

**Call to Order:**

The regular meeting of the Monroe Township Planning Board was called to order at 7:05 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Cooper, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Absent – Mr. Crane, (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 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-28-17 – App. #WSP-14-17 – James Clark – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Heffner to adopt resolution PB-28-17. Roll call vote: Ayes – Mr. Agnesino, Ms. Flaherty, Mr. Heffner, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-29-17 – App. #WSP-17-17 – Georgia Howarth – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-29-17. Roll call vote: Ayes – Mr. Agnesino, Ms. Flaherty, Mr. Heffner, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-30-17 – App. #WSP-18-17 – Realty Mark Affiliates – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-30-17. Roll call vote: Ayes – Mr. Agnesino, Ms. Flaherty, Mr. Heffner, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-31-17 – App. #WSP-19-17 – Thomas Nahf – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-31-17. Roll call vote: Ayes – Mr. Agnesino, Ms. Flaherty, Mr. Heffner, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Extension Requests:**

1. #429-SP – M3 Hotel Developers, LLC – Three One Year Extensions

Present – Mayor Chheda, applicant, Michael Peacock, applicant's attorney.

Member's packets contained: Letter dated March 30, 2017 prepared by Michael Peacock. 2. A copy of the applicant's approval resolution. 3. Email dated April 11, 2017 prepared by Mr. Rocco.

The applicant is requesting three one year extensions on his preliminary and final site plan approval for the expansion of the existing Best Western Hotel located at 1151 North Black Horse Pike, also known as Block 1202, Lot 23 in the Commercial Zoning District.

**Extension Requests: (continued)**

Mr. Brown introduced himself as the applicant's attorney. He stated they are before the Board seeking three one year extensions on their approval which are permitted under Section 52 of the Municipal Land Use Law. The applicant has been working with NJDOT for the last couple of years as well as Atlantic City Electric which has caused them a delay in moving forward with their project to expand the hotel. Mr. Chheda was sworn in by Mr. Rocco. He testified that it has taken him this long to get through the NJDOT because the project proposes a second two-way driveway. He stated they finally received a permit from the NJDOT. With regard to ACE, it has been very difficult to get the cross easement required for the project.

Mr. Cooper asked why they need all three extensions if they have already received their approvals. Mr. Chheda replied that they do not have all their approvals; they are still working with ACE and they have other approvals to obtain as well as having to then get financing in place for the project. Mr. Heffner commented that he was not in favor of granting the three extensions this evening. He stated that a lot can change in three years and that the Board should be consistent and only grant the one year extension. Mr. Peacock replied that he would like the Board to give consideration to their request for the three year extensions. Mr. Teefy stated that this is not an undeveloped property; this hotel is a business in town and they are not going anywhere. He was in favor of granting the three one year extensions to allow them to get their approvals and financing in place.

Motion by Mr. Agnesino, seconded by Mr. Teefy to grant the three one year extensions. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Mr. Heffner. Abstentions – Zero. 7 ayes, 1 nay, motion passed.

2. #1723 – Morgan Landing Group, LLC – One Year Extension Request

Present – Vincent D'Elia, applicant's attorney, Ken Schatz, applicant.

Member's packets contained: 1. Letter dated April 3, 2017 prepared by Vincent D'Elia. 2. A copy of the applicant's last extension approval resolution. 3. Email dated April 11, 2017 prepared by Mr. Rocco.

The applicant is requesting a one year extension on their final major subdivision approval granted on May 13, 2010 for an 82 lot residential development. The property is located on Morgan Road, also known as Block 2901, Lots 3 & 3.01 in the RG-MR Zoning District.

Mr. D'Elia introduced himself as the applicant's attorney. He stated that they are before the Board for a one year extension request to June 30, 2018. Mr. Schatz was sworn in by Mr. Rocco. He stated that the reason for the extension request is due to the housing market. He stated that it has been really slow but is showing signs of improving. They would like a one year extension on their approval.

Motion by Mr. Cooper, seconded by Mr. Teefy to grant the one year extension request. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. #1751 – Morgan Landing Group, LLC – One Year Extension Request

Present – Vincent D'Elia, applicant's attorney, Ken Schatz, applicant.

Member's packets contained: 1. Letter dated April 3, 2017 prepared by Vincent D'Elia. 2. A copy of the applicant's last extension approval resolution. 3. Email dated April 11, 2017 prepared by Mr. Rocco.

The applicant is requesting a one year extension on his Preliminary Major Subdivision approval on their 89 lot residential development located on Tuckahoe Road, also known as Block 13001, Lots 9, 10, 11, 11.01, 12, & 13 in the RG-MR Zoning District.

**Extension Requests: (continued)**

3. #1751 – Morgan Landing Group, LLC (continued)

Mr. D'Elia stated that the applicant is requesting a one year extension on their preliminary major subdivision to June 30, 2018. Mr. Schatz stated that they do have a plan for this project once they build out the Twelve Oaks development they hope to move forward with this one.

Motion by Mr. Agnesino, seconded by Mr. Cooper to grant the one year extension. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Mr. D'Elia also thanked Mrs. Farrell for the all the years she helped them and treated them fairly. He stated she will be missed in the department. Mrs. Farrell thanked Mr. D'Elia.

4. #1739 – 110 Whitehall, LLC – One Year Extension Request

Present – Joseph Bennie, applicant's attorney, Ken Schatz, applicant.

Member's packets contained: 1. Letter dated March 6, 2017 prepared by Joseph Bennie. 2. A copy of the applicant's last extension approval resolution. 3. Email dated March 27, 2017 prepared by Mr. Rocco.

The applicant is requesting a one year extension on their preliminary major subdivision and a one year extension on their final major subdivision for Sections 1 & 2 in their 192 lot residential development located on Whitehall Road, also known as Block 8001, Lot 28 in the RG-RA Zoning District.

Mr. Bennie introduced himself as the applicant's attorney. Mr. Bennie stated that they are before the Board seeking a one year extension on the approval for the development known as Country Village at Whitehall. Mr. Schatz is a member of the LLC and was sworn in by Mr. Rocco. Mr. Schatz stated that Bruce Paparone and Don Paparone are involved in this project. They have been discussing the possibility of converting this project back to an adult community but they do need to move forward as it is now with the extension request.

Motion by Mr. Agnesino, seconded by Mr. Teefy to grant the one year extension on the preliminary approval and the one year extension on the final approval for the first two sections. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

5. #1829 – RJP Homes, LLC – One Year Extension Request

Present – Vincent D'Elia, applicant's attorney, Cliff Gail, applicant.

Member's packets contained: 1. Letter dated March 20, 2017 prepared by Cliff Gail. 2. A copy of the applicant's last extension request approval resolution. 3. Email dated March 27, 2017 prepared by Mr. Rocco.

The applicant is requesting a one year extension on their Final Major Subdivision approval for a 38 townhouse development located on Tuckahoe Road, also known as Block 12901, Lot 18 in the R-2 Zoning District.

Mr. D'Elia stated that they are before the Board requesting a one year extension on their final approval for the townhouse development on Tuckahoe Road. Mr. Gail was sworn in by Mr. Rocco.

**Extension Requests: (continued)**

5. #1829 – RJP Homes, LLC (continued)

Mr. Gail commented that the real estate market has been very slow but is starting to see some increased activity however he would like to request the one year extension on the approval.

Motion by Mr. Agnesino, seconded by Mr. Teefy to grant the one year extension. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Site Plan Waivers for Board Action:**

1. #WSP-21-17 – Inspira Health Network, Inc. – Urgent Care Facility

Present – Janine Lloyd, applicant's attorney, Leigh Marcello, Trimark, Ken Zanghi, Director of Engineering.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. A copy of the overall site plan for the property. 3. Letter dated April 11, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to locate an urgent care facility in an existing commercial building located at 364 Berlin Cross Keys Road, also known as Block 101, Lot 3.04 in the Business Park Zoning District.

Ms. Lloyd introduced herself as the applicant's attorney. She stated they are before the Board for what is really a fit out in an existing commercial building. Inspira is leasing two of the units in the building and removing the dividing wall between the two units. There will not be any exterior changes to the building. Ms. Flaherty reviewed her letter for the Board. She stated that the building and parking lot have recently been constructed and are in very good condition. The applicant should testify as to the hours of operation. Mr. Zanghi stated that hours of operation will be 8:00 a.m. to 8:00 p.m. seven days a week. The services offered are Lab Work, X-Rays, MRI's, rehabilitation services, etc. She asked the applicant to testify as to the parking on the lot. Mr. Zanghi stated that there are 57 parking spaces. They will have twelve to fifteen full time employees and three to four part time employees. Customers will have parking available in front and on the side of the building. Mr. Zanghi stated they are proposing to have one façade sign on the building. Ms. Flaherty stated that if they email her a rendering of the proposed sign she will preapprove it before they submit the zoning permit application. She asked that the applicant provide testimony on any medical waste. Mr. Zanghi replied that the medical waste will be minimal. They will have containers for the syringes and all of the waste will be packaged and picked up by a private company. There is already an enclosed dumpster area behind the building for their use which will be for ordinary trash not medical waste. Mr. Flaherty stated the applicant will be required to obtain a zoning permit and construction permit. The applicant agreed to comply.

Mr. Rocco asked the total number of parking spaces. Mr. Zanghi stated there are 57 spaces; they will probably use twelve to fifteen spaces for employees. Mr. Cooper asked where the employees will park. Mr. Zanghi stated that they will park in the lot front or side. Mr. Teefy commented that the applicant should probably designate employee parking on the side and leave the front spaces for the patients. Mr. Zanghi agreed.

Motion by Mr. Agnesino, seconded by Mr. Teefy to grant site plan waiver approval subject to the conditions stated in Ms. Flaherty's letter and agreed to on the record. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.



**Site Plan Waivers: (continued)**

2. WSP-22-17 – Robert Chinappi – Site Plan Waiver

Present – Robert Chinappi, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated April 11, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is seeking site plan waiver approval in order to convert an existing junkyard to a vehicle storage yard for distribution and transport of repossessed and off-lease vehicles. In addition there will still be a small component of a junkyard. The property is located at 468 Huber Avenue, also known as Block 4901, Lot 27 and 28 in the FD-10 Zoning District.

Mr. Chinappi was sworn in by Mr. Rocco. Mr. Chinappi stated that the property is currently used as a junkyard with three to five hundred cars are being stored on the site. Mr. Chinappi is proposing to clean up the site and use it to store repossessed and off-lease vehicles which are newer vehicles usually not more than five years old. Transport companies will come to pick up the vehicles. He intends to redo the frontage of the building, move the fence line back, stone the parking lot, power wash and paint the building, and clean up everything that is out there. He will be operating a very small, different type of junkyard than what is out there right now. It will be run mostly online and everything will be stored in the garage. The current owner is supposed to have all the cars, trailers, boats, and other junk out of there before they go to settlement.

Ms. Flaherty reviewed her letter for the Board. She stated that the property is located in the Pinelands but a Certificate of Filing is not needed since there isn't any proposed construction and it's the same use. With regard to well and septic a certification is required from the Board of Health. Mr. Chinappi stated that there isn't a septic system out there right now but he is having one installed and will receive the necessary permits from the County. He is also having the existing well redone. The business is on two separate lots and it's the Board's discretion as to whether they want the lots to be consolidated. The applicant stores repossessed and off-lease vehicles for companies such as Ford, GM, Toyota, etc. The small operation of a junkyard will use a digital inventory system. She stated that in her discussions with Mr. Chinappi he agreed to move the fence back and provide more frontage for a street view. He will provide a new fence with landscaping and buffering so that the business is not visible from the street. With regard to a dumpster, Mr. Chinappi stated that they will use a three yard dumpster which will be on the left hand side of the garage inside of a fenced area. They will not be doing any maintenance or repairs on any of the vehicles. Mr. Chinappi testified that all on and off loading will be done inside the fenced area and not on the public street. Ms. Flaherty asked Mr. Chinappi to testify as to the number of employees. Mr. Chinappi stated he has seven full time drivers, six office staff, two yard staff and one garage staff. The after-hours emergency contact number should be included on the zoning permit application. The hours are Monday through Friday, 9:00 a.m. to 5:00 p.m.; they are closed on the weekend. No resales of any vehicles are permitted without the applicant applying for a use variance. Mr. Chinappi testified that they do not sell vehicles. With regard to signage Mr. Chinappi stated that there will be a façade sign but no street signage is needed. He is also installing a camera system. Ms. Flaherty stated that receipts for all vehicles, trailers, storage units, and tires that are removed should be submitted to the zoning office so that the town is aware of where they were taken. Mr. Chinappi replied that he will let the current owner know the receipts must be provided to the zoning office as a condition of approval. Mr. Chinappi also stated that he will be storing between one hundred and one hundred a fifty vehicles on a rotating basis. A zoning permit and construction permit are required. Mr. Chinappi agreed to comply.

Mr. Teefy asked if Mr. Chinappi does the repossessions. Mr. Chinappi stated that his employees do repossession in the evening. He commented that all of the trucks used to do the repossessions are made to be quiet; they do not have back up sensors, they have double mufflers, and they use a remote from the inside. There will not be any noise when they bring the cars back to the site.

**Site Plan Waivers: (continued)**

2. #WSP-22-17 – Robert Chinappi (continued)

Mr. Heffner asked if the applicant will be buffering the view from the neighbor on the right side. Mr. Chinappi replied that he has spoken to the neighbors on both sides. The neighbor on the right side has a buffer along his fence that fills in during the spring and summer and they agreed to clean up the buffer and for him to plant bushes on his side and Mr. Chinappi will plant some on his side. Mr. Heffner also asked Mr. Chinappi if he would install a concrete apron in front of the access drive since so many trucks will be accessing that driveway and the stone will give way and the road will deteriorate in that area. Mr. Chinappi was in agreement to provide a concrete apron at the gated entrance. Mr. O'Brien informed Mr. Chinappi about the wires that run across the road on the telephone poles being a little low and he should be aware since he will have car carriers accessing the road to his site. Mr. Chinappi replied that he is aware of the height of the wires. Mr. O'Brien also commented that the Township will provide him with a can for recycling that he can put out at the road once a week with any recyclables. Mr. Cooper asked if Mr. Chinappi knows of any soil contamination since the property has been being used as a junkyard. Mr. Chinappi stated that a Phase I Environmental Assessment has been completed and no issues were found.

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

Motion by Mr. Cooper, seconded by Ms. Flaherty to grant the site plan waiver conditioned upon the applicant combining the lots and complying with all the conditions stated in Ms. Flaherty's letter and agreed to on the record. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Public Portion:**

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

**Approval of Minutes:**

1. 3/21/17 regular meeting

Motion by Mr. Teefy, seconded by Ms. Flaherty to approve the minutes from the March 21, 2017 regular meeting. Voice vote; all ayes, motion passed.

**Reports:**

1. Mr. Teefy commented on Mrs. Farrell's promotion and transfer to a position in the police department. He thanked her for taking on a new endeavor and thanked her for all her hard work for the Planning Board for many years.

2. Mrs. Farrell stated she distributed the annual financial disclosure forms to the Board members and they must be completed by May 30, 2017. The forms can be completed online.

3. Mr. O'Brien stated that Mrs. Farrell has been a great asset to the Planning Board, to him personally as the Chairman, and to the town. He congratulated her on her new position and thanked her for her service to the Board. Mrs. Farrell thanked Mr. O'Brien and stated that she will be staying on through the May meetings but as of June 1<sup>st</sup> she will be resigning as the Board secretary.

**Reports: (continued)**

4. Mr. Teefy stated that he did the Comcast Newsmakers which is a three minute interview they do periodically. He stated the producer introduced himself after the interview and commented on the fact that Mr. Teefy has a great voice for radio. He stated that they discussed the tax card program the town has been working on with the EDC. The tax card program is a property tax card that residents will use at participating retailers in town who will give certain percentages off goods and services, for example if they offer ten percent, then twenty five percent of that will go to the company and seventy five percent will go towards the resident's taxes. The town recently appointed Ernie Carbone as a temporary clerk to get the program started. They received an RFP today which will allow them to hire an administrator for the program. They are hoping to get it started this summer. Right now there are approximately twenty five businesses and part of Mr. Carbone's job is to reach out to more businesses in an effort to get them to participate. He stated that since the new logo is Come Grow with Us he suggested Come Shop with Us as a brand. He also commented on the work being done in the newly approved brewery building on Main Street. The Autumn Lake winery is scheduled for an upcoming meeting and they will be having a meeting with the property owners for Route 322 and Fries Mill Road in May.

5. Mrs. Farrell reminded the Board that there is a meeting next Thursday, April 27<sup>th</sup>.

6. Ms. Flaherty commented on the redevelopment plan moving forward for the new Super Wawa on Route 322 and Tuckahoe Road.

**Adjournment:**

The meeting was adjourned at 7:55 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