – Ordinance 175-135 Signs – LED signs on BHP only/Denied

Motion by Mr. Kozak, seconded by Mr. Cooper to adopt resolution PB-48-13. Roll call vote: Ayes – Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Masterson, Ms. Hui, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

**Site Plan Waiver for Board Action:**

1. #WSP-03-13 – Gary Stiles – Streams of Life Fellowship, Inc.

Present – Gary Stiles, applicant, Nicole Lemire Garlic, applicant’s attorney.

**Site Plan Waiver: (continued)**

1. #WSP-03-13 – Gary Stiles (continued)

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. A copy of the applicant's Certificate of Filing. 3. A copy of the applicant's plot plan and survey.

The applicant is requesting a site plan waiver for the use of an existing building as a church that will house the Streams of Life Fellowship, Inc and its related ministries. The building is located at 1512 South Black Horse Pike, also known as Block 3801, Lot 2.

Ms. Garlic introduced herself as the applicant's attorney. Mr. Stiles was sworn in by Mr. Schwartz. Mr. Stiles stated that they are asking for the waiver because they are not proposing to make any changes to the size of the building. All the construction is being done on the inside with regard to electric and plumbing, putting up walls. Mr. Crane inquired as to the number of available parking spaces and the size of the congregation. Mr. Stiles testified that they presently have thirty members of the church and there are roughly twenty-four parking spaces. Mrs. Farrell commented that the Zoning Officer did not raise any issues with regard to parking. Mr. Heffner inquired as to the adequacy of the one handicap parking space. Mr. Sebastian felt that the one space was adequate since the building used to be a fireplace store; Mr. Kozak commented that this was a different use. Mr. Schwartz asked if the parking spaces were going to be lined. Mr. Stiles replied that the Zoning Officer informed him that he would need to demarcate the handicap space but if the Board wants all of the spaces striped they will comply. Mrs. Farrell asked if the applicant had enough room on the lot to add parking spaces as the congregation grows. Mr. Stiles stated that they have enough room and the plan is to cut a road through the back portion of the lot out to Corkery Lane sometime in the future. At that time, they will comply with whatever the ordinance will allow them to do with regard to removing some trees and constructing an access drive and more parking. Mr. Heffner asked if the applicant was going to use the existing sign and if they were removing any trees along the property line with the cemetery. Mr. Stiles testified that they were not removing any trees and they are going to use the existing signage.

Mr. Schwartz commented that there is an existing access drive off of the Black Horse Pike. Mr. Stiles agreed and commented that the drive way is a horseshoe driveway. Ms. Hui suggested that the applicant include one way entrance and exit signs at the driveway so that two cars cannot be exiting at the same time as the access is close to the intersection. Mr. Stiles agreed to have the entrance and exit signs. Mr. Masterson asked if the exit allowed for a right turn only out of the site. Mr. Agnesino stated that yes it is a right turn only. Mr. Kozak questioned why someone couldn't make a left turn out of the site because there isn't a sign posted. Mr. Masterson commented that a sign should be posted. There was discussion on the matter and Mr. Stiles agreed that he would prefer that the exit be a right turn only and that he would agree to post a sign.

Ms. Hui inquired as to the hours of operation. Mr. Stiles commented that the hours listed, 2:00 p.m. to 4:00 p.m. on the weekdays and 4:00 p.m. to 8:00 p.m. on the weekends, are the hours they currently are in attendance; however he would like to have some leeway with that as the church grows. Mr. Kozak replied that they really shouldn't be restricted at all with regard to their hours. Mr. Schwartz marked the survey as Exhibit A-1 and the site plan showing the parking spaces as Exhibit A-2.

**Site Plan Waiver: (continued)**

1. WSP-03-13 – Gary Stiles (continued)

Motion by Mr. Agnesino, seconded by Mr. Kozak to grant the site plan waiver conditioned upon the applicant striping the parking lot, if additional parking is needed the applicant must return to the Planning Board, no trees being cut down, one way in and one way out signs being posted, right turn only sign at the exit drive, the applicant using the existing signage, all conditions listed in the Pinelands Certificate of Filing, COAH if required. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

**Sidewalk Waiver:**

1. #SW-49 – Jemcol, LLC

Present – Clifford Krichilsky, applicant.

Member’s packets contained: 1. A copy of the applicant’s sidewalk waiver application, previous minor subdivision resolution, and a copy of the existing as built.

Mr. Krichilsky is before the Board requesting a sidewalk waiver for one of the four residential lots created by minor subdivision in 2008. The property is located on Green Avenue, also known as Block 2401, Lot 28.

Mr. Krichilsky was sworn in by Mr. Schwartz. Mr. Krichilsky provided the Board with copies of an as built showing the proposed house and the existing house on Lot 29 which was marked as Exhibit A-1. Mr. Krichilsky explained the frontage on Lot 28 is 210 feet wide, there is a hundred feet of frontage for Lot 29, and then Lot 28 continues on the other side of Lot 29 for another fifty feet. He is proposing to install approximately 141 feet of sidewalk. The reason is that there is quite a drop in the topography from the curb to after the right-of-way; on one side of Lot 29 there is two foot slope and the other side is a four foot slope. He also explained that if he put sidewalk across Lot 29, which he does not own, he would have to re-grade the frontage of that property owner’s lot which may have an impact on drainage. The 50 foot section of Lot 28 will not be developed; the proposed home will be on the larger section of Lot 28. There is existing sidewalk across the street for the entire length to Saddlebrook Chase. Mr. Krichilsky is proposing to make the \$3,000.00 sidewalk contribution to the sidewalk fund in lieu of providing approximately 220 linear feet of the sidewalk. Mrs. Farrell displayed the applicant’s previously approved subdivision plan so the Board could see exactly where the property is located. Mr. Heffner asked if the applicant will grade up to the sidewalk. Mr. Krichilsky agreed that he would grade up to the sidewalk and stabilize the area for pedestrian access.

Motion by Mr. Agnesino, seconded by Mr. Kozak to grant the sidewalk waiver conditioned upon the applicant making the \$3,000.00 sidewalk contribution. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Ms. Hui, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

**Approval of Minutes:**

1. 9/12/13 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Crane to approve the minutes from the September 12, 2013 regular meeting. Voice vote; all ayes, motion passed. Mr. Sebastian abstained.

**Reports:**

No reports.

**Adjournment:**

The meeting was adjourned at 7:40 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceeding. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski  
Clerk Transcriber