**Monroe Township Planning Board Meeting**

**Agenda -8/10/2017 at 7:00 pm**

**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 #58-17, Application #WSP-36-2017, Dung Tran on behalf of Josephine Nails1708 S. Black Horse Pike, Block 3801 Lot 27-APPROVED**

The applicant was approved for a change of ownership of this existing nail salon. The services will be nails service, pedicures and manicures.

* **Resolution #59-17, Application #WSP-38-17, Velocitel, 1041 Glassboro Road, Block 13901 Lot 28.02- APPROVED**

The applicant was approved 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.

* **Resolution #60-17, Application #WSP-39-17, Sandy Cannon on behalf of Geets Diner, Block 1509 Lot 1- APPROVED**

The applicant was approved to re-open Geets Diner restaurant at this location and signage.

* **Resolution #61-17, Application #1848, Minor Subdivision, Anthony F. DiMauro- 946 Herbert Boulevard, Block 401 Lot 56-APPROVED**

The applicant was approved two subdivide his existing lot into two lots.

* **Resolution, #62-17, Application #1849 Lot Line Adjustment and Resolution, #63-17 #SP-470 Site Plan, Kardon Real Estate, Minor Site Plan and Lot Line Adjustment -Approved**

110 Sicklerville Road, Block 2201 Lot 2

The applicant was approved to add 1,864 square foot addition to existing building and a lot line adjustment.

* **Resolution, #64-17Application PB #1850 Minor Subdivision and Resolution#65-17, Application #SP-472, Cross Keys Monroe LLC, Minor Subdivision and Site Plan, Preliminary and Final Approval- APPROVED**

The applicant was approved for preliminary and final site plan and 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.

* **Resolution #65-17, Application #1734, HRTJ, LLC, Extension Request-APPROVED**

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 and was approved.

**Minor Subdivision:**

* **Application #PB-1851, Gellert. 3681 Old Black Horse Pike, Block 7502 Lot 4**

The applicant is proposing a minor subdivision that will need a lot frontage variance. No development is proposed for this lot.

**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**

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

* **Application WSP-40-2017, Emmons, 2916 S. BHP, Block 5601 Lot 4**

The applicant is proposing to use 30% of an existing pole barn for the store of commercial materials.

* **Application WSP-41-2017, Spirit of Halloween, 2099 N. BHP, Block 201 Lot 1**

The applicant is proposing to use an existing Rite Aid Building for the sales of seasonal items and costumes for Halloween Season.

* **Application WSP-42-2017, Diversion, 300 Thomas Avenue, Suite 801, Block 14701 Lot 38**

The applicant is proposing to use an existing building for a Cross-fit Business.

* **Application WSP-43-2017, Marilyn Eyles, 676 Clayton Road, Block 12301 Lot 25**

The applicant is proposing a bed and breakfast at this location.

* **Application WSP-44-2017, Bob Smith on behalf of Vaderson, 406 N. Main Street, Block 1801 Lot 21**

The applicant is proposing to a screen printing business at this location.

**Public Hearing:**

* **Application SP#473, Francis Schultz, 1155 S. BHP, Block 11301 Lot 2.01**

The applicant is proposing to further divide the existing building adding two more units for businesses to occupy, minor revisions since the last site plan approval to bring the property approvals into conformance retroactive of the existing changes.

**Redevelopment Proposed-**

* The Monroe Township Council passed the following Resolutions authorizing the Planning Board to conduct preliminary investigations whether certain areas are in need of redevelopment and whether they qualify for redevelopment.
* Resolutions R-188-2017- South Main Street
* Resolution R-189-2017- Rt. 322 and Tuckahoe
* Resolution R-190-2017- Sicklerville Road

**Public Portion:**

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

**Approval of Minutes:**

7/13/2017 - Planning Board Minutes

**Reports: A special congratulations to Dawn Farrell for being recognized by the NJPO for the special recognitions award in planning achievement!**

**Adjourn:**