

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. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Mr. O'Brien. Absent – Ms. Hui, (excused). Also present – Mr. Schwartz, Solicitor, Mr. Kernan, Planner, Mr. Jordan, Engineer, Mr. Teefy, Council Liaison.

Proper notice of this meeting was given in accordance with the requirements of the Open Public Meetings Act on January 13, 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-59-13 – App. #1745 – Beazer Homes, LLC – Waiver for Driveway/Right of Way

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-59-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-60-13 – App. #1745 – Beazer Homes, LLC – Front Yard Variances

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-60-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-61-13–App. #1745–Beazer Homes, LLC–Amended Prelim. & Final Subdivision

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-61-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-62-13 – App. #460-SP – Francis Schultz, Jr. – Amended Minor Site Plan

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-62-13. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waiver-for Board Action:

1. #WSP-05-13 – Experimental Aircraft Association, Chapter 216

Present – Charles McDowell, President of EEA-216, Leah Vassallo, applicant's attorney.

The applicant is requesting a site plan waiver in order to be allowed to place a trailer on this property for storage of aircraft parts, supplies, instructional materials, etc. The property is located on Airport Drive, also known as Block 14301, Lot 4.03 and is owned by Lewis Properties, LLC.

Site Plan Waiver: (continued)

1. #WSP-05-13 – EEA-216 (continued)

Mr. McDowell was sworn in by Mr. Schwartz. Ms. Vassallo introduced herself as the applicant's attorney. Mr. McDowell introduced himself as the President of the EEA, Chapter 216. He stated the EEA has been a resident of the Cross Keys Airport for the last fifty years. They currently meet once a month in the Free Fall Adventures meeting room. They will continue to hold their meetings in the same location. In the last fifty years they have accumulated a lot of material which is scattered all over southern New Jersey. He explained that they educate young adults and adults on aircraft and flying and most of the time they do not have all of the materials needed because it is being stored in someone's garage or basement. They would like to place a trailer on the site at the airport for storage of these materials. Mr. Lewis, the property owner has given his consent to allow them to place a trailer on his property at the airport.

Mr. Gabbianelli asked if the trailer will have offices and bathrooms. Mr. McDowell stated it will not; it is strictly for storage. The trailer will not have water or sewer service. The parking needed is minimal. Mr. McDowell stated that the only parking necessary will be for those people accessing the trailer to pick up or drop off materials. Mr. Kozak asked if the applicant is going to follow up with the construction office for the proper permits and inspections for the tie downs, etc. Mr. McDowell stated that he would obtain the proper permits if the site plan waiver is approved. The trailer is similar to a construction trailer and the group will still be meeting in the Free Fall Adventures meeting room, not in the trailer.

Motion by Mr. Gabbianelli, seconded by Mr. Kozak to grant the site plan waiver with the condition that the trailer is used for storage only. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Discussion:

1. PB-55-13 – App. #1739 – 110 Whitehall, LLC

Mr. Schwartz explained that Mr. Schatz had emailed him and requested some wording changes in this resolution. Member's packets contained a copy of the email from Mr. Schatz. Mr. Schwartz stated that he looked at the requested changes and does not have any problems with making the changes but he wanted to bring it to the Board for their approval. Mr. Gabbianelli asked why Mr. Schwartz is getting paid to do what the applicant wants and not what the Board wants in changing the resolution. Mr. Schwartz stated that he did not change the resolution; the issue is on the agenda for the Board to decide if the changes are acceptable. Mr. Gabbianelli stated that the applicant should come back to the Board and present the changes. Mr. Schwartz stated that he sends the resolutions to the applicant's and their attorneys before the Board votes so that if they have any changes or corrections and he thinks those changes are minor in nature and not something the Board didn't approve, he'll make the change; but if it's something the Board did not approve or he has a question about, he will bring it back to the Board for approval.

Mr. Agnesino commented that one of the changes the applicant is requesting benefits the town. Mrs. Farrell stated that they are also asking for the paperwork they presented with regard to the COAH units to be attached to the resolution.

Discussion: (continued)

1. PB-55-13 (continued)

Another of the suggestions is to for the change in wording with regard to the construction of additional bedrooms; the applicant thought it should read to “forbid the construction of more than three bedrooms in any home”. Mr. Schwartz stated that the resolution already reads that there will be a deed restriction to forbid the conversion of any basement or garage to a bedroom. There were a few minor other wording changes suggested by Mr. Schatz. The Board was in agreement with the suggested changes or clarifications in the resolution. Motion by Mr. Agnesino, seconded by Mr. Sebastian to allow Mr. Schwartz to make the necessary clarifications and wording changes in the resolution. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Gabbianelli, Mr. Heffner, Mr. Kozak, Mr. Masterson, Mr. Sebastian, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

2. Reorganization Meeting

Mrs. Farrell stated she has the reorganization meeting scheduled for January 9, 2014 at 7:00 p.m. The Board was in agreement with the date and time.

Approval of Minutes:

1. 11/14/13 regular meeting.

Motion by Mr. Cooper, seconded by Mr. Kozak to approve the minutes from the November 14, 2013 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:18 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 proceedings. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski
Clerk Transcriber