

**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. Crane, Ms. Flaherty, Mr. Heffner, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Absent – Mr. Cooper, (excused), Mr. Masterson, (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 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-23-17 – App. #WSP-10-17 – Walmart Real Estate Business Trust – Site Plan Waiver

Motion by Mr. Crane, seconded by Mr. Agnesino to adopt resolution PB-23-17. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-24-17 – App. #WSP-11-17 – Rocco Gallelli – Site Plan Waiver

Motion by Mr. Agnesino, seconded by Mr. Flaherty to adopt resolution PB-24-17. Roll call vote: Aye – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-25-17 – App. #WSP-09-17 – Alex Hicks – Site Plan Waiver

Motion by Mr. Agnesino, seconded by Mr. Crane to adopt resolution PB-25-17. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Site Plan Waiver for Board Action:**

1. WSP-12-17 – Deborah Smith Davis – Site Plan Waiver

Present – Deborah Smith Davis, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated March 6, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to open a Farmers Insurance Company office in an existing strip store plaza located at 200 N. Black Horse Pike, also known as Block 1502, Lot 26 in the Commercial Zoning District.

Ms. Smith Davis was sworn in by Mr. Rocco. She testified that she wants to relocate her insurance company office to Unit 205 in the existing Pike & Pine Plaza located at 200 N. Black Horse Pike because it's a larger space. Ms. Flaherty reviewed her letter for the Board. She stated the applicant should testify as to the number of employees and where they will park. Ms. Smith Davis testified that there is one full time employee which is herself, and two part-time employees. The part-time employees do not work at the same time. With regard to the parking there is employee parking in the rear of the building.

**Site Plan Waiver: (continued)**

1. #WSP-12-17 – Deborah Smith Davis (continued)

Ms. Smith Davis testified that she is proposing a façade sign in the existing sign box and that there will also be one installed on the existing pylon sign on the property. Ms. Flaherty informed Ms. Smith Davis that lawn signs are not permitted but she can have a temporary banner sign for thirty days to advertise the business. She can apply for the signs on the same zoning permit application for the business. Ms. Davis stated she does not need a dumpster at the site because her trash is shredded by a private shredding firm so they pick up the trash and shred it for her. A zoning permit and Certificate of Occupancy are required. Ms. Smith Davis agreed that she would obtain the necessary permits.

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. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

**Discussion:**

1. Chapter 175-151.1 Draft Ordinance – Wireless Telecommunications Facilities

Member’s packets contained: 1. Letter dated March 1, 2017 prepared by Charles Fiore. 2. A copy of Chapter 175-151.1 draft ordinance.

Ms. Flaherty stated that the Township is trying to be proactive and revise the ordinance concerning telecommunication facilities; not for cell service but for all the different applications people use on the phones, computers, iPads, etc. Mr. Marino stated that the system will be introduced in neighborhoods/developments first and foremost where there is a large concentration of homes and people. The lack of coverage is on the data side not making phone calls. This system will cover the neighborhoods for the most part but that’s not to say Main Street or Blue Bell Road won’t be a part of it too. Where there are underground utilities is where the better stealth technology will be used with monopoles that look like lampposts. They can be lit up where there isn’t street lighting. In neighborhoods with telephone poles there will be a twenty-four to thirty inch antenna device on the top of the pole. The whole idea behind this mini-cell system is to put the infrastructure in place for all the different carriers so they can plug into it. Hopefully it will be able to generate some revenue for the town as well. Comcast currently has all the infrastructure in place; they have a lot of fiber throughout the town already, so they wouldn’t be part of this system but all of the other wireless networks will be. The town does not know yet who the company will be that will be installing the system. Whatever company does install the system they will make deals with the network carriers and the town will have an agreement with the installer of the system.

Mr. Scardino asked how far apart the monopoles are spaced. Mr. Marino replied it depends on how the neighborhood is laid out; there could be one every quarter mile or eighth of a mile. There are a lot of gaps in the coverage and within the next two years they are talking about a 5G network coming here. Other countries are already way ahead of us with regard to coverage and the speed of 5G. Mr. Cotton asked if the system will be brought down to the Cecil area. Mr. Marino replied that it will be brought to wherever there are gaps in coverage. The large towers only broadcast so far and these mini sites will boost those signals. Streaming is where the data is getting used most and that’s where we are lacking in this area. With the next ten years there may not be hardline cables coming into the house; it will all be wireless. This ordinance will allow the town to get ahead of the new technology.

**Discussion: (continued)**

1. Chapter 175-151.1 (continued)

Motion by Mr. Teefy, seconded by Mr. Crane to recommend the ordinance to Council. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Heffner, Ms. Hui, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Approval of Minutes:**

1. 1/26/17 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Scardino to approved the minutes from the January 26, 2017 regular meeting. Voice vote; all ayes, motion passed.

2. 2/23/17 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Crane to approve the minutes from the February 23, 2017 regular meeting. Voice vote; all ayes, motion passed.

**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 informed the Board that are having a meeting tomorrow for a restaurant that has a liquor license and for a daycare center that are proposed by the Barclay Glen apartments.

2. Mr. Agnesino inquired on news about Geets Diner. Mr. Teefy stated he received a text yesterday that all the paperwork was signed yesterday and they will start working on it now. He stated that he needs some pictures of Geets Diner from back in the day. Ms. Flaherty stated she would reach out to Mr. Reitz.

3. Mr. Teefy asked the Board's opinion on whether or not he should include the old library property in the land sale or if the town should hold on to the property. After some discussion it was determined that the town should keep the property and use the area for a park and during special events.

4. Corkery Lane, between Malaga Road and Black Horse Pike is scheduled to be repaved on March 13<sup>th</sup> and that section will be closed to thru traffic; only residents who live on the street will be permitted access.

5. A super Wawa is being proposed across the street from the Wawa on Tuckahoe Road; they plan to give the Township the old Wawa building which may be used by the Rowan as an auxiliary site for high school students to take college courses.

6. Ms. Flaherty stated that there is a party interested in the property at 1093 Blue Bell Road; he is a Chinese scientist who is interested in growing youth serum berries that will be used in stem cell replacement. This will enable people to retain their youth longer and to be healthier.

**Adjournment:**

The meeting was adjourned at 7:35 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.