**Monroe Township Planning Board Meeting**

**7/13/2017 at 7:00 pm**

**Agenda**

**Pledge of Allegiance**

**Call to Order**

Proper notice of this meeting was given as required in the Open Public Meetings Act on January

6, 2017 and a copy was posted on the first floor bulletin board and a copy was given to the Township Clerk.

“Be advised, no new business or item of discussion will be started after 10:30 pm and the meeting shall terminate no later than 11:00 pm”.

**Roll Call:**

**Members:**

Mr. Agnesino

Mr. Cooper

Vice Chairman, Crane

Ms. Flaherty

Councilman Heffner

Mr. Masterson

Chairman, O’Brien

Mr. Scardino

Mayor Teefy

Alt.1, Ms. Hui

Alt. 2, Mr. Cotton

**Professionals:**

Mr. Rocco, Attorney

Mr. Jordan, Engineer

Mr. Kernan, Planner

Secretary

Transcriber

**Memorialization of Resolutions:**

* **Resolution #55-17, Application #WSP-34-2017 (Denied), Doan Pham on behalf of Love Nails**

322 Sicklerville Road, Block 1903 Lot 18

The applicant Love Nails was denied approval for a nail salon at this location. The applicant will need a more detailed outline of the changes proposed to parking, elevations, signage, ingress and egress.

* **Resolution #56-17, Application #WSP-35-2017, Verizon Wireless (Approved)**

**2636 S. Black Horse Pike, Block 5501 Lot 4.01**

The applicant was approved for the replacement of (6) antennas and (3) new radio heads on the existing monopole.

* **Resolution #57-17, Application #WSP-37-2017, Venture Escape Room (Approved)**

**1034 North Main Street, Block 1301 Lot 20**

The applicant was approved for an entertainment business use at this location called “Escape Room” whereas patrons go through an inside building maze and figure out how to escape the building.

**Extension Request:**

* **Application #1734, HRTJ, LLC, Extension Request**

The applicant was approved in 2005 for a major subdivision approval #1734, the applicant appeared before the Planning Board in 2016 and was granted a one-year extension under PB-33-16. The applicant is requesting an additional one-year extension.

**Site Plan Waivers:**

* **Application WSP-32-2017, Angela Beckett on behalf of Our Village Our Kids**

**1809 North Black Horse Pike, Block 701 Lot 30-Postponed**

The applicant is proposing a summer daycare center at this location. The previous use at this unit was daycare services.

* **Application #WSP-36-2017, Dung Tran on behalf of Josephine Nails**

**1708 S. Black Horse Pike, Block 3801 Lot 27**

The applicant is proposing a change of ownership of this existing nail salon. The services will be nails service, pedicures and manicures. No new signage is proposed.

**Application #WSP-38-17, Velocitel, 1041 Glassboro Road, Block 13901 Lot 28.02**

The applicant is proposing to swap (5) antennas, remove (1) TMA, add (1) RRU and (2) 6’ x 12’ hybrid and (1) standoff mount, upgrade BTS breakers to 100A and is requesting a site plan waiver.

* **Application #WSP-39-17, Sandy Cannon on behalf of Geets Diner, Block 1509 Lot 1**

The applicant is proposing to re-open Geets Diner restaurant at this location and signage.

**Public Hearing:**

**Minor Subdivision:**

* **Application #1848, Minor Subdivision, Anthony F. DiMauro**

1946 Herbert Boulevard, Block 401 Lot 56

The applicant is proposing two subdivide his existing lot into two lots.

* **Application #470-SP and #1849 Kardon Real Estate, Minor Site Plan and Lot Line Adjustment**

110 Sicklerville Road, Block 2201 Lot 2

The applicant is proposing 1,864 square foot addition to existing building and a lot line adjustment.

* **Application PB #1850 and #SP-472, Cross Keys Monroe LLC, Minor Subdivision and Site Plan, Preliminary and Final Approval**

The applicant is proposing a minor subdivision consisting of a lot line adjustment of lots 3.06 and 3.07. Existing lot 3.06 containing 1.976 acres will be reduced to 1.884 acres, excluding the road easement. Lot 3.07 containing 1.836 acres will be increased to 1.920 acres. Lot 3.06, the proposed site of a new restaurant will front Berlin-Cross Keys Road, a county highway known as CR689 and Falcon Way Boulevard, a private roadway for the Barclay Glen Apartment Complex. Lot 3.07, the proposed site of a daycare center contains frontage on Falcon Way Boulevard.

This application will need to be deemed complete first with the following waivers:

Environmental Assessment and Architectural Plans and Elevations in order to proceed.

**Public Portion:**

**At this time anyone wishing to address the public for comments or discussion may do so.**

**Correspondences/Discussion:**

The Director of Community Development has reached out to the County in order to arrange a meeting to discuss the Daycare at St. Matt’s. After review of the file and corresponding with the Township Engineer, Kathryn Cornforth, it has been decided that the applicant will need to appear before the board for the changes proposed and a new notice should be provided to the residents within 200 feet of the project property known as Block 15101 Lot 14.

**Approval of Minutes:**

6/8/2017 - Planning Board Minutes

**Reports:**

**Adjourn:**