

**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, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Absent – 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 6, 2017.

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-09-17 – Recommendation to amend the COAH Ordinance Approved

Motion by Mr. Agnesino, seconded by Ms. Flaherty to adopt resolution PB-09-17. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-10-17 – Recommendation for a Substance Abuse Treatment Center Ordinance Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-10-17. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-11-17 – Recommendation to amend the Land Development Fee Ordinance Approved

Motion by Mr. Agnesino, seconded by Mr. Cooper to adopt resolution PB-11-17. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Site Plan Waivers for Board Action:**

1. #WSP-01-17 – Nic'Coles Autos, LLC

Present – Mark Narciso, applicant, Lisa Occhiolini, property owner, Vincent Occhiolini, property owner, Len Schwartz, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated January 10, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to open a used car vehicle sales lot on property located at 4335 S. Black Horse Pike also known as Block 6401, Lot 16 in the RD-C Zoning District.

Mr. Narciso and Ms. Occhiolini were sworn in by Mr. Rocco. Mr. Schwartz stated that this is an existing used car lot where Mr. Narciso's business is going to be the new tenant. He indicated that the applicant has addressed as part of his application the hours of operation, the number of employees, the parking, and the signage. The do not take any exception to the comments in the Zoning Officer's letter. The applicant is requesting to have the Zoning Officer sign his paperwork for his State license before the resolution is memorialized if the Board is inclined to approve the application this evening.

**Site Plan Waivers for Board Action: (continued)**

1. #WSP-01-17 – Nic’Coles Autos, LLC (continued)

Ms. Flaherty reviewed her letter for the Board. The property consists of multiple buildings that have already been approved by the Pinelands. The applicant should testify as to the number of employees. Mr. Narciso testified that there will be two employees, himself and one other person. Ms. Flaherty asked if there was adequate parking for customers and employees. Mr. Narciso stated there is adequate parking. Mr. Narciso testified that there are two handicap parking spaces and the site is ADA compliant with regard to the entrance. Ms. Flaherty stated that she did see the sign already and that the zoning permit will reflect approval of the sign as well as the new tenancy. She did not recommend sidewalk but stated it’s up to the Board. A Certificate of Occupancy is required before any operation of the business.

Mr. Crane asked if the applicant is purchasing the property. Mr. Narciso replied that he is leasing the site. Mr. Cooper inquired as to the other uses on the site. Mr. Schwartz stated that there is this car lot and an auto body shop that was approved by the Board last year. There are additional buildings on the site that are not being used at this time. Mr. Occhiolini was sworn in by Mr. Rocco. Mr. Occhiolini stated that in the very front there is a house. The masonry building is being used by the auto body shop and that approval was granted last year. Mr. Heffner asked if the applicant’s own the dirt access road that goes out to Piney Hollow Road. Mr. Schwartz commented that it is part of the owner’s property. Mr. Heffner stated that he has seen cars lined up along that road for sale and asked if the applicant is planning to use that area as well. Ms. Occhiolini stated that Mr. Narciso will not be permitted to use that access road to park cars. Mr. Schwartz stated the Board can add that as a condition of approval. Ms. Hui asked if there are bus stops on the Black Horse Pike in that area. Ms. Occhiolini stated that there is one across the pike. Ms. Hui recommended that a sidewalk be installed since there is a bus stop across the street. Mrs. Farrell commented that the Board waived the sidewalk for the auto body shop when they came in last year. Ms. Flaherty stated that there is a grass area for pedestrians to walk if they have to but she would not encourage pedestrian traffic in this area. Ms. Hui replied that there is a bus stop there which means there are people walking in the area.

Motion passed to open the application to the public. There being none, motion passed to close the application to the public.

Motion by Mr. Agnesino, seconded by Ms. Flaherty to grant the site plan waiver and waive the sidewalk conditioned upon the applicant submitting his license from the State, obtaining a Zoning Permit for the new tenancy and the sign, no parking is permitted along the dirt access road, and the applicant must obtain a Certificate of Occupancy. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

2. #WSP-02-17 – Stephanie Lam

Present – Stephanie Lam, applicant, Anthony Guzzo, property owner, Tien Nhan, applicant’s boyfriend.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application. 2. Letter dated January 10, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is before the Board requesting site plan waiver approval in order to be allowed to occupy an existing building for a Vietnamese restaurant. The property is located at 324 Berlin Cross Keys Road, also known as Block 101, Lot 3.02 in the Business Park Zoning District.

**Site Plan Waivers for Board Action: (continued)**

2. #WSP-02-17 – Stephanie Lam (continued)

Ms. Lam was sworn in by Mr. Rocco. She stated that she would like to open a Vietnamese restaurant in an existing building that used to be the TCBY located on Berlin Cross Keys Road. Ms. Flaherty reviewed her letter for the Board. The site is in excellent condition and is ADA compliant. The signage must be approved by the Zoning Office and a copy of the Board of Health Certificates must be submitted to the Zoning Office as well as the Construction Office. The applicant should testify as to the hours of operation and the number of employees. Ms. Lam stated that there will be three full time employees and one part time employee. The hours of operation are proposed to be 10:00 a.m. to 9:00 p.m., seven days a week. Ms. Lam submitted a copy of the sign she will use in the existing sign box on the building. Signage will also be placed on the multi-tenant sign. Mr. Heffner asked if they will be storing any barrels with old grease behind the building.

Mr. Guzzo was sworn in by Mr. Rocco. Mr. Guzzo stated that there is an enclosed dumpster area. Ms. Lam stated that she will want to store the oil. Mr. Nhan was sworn in by Mr. Rocco. Mr. Nhan testified that they will store the old grease in a barrel that will be stored in the enclosure outside and when it is full it will be removed. He stated that all trash and the grease barrels will be stored inside the enclosure; nothing will be stored on the outside. Mr. Teefy asked the name of the restaurant. Ms. Lam replied that it is called PHO CITY. Mr. Rocco asked how many tables will be inside the restaurant. Ms. Lam stated there will be five tables. Mr. Teefy asked if the restaurant is only eat in or will they do take out service as well. Mr. Nhan stated that it will be both eat in and take out but they will not deliver.

Motion passed to open the application to the public. There being none, motion passed to close the application to the public.

Motion by Mr. Agnesino, seconded by Mr. Teefy to grant the site plan waiver conditioned upon the applicant providing the Board of Health Certificate to the Zoning Office, obtaining a Zoning Permit for the restaurant and the sign, and keeping all trash and grease barrels inside the dumpster enclosure, and obtaining a Certificate of Occupancy. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Extension Request for Board Action:**

1. #1828 – Philadelphia Suburban Development Group – Final Major Subdivision

Present – Mr. Mintz, applicant's attorney.

Member's packets contained: 1. Letter dated October 10, 2016 prepared by Robert Mintz, applicant's attorney.

Mr. Mintz introduced himself as the applicant's attorney. He stated that the property is located on the corner of Malaga Road and Winslow Road in the RG-MR Zoning District. The applicant received final major subdivision approval on February 26, 2015. The applicant is entitled to two one year extensions which will expire on February 26, 2017. The request is for a one year extension to from that date to February 26, 2018. This will give the applicant protection from any potential zoning changes. Mr. Teefy asked if there is a fee associated with the extension request. Ms. Flaherty stated there is a fee in the ordinance but no one has ever paid it for an extension request and it's one of the fees that is being removed from the fee ordinance. Motion by Mr. Agnesino, seconded by Mr. Masterson to grant the one year extension. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions –Zero.

**Discussion for Board Action:**

1. Res. R: 242-2016 – #1714 Smithfield Estates – Water Quality Management Plan

Present – Bill Banks, representative for Bruce Papparone.

Member's packets contained: 1. Letter dated 12/13/16 prepared by Sue McCormick, Township Clerk. 2. A copy of Resolution R: 242-2016 and associated documents.

Mr. Banks was sworn in by Mr. Rocco. Mr. Banks introduced himself to the Board. He stated that this subdivision was approved many years ago and at that time they were in the Sanitary Sewer Service Area. Then they received a notice in 2013 that they were taken out of the Sanitary Sewer Service Area for some reason. This was quite a surprise to everyone including the Township Engineer, the MMUA, the County, etc. No one understood why they were taken out of the plan. It has taken them this long to finally get the okay to be put back in the Sanitary Sewer Area. The NJDEP required them to obtain a resolution from the Township and GCUA as part of their approval to be put back into the Sanitary Sewer Service Area.

Mrs. Farrell explained that Council was going to vote on the resolution but it was determined that it should be brought to the Planning Board for their review as well. Council is just looking for the recommendation back to them concerning this issue. Motion by Mr. Masterson, seconded by Mr. Cooper to recommend that Council approve Resolution R: 242-2016. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Document for Board Information:**

1. Township Alcohol & Drug Free Workplace Policy

Mr. Teefy stated that the member's packets contained the Township policy concerning alcohol and drug use in the workplace for their information.

**Public Portion:**

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

**Reports:**

1. Mr. Teefy stated that the group from Franklinville won the bid for Geets Diner and they are excited to move forward. Mr. Crane stated that the people who bought the property own the Franklinville Inn and they are proposing an upscale diner. He commented whatever they do it will be first class.

2. There will be a meeting on February 10, 2017 with Senator Madden, Senator Moriarty, the four corner property owners, and representatives from the NJDOT concerning Route 322 and Fries Mill Road. Mr. Teefy stated that ARH will attend as well as Mr. Fiore and asked Ms. Flaherty if the Board professionals should attend. She stated that Mr. Rocco and Mr. Jordan should attend but there wasn't a need for Mr. Kernan to attend the meeting.

**Adjournment:**

The meeting was adjourned at 7:45 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.