**Monroe Township Planning Board Meeting**

**Agenda -12/14/2017 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

Acting Secretary and Transcriber: Rosemary Flaherty

**Memorialization of Resolutions:**

* **Resolution PB-89-17, Application #WSP- 51-17, Uncle Joes Pizzeria and Grill-Approved**

**333 North BHP, Block 1802 Lot 1**

The applicant is proposing a change of tenant at this location for a pizzeria and grill restaurant. The Zone is Commercial and is not located in the Pinelands.

* **Resolution PB-90-17, Application #WSP-56-17, Andrew J. Assini, 1620 Glassboro Road -Denied**

**Block 15303 Lot 3-Denied the applicant needs to apply to the ZBA for a variance**

The applicant proposed a community wellness center including classes, workshops, lectures, talks, counseling, guidance, nutrition, training and other wellness activities at this location.

* **Resolution PB-91-17, Recommendation and Approval to Chapter 175 of the Township Code Wireless Telecommunications Facilities-Approved**
* **Resolution PB-92-17, Mark Hernandez, Resolutions PB-49-17, Application #1847- Approved**

**Block 9801 Lots 7.01 and 7.07, one-year extension request**

**Extension Requests:**

* **PB-58-13, Application #1823, Comfort Development Group, Two-year extension request, for a major subdivision known as Hamilton Greene**
* **PB-47-96, Application #1619, Farroni, Minor Subdivision, One-year extension request for a minor subdivision**
* **PB-52-16, Application #1841, Ravinder Singh, One- year extension request for a minor subdivision**

**Public Hearing:**

* **Application WSP-59-17, Stirling Glen Clubhouse, 2780 Stirling Glen Drive, Block 142.0101 Lot 1**

The applicant is before the board for an administrative change to reduce the clubhouse previously approved by the board slightly.

* **Application WSP-56-17, Jacobs Telecommunication, 301 Bluebell Road, Block 11701 Lot 19**

The applicant is proposing to remove existing platform and replace with sector mounts, remove (3) existing antennas, remove (3) existing RRHS, install (3) new antennas at 148’ height, install (9) RRHS, install (1) new ray cap, install (2) dc trunks and 1 x 2’ inner duct, install (1) new rectifier, install (2) dc cables, install (1) argus shelf with (2) new converters, install 2’ x 3 RU to existing DC 12 source shelf, install (10)- 24 180 MHA Battery Strings in (1) new battery rack.

* **Application WSP-57-17, Charles A. Rienzi, Jr., 1832 N. BHP, Block 501 Lot 34**

The applicant is currently operating a business at this location and is before the board retroactively to operate Aquatic Artists which is a company that builds waterfalls in the tristate area. They would like to park commercial vehicles and store the supplies at this location.

* **Application WSP-58-17, Kevin Brown, 1809 N. BHP, Block 701 Lot 30**

The applicant is proposing to operate a small group fitness in one of the units within the strip center at this location. This will be a facility offering physical activities and nutritional counseling.

* **Summerfields West Modifications**: The Engineer will provide some administrative changes to the original plan which should aesthetically improve the overall project.
* **Redevelopment Presentation by Tim Kernan**: Resolution R276-2017 Authorizing the Planning Board of Monroe Township to Conduct a Preliminary Investigation to determine whether Block 101 Lots 2,7,8,9,9.02, 10,11,12,13,15,16,17,18,19,39,52,53,54,55,56,56.01,57,58,59,60,61,62 and 63 commonly known as Cross keys Redevelopment Area is a Redevelopment Area.

**Public Portion:**

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

**Approval of Minutes:**

**11/2/2017 – Minutes Approval**

**Reports/Communication:**

St. Matthews: There has been work performed under the Soil Conservation District approval and several residential complaints regarding the project. The project is currently pending an easement approval from the Gloucester County Planning Board and the Gloucester County Utilities Approval. A bond estimate has been provided by the Engineer but has not been posted, nor escrow inspection. The applicant will be scheduled before Council for the developer’s agreement once the above items have been resolved.

Emails and IPads: It has been brought to my attention that several members from the land use boards have a growing concern regarding usage of personal emails. I will be working towards having a township email and password assigned to each member next year. I am also looking into IPads for all land use board members to avoid the expense of copying packets.

The Joe Pace Conference Room: Attached is the schematic proposed for the Joe Pace Conference Room. I have begun working with the Public Works Department on this project with removing all of the old furniture and I have met with them regarding the wall reconfiguration. The room will be budgeted for in 2018.

Holiday Party: Please join your professionals immediately following this meeting for some Holiday Cheer at the Library IV.

Meeting dates for 2018: The attached is the proposed meeting dates for 2018. I am waiting for an approval of the same from the Township Clerk, these are tentative dates at this time.

Happy Holidays to everyone!

**Adjourn:**