**Monroe Township Planning Board Minutes 9-28-2017**

Chairman O’Brien called the Monroe Township Planning Board Meeting to order at 7:00 pm on 9-28-2017.

The board stood for the pledge of allegiance.

The Secretary announced the following public notice for the record: 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”.

The following members were present: Mr. Agnesino, Mr. Cooper, Vice Chairman, Crane,

Ms. Flaherty, Councilman Heffner, Mr. Masterson, Chairman, O’Brien, Mr. Scardino,

Mayor Teefy, Mr. Cotton

Members Excused: Ms. Hui

Professionals Present: Mr. Rocco, Attorney, Mr. Jordan, Engineer

**Memorialization of Resolutions:**

* **Resolution #75-17, Application #PB-1852, Carmen and Linda Iacovone, 1025 Whitehall Road, Block 8001 Lot 25-Approved**

The applicant proposed a minor subdivision whereas the existing lot will be subdivided into two lots with a front yard lot width variance. There is an existing home on the existing lot. A single family dwelling is proposed on the new lot.

This resolution was read into the record by the Chairman.

Motion to memorialized this resolution was made by Mr. Agnesino and seconded by Mr. Scardino. Roll Call: All in favor except Mayor Teefy and Councilman Heffner who had to abstain.

* **Resolution #76-17, Application #WSP-43-17, Crossroads, 1056 S. BHP, Block 3601 Lot 6-Denied and recommended a minor site plan**

The applicant proposed a site plan waiver application for a medical treatment center at this location.

Motion to memorialized this resolution was made by Mr. Agnesino and seconded by Mr. Scardino. Roll Call: All in favor

* **Resolution #77-17, Application #WSP-46-17 Horn Deli, 408 N. Main Street, Block 1801 Lot 21-Approved**

The applicant proposed a site plan waiver application for the change of tenant for a deli use at this location.

Motion to memorialized this resolution was made by Mr. Cooper and seconded by Mr. Scardino. Roll Call: All in favor

* **Resolution #78-17, Application #WSP-47-17, Maycock, 103 Washington Avenue, Block 3202 Lot16-Approved**

The applicant proposed to use an existing building to operate a chiropractic office and vitamin store and is requesting a site plan waiver application.

Motion to memorialized this resolution was made by Mr. Agnesino and seconded by Mr. Scardino. Roll Call: All in favor

* **Resolution #79-17, Application #WSP-48-17 Northeast RC Cars LLC, 1155 S. BHP, Block 11301 Lot 2.01-Approved**

The applicant proposed a site plan waiver application for a remote control race car track at this location with a hobby shop.

Motion to memorialized this resolution was made by Mr. Masterson and seconded by Mr. Scardino. Roll Call: All in favor

* **Resolution #80-17, Application #WSP-49-17 Litz Nails, 1203 S. BHP, Block 11301 Lot 4 -Approved**

The applicant proposed a site plan waiver application for a change of tenant at this location for a nail salon.

Motion to memorialized this resolution was made by Mr. Agnesino and seconded by Mr. Scardino. Roll Call: All in favor

* **Resolution #81-17, Application #474-SP, Faith Temple Baptist Church, Preliminary and Final Approval, 367 Bluebell Road, Block 4301 Lot 5-Approved**

The applicant proposed to construct a church facility and accessory improvements on the subject property.

Motion to memorialized this resolution was made by Mr. Agnesino and seconded by Mr. Scardino. Roll Call: All in favor

**Site Plan Waivers:**

**Application #WSP-45-17, Great Railing, 1068 N. BHP, Block 1101 Lot 17- Approved**

The applicant proposed a site plan waiver application for the expansion of his business at this location. The existing business is Great Railings currently located two properties down from this location.

Mr. Rocco swore in Mario Conlin, who is the owner for the record.

The Chairman asked the Zoning Officer to review her report for the record.

The property is located in the C Zone, Commercial.

The property is not located in the Pinelands.

The previous use of the property was an enterprise car rental business.

The applicant should provide testimony on the complete use of the business for the record.

***The building is being used as an office for the employees.***

The applicant should provide testimony on the parking existing and how the use of the business will interact with the existing parking for the record.

***The existing parking lot is asphalt and employees will be the only one’s parking at this location.***

The applicant should provide testimony regarding storage on the property for the record.

***There will be no outside storage at this location.***

Any change in signage should be provided by the applicant for the record.

***No signage is proposed. The existing sign box will be blacked out.***

The number of employee’s part time and full time should be provided for the record.

***15 employees total will be at this location.***

The applicant should provide testimony regarding truck deliveries at this site and whether or not the site has the proper circulation for fire trucks and large truck deliveries for the record.

***All deliveries are made around the back of the building.***

The applicant should provide testimony on how he plans on disposing of waste and trash for the record and whether an enclosure is in place.

***No dumpster is located at this property and his existing business is adjacent in the rear of the property which currently has a dumpster in place***.

All State and local permits are required as a condition of approval.

***Agreed.***

***Board members expressed some concerns about the condition of the current property and the fire lane. The applicant indicated that he is in process of cleaning up his existing property and moving the dumpster to the rear and the fire lane is clear. There will be no storage containers on site at either location.***

Motion to open this application to the public was made by Mr. Agnesino and seconded by Mr. Cooper. Voice Vote: All in favor

Motion to closed this application to the public was made by Councilman Heffner and seconded by Mr. Scardino. Voice Vote. All in favor

Motion to approve this application was made by Mr. Agnesino and seconded by Mr. Scardino. Roll Call: All in favor

**Application #WSP- 51-17, Uncle Joes Pizzeria and Grill, 333 North BHP, Block 1802 Lot 1- Postponed until 10/12/2017**

The applicant is proposing a change of tenant at this location for a pizzeria and grill restaurant.

This application is postponed until 10/12/2017.

**Application #WSP- 52-17, Faro Sollena, 717-749 Corkery Lane, Block**

**110.0101 Lot 1**

Mr. Rocco swore in Faro Sollena for the record.

The applicant is proposing a warm dessert and coffee shop at this location.

The property is currently located in the RG-C Regional Growth Commercial Zoning District.

The property is located in the pinelands but an application is not necessary since there are no outside exterior improvements proposed.

The applicant should testify as to the total use of the business but it was noted on the application that the use is to provide a café style restaurant for warm deserts and coffee beverages.

***The applicant confirmed that the use is for deserts and beverages to compliment his existing business.***

The applicant should testify to any changes in the sign or if they are proposing to use the sign box that exists. A copy of the proposed sign should be submitted to the office as a condition of approval.

***The applicant testified that there will be a new façade sign and freestanding sign. A copy of the rendering will be submitted at the time of the zoning permit.***

The applicant should testify as to any part time and full time employees for the record.

***Existing employees will be used for the new business from his restaurant.***

The applicant should testify to how deliveries are made to the site for the record.

***Deliveries are made in the rear of the property.***

The applicant should testify to any dumpster located on site and whether or not the dumpster is enclosed and shared with other tenant in the center for the record.

***The dumpster is located in the rear of the property and is enclosed.***

The applicant should testify as to whether they have public water and sewer for the record.

***The applicant testified that they have public water and sewer.***

*The applicant should testify as to whether the use of the business is eating in or take out or both for the record.*

***The use of the business will be eating in and take out for the record.***

*The applicant should provide a number of tables and chairs proposed inside the business if the business use includes eat in for the record.*

***4 tables and chairs will be located inside the business for customers who would like to eat in.***

*The applicant should testify as to whether the center has shared parking or designated parking for the record.*

***The applicant stated that the parking lot is shared and not designated.***

*As a condition of approval that applicant shall agree to obtain all zoning, construction and board of health approvals for the record*.

***Agreed*.**

Board members asked about hours of operation and they will be Monday thru Saturday 11:00 am to 11:00 pm and Sunday 11:00 am to 10:00 pm.

Motion to open this application to the public was made by Councilman Heffner and seconded by Mr. Scardino. Roll Call: All in favor

Motion to close this application to the public was made by Mr. Cooper and seconded by Councilman Heffner. Roll Call: All in favor

Motion to approve this application was made by Councilman Heffner and seconded by Mr. Krane. Roll Call: All in favor

Public Portion:

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

Motion to open this meeting to the public was made by Councilman Heffner and seconded by Mr. Scardino. Voice Vote: All in favor

Motion to closed this meeting to the public was made by Councilman Heffner and seconded by Mr. Scardino. Voice Vote: All in favor

Approval of Minutes:

9/14/2017 – Minutes approval

Mr. Krane motioned to approve the Minutes from 9/14/2017 and Mr. Cooper seconded that motion. Voice vote: All in favor

Reports/Communication:

The Enclave at Monroe Contribution:

The Board Engineer, Ray Jordan explained to the board that the applicant for the Enclave has offered a contribution in lieu of planting trees in the amount of $250.00 per tree, approximately $11,000.00. After discussion of what the money will be utilized for, the board approved this contribution. The funds will be used for the planting of trees in the Township Parks. Motion to approve this contribution was made by Mr. Krane and seconded by Councilman Heffner. Roll Call: All in favor.

Mr. Agnesino asked about the renovations to the new meeting room on the second floor. Members expressed preferences in both meeting areas on the first and second floor areas.

Mayor Teefy announced that Monroe Township was featured in the SJ Biz Magazine!

Trolley Tour: The Annual Trolley Tour will be on October 18, 2017 and an evite is being sent out.

Shred Day and Green Fair Day is scheduled for Saturday, 9/30/2017 from 9:00 am to 2:00 pm. Bring your items you need to have shredded that are confidential.

Adjourn:

Motion to adjourn this meeting was made by Mr. Agnesino and seconded by Councilman Heffner. Voice vote: All in favor

These minutes are a brief summary of the proceedings that took place on 9/28/2017 and should not be taken as verbatim testimony.

Respectfully submitted,

Rosemary Flaherty