

Call to Order:

The reorganization meeting of the Monroe Township Planning Board was called to order at 7:10 p.m. by Mrs. Farrell who read the following statement: Notice of the is meeting was given as required by the Open Public Meetings Act. This notice was sent in writing to the South Jersey Times on December 22, 2014. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk.

The Board saluted the flag.

Roll call: Present – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. O'Brien. Absent – Mr. Cooper, (excused).

Reorganization:

1. Mayor Daniel Teefy Class I Member 4 yr. term to expire 12/31/18

2. Appointments to the Board by the Mayor:

a.) Mr. Kozak	Class II Member	1 yr. term to expire 12/31/15
b.) Mr. Agnesino	Class IV Member	4 yr. term to expire 12/31/18
c.) Mr. Cooper	Class IV Member	4 yr. term to expire 12/31/18
d.) Mr. Scardino	Class IV Member	2 yr. term to expire 12/31/16
e.) Ms. Hui	Alternate I Member	2 yr. term to expire 12/31/16

3. Appointment to the Board by Council:

a.) Mr. Caligiuri Class III Member 1 yr. term to expire 12/31/15

4. Election of Chairman:

Mrs. Farrell opened nominations for Chairman. Mr. Teefy nominated Mr. O'Brien, seconded by Mr. Crane. With no other nominations, Mrs. Farrell cast a vote for Mr. O'Brien. Mr. O'Brien thanked the Board for their support.

5. Election of Vice Chairman:

Mr. O'Brien opened nominations for Vice Chairman. Mr. Crane nominated Mr. Agnesino, seconded by Mr. Kozak. With no other nominations, Mrs. Farrell cast a vote for Mr. Agnesino. Mr. Agnesino thanked the Board.

6. Reorganization Resolutions:

1. PB-1-15 – Planning Board Secretary

Mr. O'Brien opened nominations for Planning Board Secretary. Mr. Agnesino nominated Mrs. Farrell, seconded by Mr. Caligiuri. There were no other nominations. Voice vote; all ayes, nomination passed.

2. PB-2-15 – Schedule of Meetings

Motion by Mr. Agnesino, seconded by Mr. Scardino to approve the meeting schedule and adopt resolution PB-2-15. Voice vote; all ayes, motion passed.

6. Reorganization Resolutions: (continued)

3. PB-3-15 – Planning Board Solicitor

Mr. O'Brien opened nominations for Planning Board Solicitor. Mr. Teefy nominated Joseph Rocco, seconded by Mr. Agnesino. There were no other nominations. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Kozak, Mr. Masterson, Mr. Scardino, Ms. Hui, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Mr. Crane. 8 ayes, 1 abstention. Nomination passed. The Board members introduced themselves to Mr. Rocco.

Mrs. Farrell asked the Board if they would approve Mr. Schwartz to complete work on the applications he has already started. Mr. Teefy agreed that Mr. Schwartz should continue to work on the existing applications.

4. PB-4-15 – Rules and Regulations

Motion by Mr. Agnesino, seconded by Mr. Kozak to approve the rules and regulations and adopt resolution PB-4-15. Voice vote; all ayes, motion passed.

5. PB-5-15 – Planning Board Planner

Mr. O'Brien opened nominations for Planning Board Planner. Mr. Caligiuri nominated the firm of J. Timothy Kernan, Inc., seconded by Mr. Masterson. There were no other nominations. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

6. PB-6-15 – Planning Board Engineer

Mr. O'Brien opened nominations for Planning Board Engineer. Mr. Crane nominated the firm of T & M Associates, seconded by Mr. Caligiuri. There were no other nominations. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

7. PB-7-15 – Planning Board Clerk Transcriber

Mr. O'Brien opened nominations for Planning Board Clerk Transcriber. Mr. Crane nominated Mrs. Orbaczewski, seconded by Mr. Teefy. There were no other nominations. Voice vote; all ayes, nomination passed.

8. PB-8-15 – Official Newspaper

Motion by Mr. Agnesino, seconded by Mr. Scardino to approve the South Jersey Times as the official newspaper and adopt resolution PB-8-15. Voice vote; all ayes, motion passed.

Mr. O'Brien acknowledged the attendance of Mr. Heffner and Mr. McIlvaine at this evening's meeting.

Memorialization of Resolutions – 2014:

1. PB-52-14 – App. #1838 – Blaze Mill - Completeness Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-52-14. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Kozak, Mr. Masterson, Mr. Scardino, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Memorialization of Resolutions: (continued)

2. PB-53-15 – App. #1838 Blaze Mill – Commercial Area Variance Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-53-14. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-54-14 – App. #1838 – Blaze Mill – Reduction in # of Shade Trees Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-54-14. Roll call vote: Ayes – Agnesino, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-55-14 – App. #1838 – Blaze Mill – Buffer Open Space Width Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-55-14. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

5. PB-56-14 – App. #1838 – Blaze Mill – Size of Buffer Open Space Approved

Motion by Mr. Crane, seconded by Mr. Masterson to adopt resolution PB-56-14. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

6. PB-57-14 – App. #1838 – Blaze Mill – Unit Layout Waiver Approved

Motion by Mr. Kozak, seconded by Mr. Scardino to adopt resolution PB-57-14. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

7. PB-58-14 – App. #1838 – Blaze Mill – Preliminary Major Subdivision Approved

Motion by Mr. Kozak, seconded by Mr. Crane to adopt resolution PB-58-14. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

8. PB-59-14 – App. #1764 – Thomas Duffy – One Year Extension Approved

Motion by Mr. Caligiuri, seconded by Mr. Kozak to adopt resolution PB-59-14. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

9. PB-60-14 – App. #1809 & #437-SP – Wmstwn. Assembly of God – One Year Extension

Motion by Mr. Kozak, seconded by Mr. Masterson to adopt resolution PB-60-14. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Masterson, Ms. Hui, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Reports:

1. Letter dated 1/5/15 prepared by Mr. Schwartz – NJ Permit Extension Act

Mrs. Farrell stated Mr. Schwartz's letter is to advise the Board that the Governor signed legislation to extend the Permit Extension Act through December 31, 2015. The two extension requests the Board approved were really not necessary now. Mr. Kernan commented that those applicants have used one of their permitted extensions unnecessarily. He asked if the Board could extinguish the approvals. Mr. Rocco commented that would probably be best. Mrs. Farrell stated that the issue should be discussed further and informed the Board that the next meeting will be a discussion meeting.

Approval of Minutes:

1. 12/18/14 – regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Masterson to approved the minutes from the December 18, 2014 regular meeting. Voice vote; all ayes, motion passed.

Mr. O'Brien opened the meeting to the new Mayor, Mr. Teefy. Mr. Teefy stated that he is looking forward to working with the Board. He would like to make improvements with regard to the technology and how the Board members receive their packets for the meetings. He wanted the members to receive the packets sooner and easier and suggested they might use something like a "drop box" where all the information would be uploaded and stored and the Board members can retrieve it from home rather than having to print out all the information and the packets be picked up. He also would like to install a flat screen on the wall in the meeting room which will allow the plans to be viewed in a larger format so that everyone can see them better; the goal is to streamline the process as well.

Mr. Teefy commented that the Master Plan has not been done since 2004 and he would like to work on that in order to plan the town so that residential development will come in at a slower pace and they can push for more commercial development. He commended the Board on their work with the Blaze Mill development. He also wants to work with Mr. Kernan on the COAH plan in order to use some of the money in the COAH fund for projects in the town. He spoke about the intersection at Route 322 and Fries Mill Road stating that he has had discussions with Senators Sweeney and Madden about that intersection. He also wants to relook at the redevelopment areas specifically the Acme Redevelopment Area. Mr. Kernan stated that the Board has until February 1, 2015 to act on that plan or ask for an extension from the Pinelands. Mrs. Farrell indicated it is on the agenda for the next meeting along with the sign ordinance, and the co-location of wireless communication antennas and equipment on existing towers and structures.

Mr. Teefy stated that the owner of the Williamstown Square side of the Acme Redevelopment Area was waiting for his administration to take office. He will try to call them tomorrow and get the discussions started with his priority being to ask them to first knock down the Quality Furniture building as a sign of good faith. Mr. Caligiuri commented that it is his understanding the developer is now looking to change the redevelopment plan from all commercial to a mix of commercial and residential. He urged Mr. Teefy to exercise caution with the developer's argument that he needs more rooftops to develop the commercial. Mr. Teefy stated that there isn't much room to develop commercial between Berlin Cross Keys Road and Norton's Funereal Home without making the Black Horse Pike look like it does in Washington Township. He wanted to concentrate on developing commercial in the southern part of the town. He also commented on the future commercial area on the corners of Fries Mill Road and Route 322 and along Route 322. He thought the town would benefit from the spillover from Glassboro and all the development around Rowan University. Mr. Kozak commented that they all have to stop the mentality that things can't happen in Monroe Township. Mr. Teefy replied that he learned not to use the word "can't". He mentioned the Inaugural Ball and the fact that people said they couldn't have a ball in Monroe.....but they did and they raised money for Project Graduation as well.]

Mr. Crane asked if a businessperson could be assigned someone who knows the steps that can walk them through it to streamline the process. Mr. Agnesino commented that they have been doing that for years with the Thursday meetings Mr. Gabbianelli had in his office for any developer that wanted to come to town. The developer would meet with the town's professionals as well as Mr. Kernan and they would give them direction on the best way to proceed before coming in to the Board. Mr. Teefy replied that he didn't think a potential developer should always have to meet with him and that he would like to have someone in the building who knows the process and who would promote the town.

There was further discussion on the intersection at Fries Mill Road and Route 322 with regard to the County. Mr. Teefy stated that the change in administration is a new voice and he will take advantage of that opportunity. There was also discussion on the contributions given by the four corner property owners towards the improvements to the intersection and to the cost of the plans for the improvements. It was noted that the one corner property owner is no longer interested in developing that corner with a previously submitted plan and that his engineer is the one who prepared the plans for the improvements to the intersection. Mr. Kernan commented that they should determine who has those plans with regard to ownership. Mr. Teefy commented that he will be meeting with the professionals on all of those issues sometime in the near future.

Adjournment:

The meeting was adjourned at 7:50 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