

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:03 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Mr. Kozak, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Absent – Mr. Cooper, (excused), Mr. Masterson, (excused), Ms. Hui, (excused), Mr. Kernan, (excused), Mr. Jordan, (excused). Also present – Mr. Rocco, Solicitor.

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 15, 2015.

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-25-15 – App. #SW-54 – Ryan & Amber Purdy – Sidewalk Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Caligiuri to adopt resolution PB-25-15. Roll call vote: Ayes – Mr. Agnesino, Mr. Cotton. Nays – Zero. Abstentions – Zero.

2. PB-26-15 – App. #1841 – Ravinder Singh – Sidewalk Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-26-15. Roll call vote: Ayes – Mr. Agnesino, Mr. Kozak, Mr. Scardino, Mr. Cotton. Nays – Zero. Abstentions – Zero.

3. PB-27-15 – App. #1841 – Ravinder Singh – Minor Subdivision Approved

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-27-15. Roll call vote: Ayes – Mr. Agnesino, Mr. Kozak, Mr. Scardino, Mr. Cotton. Nays – Zero. Abstentions – Zero.

4. PB-28-15 – Recommendation to Council COAH expert/Housing Element of Master Plan

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-28-15. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Kozak, Mr. Scardino, Mr. Teefy, Mr. Cotton. Nays – Zero. Abstentions – Zero.

5. PB-29-15 – Recommendation to Council to Revise Williamstown Square Redevelopment Plan

Motion by Mr. Agnesino, seconded by Mr. Teefy to adopt resolution PB-29-15. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Kozak, Mr. Scardino, Mr. Teefy, Mr. Cotton. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 9/24/15 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Caligiuri to approve the minutes from the September 24, 2015 regular meeting. Voice vote; all ayes, motion passed.

Reports:

1. Mr. Teefy commented on the old Quality Furniture building being demolished and how you can see how large the property is now that the building is down.

2. Mr. Teefy stated that he and several Council members met with the MMUA to go over some of their reports. The one thing that was missing from their reports is test data on the meters. With regard to fees they recently changed their process concerning connection fees going into their operating budget. Those fees have been greatly reduced over the last seven years or so due to the economy and less homes being built. Now those fees will not be part of their operating budget which will allow them to possibly lower the connection fees for prospective developers.

Reports: (continued)

Mr. Teefy thought it would be a good idea to meet with them every quarter in order to keep them updated on projects that may be coming into town. He stated he did receive some information earlier in the day that he asked for concerning data on the usage with regard to peaks and valleys and monthly comparisons from year to year. They gave him data from 2014 and 2015; however he will go back and ask them for data from previous years as well.

3. Mr. Teefy commented that he attended the Mayor's dinner at the Estate of Monroe and that they did a great job. Representatives from Atlantic City Electric were present and explained the steps they are taking to prevent major power outages. Mr. Teefy stated that residents must be more prepared when major storm events are being forecast and they must call the electric company directly in the event of a power outage and not call the Township.

4. Mr. Rocco inquired about the surplus agreement regarding the MMUA. Mr. Teefy replied that they haven't discussed that issue with the MMUA as of yet. The Township wanted to hear what the MMUA has in surplus first. Mr. Caligiuri stated that they have to make enough surplus available for bond service. There is an overall bond payment at the beginning of their fiscal year that shows up as surplus at the end of the previous year. The reserve surplus is being held for pending projects and most of the unreserved surplus is money they haven't paid out to bond service yet. There is one and half million dollars to cover a catastrophic event. This reserve is necessary in case of a catastrophic event because they cannot wait to bond for repairs or replacement of a facility or equipment; they must have that money readily available. Mr. Kozak asked Mr. Caligiuri if it is his opinion based on his knowledge that their explanation of the surplus with regard to the bonding is true. Mr. Caligiuri stated that it is true. There were some questions regarding ownership of the pump stations and it was determined that the MMUA owns the pump stations and they pay the County for the sewage that is pumped out of the Township to the County's treatment plant.

5. Mr. Agnesino inquired as to the fields previously known as Wagner Field in Cecil. Mr. Teefy stated that those fields have not been used for recreation in ten years. The Township did stop the area being used for tractor trailer training and signage has been placed out there with regard to ATV use. He stated that Mr. Caligiuri raised the possibility of the property being used for a flea market.

5. Mr. Agnesino raised the issue of sidewalk and curbing with regard to an individual homeowner who is required to install sidewalk and curb as part of their approvals. He asked how they get the line and grade to know where to put the sidewalk and/or curb; does the Township engineer do that? Mrs. Farrell stated that there isn't a process in the ordinance to do that; however the homeowner does need to know where the right-of-way is and all. Mr. Rocco commented that the homeowner would need an engineer. Mrs. Farrell stated that the Township ordinance does not require curbing only sidewalk. Mr. O'Brien commented that if sidewalk is required and the property is on a County road then the County would require curbing. Mrs. Farrell stated that there should be an application process similar to the grading plan application where the homeowner has to show where the sidewalk and/or curbing is to be placed and then it should be reviewed by the Township engineer.

Adjournment:

The meeting was adjourned at 7:30 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