**Monroe Township Planning Board Meeting Minutes**

**January 18, 2018 at 7:00 pm**

**Pledge of Allegiance**

**Call to Order**

Secretary, Rosemary Flaherty, read, “Proper notice of this meeting was given as required in the Open Public Meetings Act on January 11, 2018 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. Boorstein - Present

Mr. Cooper - Excused

Mr. Crane, Vice Chairman- Present

Ms. Flaherty- Present

Councilman, Mr. Heffner- Present

Mr. Masterson- Present

Mr. O’Brien, Chairman- Present

Mr. Scardino- Present

Mayor, Mr. Teefy- Present

Alt.1, Ms. Hui – Excused

Alt. 2, Mr. Cotton- Present

**Professionals:**

Engineer, Raymond Jordan, ARH - Present

Planner, Tim Kernan, Maser Consulting - Excused

Secretary, Rosemary Flaherty- Present

Transcriber, Tara Park- Present

Council Liaison, Bob Heffner- Present

**Memorialization of Resolutions:**

Chairman O’Brien asked for a motion to group the following Resolutions being approved at the meeting.

Motion: Councilman Heffner

2nd: Mr. Masterson

A voice vote was performed and all were in favor, none were opposed.

**Resolution PB-93-2017 for PB-58-13, Application #1823, Comfort Development Group**

Two-year extension request, for a major subdivision known as Hamilton Greene-Approved

**Resolution PB-94-2017 for PB-47-96, Application #1619, Farroni, Minor Subdivision,**

One-year extension request for a minor sub-Division-Approved

**Resolution PB-95-2017 for PB-52-16, Application #1841, Ravinder Singh,**

One- year extension request for a minor subdivision- Approved

**Resolution 96-2017 for Application WSP-59-17, Stirling Glen Clubhouse, 2780 Stirling Glen Drive, Block 142.0101 Lot 1**

The applicant proposed an administrative change to reduce the clubhouse previously approved by the board slightly. The Planning Board approved this change.

**Resolution 97-2017 for Application WSP-58-17, Kevin Brown, 1809 N. BHP, Block 701 Lot 30**

The applicant proposed 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. The Planning Board approved this application.

**Resolution 98-2017 for Summerfields West Modifications**:

The Engineer provided some administrative changes to the original plan which should aesthetically improve the overall project. The Planning Board motioned to approve the curb design but not the outfall structure change. The applicant will need to re-appear before the board for that change.

**Resolution 98-2017 for Redevelopment Recommendation on the Petrongolo Tract**:

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. The Planning Board motioned to recommend moving forward with this redevelopment zone.

Motion to approve the resolutions: Mr. Heffner

2nd: Mr. Scardino

A voice vote was performed and all were in favor and none were opposed.

**Public Hearings:**

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

Mr. Rocco swore in Hunter Heppe representing Jacobs Telecommunications.

Zoning Officer, Rosemary Flaherty read her report:

Please be advised that I have reviewed the Application #WSP-56-17, JacobsTelecommunication, 301 Bluebell Road, Block 11701 Lot 19**.** I have the following comments:

1. 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.
2. The applicant should provide an overall detail review of these changes for the record.
   1. *The applicant went over the details with the Board*
3. The applicant should verify that no additional height is proposed at any point on the tower as a result of this work.
   1. *The applicant stated that there would be no additional height.*
4. The applicant should testify that no additional cabinets or storage will be located on the ground for the record.
   1. *The applicant state that there would be no additional cabinets or storage on the ground.*
5. The applicant should understand that zoning and construction permits are a condition of approval for this application.
   1. *The applicant stated that they understood this to be the procedure to follow the approval of the Board.*

Councilman Heffner did make the applicant aware that Opening Day for Little League will be around the start date of April 9th, and the applicant stated that they will not be working on the weekends.

Chairman O’Brien asked for a motion to open the application to the public:

Motion: Mr. Crane

2nd: Councilman Heffner

No public was present

Chairman O’Brien asked for a motion to close the application to the public:

Motion: Councilman Heffner

2nd: Mr. Crane

Roll Call Vote was performed:

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Yes

Mr. O’Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Alt. 2, Mr. Cotton- Yes

All were in favor and the application is approved.

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

Mr. Rocco swore in Charles Rienzi Jr for the record and Mr. Cotton asked to recuse himself from this application.

Zoning Officer, Rosemary Flaherty read her report:

Please be advised that I have reviewed theApplication #WSP-57-17, Charles A. Rienzi, Jr. 1832 N. BHP, Block 501 Lot 3, I have the following comments:

1. 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.
2. The property does not have sidewalk and none is proposed at this location.
3. The applicant should submit a copy of any hazardous substances stored at this location in bulk for the use of this business.
   1. *There is no hazardous materials on site.*
4. The applicant should testify as to whether they have a dumpster for the record.
   1. *There is a 5 yard dumpster on site.*
5. The applicant should testify to any employee’s part time and full time for the record and where they park.
   1. *There are six employees and they all park in the rear of the property.*
6. The applicant should testify as to whether any customers come to the property for the record.
   1. *Customers do not come to the site, as this is also the applicant’s residence.*
7. The applicant should testify to any signage proposed for the record.
   1. *There is no signage proposed.*
8. The applicant should understand that zoning and construction permits are a condition of approval for this application.
   1. *The applicant agreed that this would follow this evening’s approval.*

The Board Members and Mayor expressed concerns about the property to the applicant including complaints by the neighbors with drainage issues, not having a detailed parking layout, restroom facilities on site for the staff (not a portable toilet that is currently on site) which will include a septic certification, signage for the business was encouraged to the applicant.

Chairman O’Brien asked for a motion to open the application to the public:

Motion: Councilman Heffner

2nd: Mr. Masterson

No public was present

Chairman O’Brien asked for a motion to close the application to the public:

Motion: Councilman Heffner

2nd: Mr. Masterson

Chairman O’Brien asked for a motion to approve the application, and Mr. Rocco clarified that the application would be approved with the following conditions, and the applicant would have 60 days to complete with the contingency that if the septic system or grading did fail there would be additional time allotted to correct the issues:

1. Detailed Parking Schedule.
2. Septic Certification for Restrooms.
3. Grading Plan to be reviewed by the Township Engineer.
4. Clean up the property and try to maintain a neater layout.
5. Encouragement of Signage for the business if the property owner wishes to install it.

Motion to approve: Councilman Heffner

2nd: Mr. Crane

**Public Portion:**

**At this time anyone wishing to address the public for comments.**

**Correspondences/Discussion:**

Mr. Rocco presented all the information he has gathered on the St. Matthew’s Daycare Center application at Fries Mill Road and Stanger Avenue. Mr. Jordan was asked by Mr. Rocco to email him what he should be requesting from the Attorney of the applicant for the traffic study and Mr. Rocco also advised the Mayor and others to refrain from further conversation about the application.

Motion to approve the request the Solicitor and Engineer to work together with the applicant on specs for the traffic study:

Motion: Mayor Teefy

2nd: Mr. Crane

Voice Vote was performed and all were in favor, none were opposed.

**Minutes Approval:**

12/14/2017 Minutes

Motion to Approve: Mr. Crane

2nd: Mr. Masterson

Voice Vote performed and all were in favor.

1/11/2018 Minutes

Motion to Approve: Mr. Crane

2nd: Mr. Scardino

Voice Vote performed and all were in favor.

A**djourn:**

Motion to close: Mr. Heffner

2nd: Mr. Crane

All were in favor and the meeting was adjourned.

These minutes are not to be construed as a verbatim account of the meeting held on the

Date above and only a summary of the proceedings.

Tara Park, Transcriber