

Monroe Township Planning Board Meeting Minutes
January 25, 2018 at 7:00 pm

Pledge of Allegiance

Call to Order

Secretary, Rosemary Flaherty, read the following, “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- Excused
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 - Present
Solicitor, Joseph Rocco, Campbell Rocco Law Firm - Present
Transcriber, Tara Park - Present

Memorialization of Resolutions:

Extension of Approvals:

Application 395-SP, Fuel Station at Sam’s Club, 334 Berlin Cross Keys Road, Block 101 Lot 3.01 - The applicant is asking for a one-year extension of time to start this project.

Motion to approve: Cncl. Heffner
2nd: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - 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

Application #405-SP, Amended #PB-20-17, St. Matthews Daycare Center, Block 15101 Lot 14 - The applicant is asking for an extension to June 30, 2018

Motion to open to the public: Cncl. Heffner

2nd: Mr. Masterson, and all in favor by voice vote.

Doug Hopper of 1973 Steeplechase Drive, Janene Geiss of 1959 Steeplechase Drive and Mary Cote of 1710 Biden Lane all spoke of their concerns with the daycare increasing the traffic off of Stanger Avenue onto Fries Mill Road. The Mayor did announce that another traffic count will be taking place since the residents of the Ridings voiced their concerns of when the original counts were done by the MTPD Traffic Division, and the Mayor did not have a date at this time. The residents voiced their concerns and belief about the values of their property depreciating due to the daycare center being built at this location, and the quality of life it affects for the residents of the Ridings and Stanger Avenue. They also voiced their concern that they would like to see a separate entrance/exit onto Fries Mill Road for the daycare, especially since there is no plan for a light at this time. Mr. Rocco and Chairman O'Brien let the residents know that they are working on discussions with the applicant, St. Matthews, and their counsel to discuss a possibility of additional traffic information, but that this was not a guarantee. Mr. Rocco also stated that the vote tonight would be to solely extend the application for the applicant.

Motion to close to the public: Cncl. Heffner

2nd: Mr. Masterson, and all in favor by voice vote.

Motion to approve: Mayor Teefy

2nd: Cncl. Heffner

Roll Call Vote:

Mr. Boorstein - 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

Memorialization of Resolutions:

Resolution PB-9-2018, Application WSP-56-17, Jacobs Telecommunication, 301 Bluebell Road, Block 11701 Lot 19-Approved

The applicant proposed 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' innerduct, 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.

Motion to approve: Mr. Masterson
2nd: Mr. Scardino

Roll Call Vote:
Mr. Boorstein - 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

Resolution PB-10-2018, Application WSP-57-17, Charles A. Rienzi, Jr., 1832 N. BHP, Block 501 Lot 34-Sidewalk Waiver Approved

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. The Property fronts along the BHP and currently there is no sidewalk, the Board voted to waive sidewalk at this time.

Motion to approve: Mr. Masterson
2nd: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - 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

Resolution PB-11-2018, Application WSP 57-17, Charles Rienzi Jr., 1832 North Black Horse Pike, Block 501 Lot 34 - Approved

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.

Motion to approve: Mr. Masterson
2nd: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - 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

Resolution, PB-12-2018, St. Matthews Baptist Church, Daycare Application, SP-405, amended, PB 24-16, Extension Granted PB-20-17

Per the Engineers report dated February 21, 2007, a Traffic Assessment was not submitted. The Planning Board decided on January 18, 2018 that the applicant is to provide estimates as to the number of vehicles entering and exiting the facility during peak hours.

Motion to approve: Mr. Masterson
2nd: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - 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

Public Hearings:

Application WSP-01-2018, Emchi Nail Products LLC, 27 South Main Street, Block 11806 Lot 3 - The applicant is proposing to use the attached garage to the existing nail business as storage for a separate retail merchandise business.

There was no one present for the applicant, the application would be postponed, and all were in favor by a voice vote.

Application WSP-02-2018, Mainland Produce, 1056 S. Black Horse Pike, Block 3601 Lot 6 - The applicant is proposing a retail and wholesale fresh produce store at this location that will service the residents and restaurants and retailers in the area with fresh fruits, vegetables and culinary herbs.

Mr. Rocco swore in David and Frank Cruz, the applicants.

Zoning Officer, Rosemary Flaherty, read her report:

(applicant's response is in italics)

1. The applicant is proposing to use the existing unit which should be identified for the record for a retail and wholesale fresh produce store.
2. The applicant should testify as to the hours of operation.
Monday through Saturday 9am - 7pm
3. The applicant should testify to the amount of employees at this location, full and part time.
Two full time, and two part time
4. The applicant should testify as to what type of trucks will be used at this location and if there is an existing loading dock proposed or any configurations to the rear of the building for the record.

Box Reefer Truck will be used at this location and a two rear door will be installed with a small threshold ramp to pull pallets in and out. This will be completed by the landlord.

5. The applicant should testify the number of deliveries per day and the hours of the deliveries for the record.

There will be one to two per day prior to 7am and they will adhere to all noise regulations.

6. The applicant should testify if they are proposing a dumpster at this location for the record.

There are currently two to the right of the building and one is being placed to the left.

7. The applicant should testify as to how they dispose of any rotting fruits, vegetables, herbs and any other food product in conjunction with this business for the record.

Disposal will be in landfills if spoiled.

8. The applicant should testify to any deliveries made to other restaurants and businesses for the record, the type of truck used, where it is stored, does it have the business name on it for the record.

Most locations are in the shore area, and the logo will be on the doors of the 16 ft truck. These deliveries will go primarily from the Philadelphia to the locations.

9. The applicant should provide the board with any previous experience with this type of business for the record.

24 years of experience, most recently at Bisbee Produce for the past 7 years in Egg Harbor City.

10. The applicant should testify to the full nature of where they supply the materials to and how many times a month for the record, types of supplies being stored and if there are any chemicals being stored for the record.

There are none.

11. The applicant should testify to any signage proposed at this location.

Channel Letter signage and a monument sign.

12. The applicant should know that any outside storage of commodities, empty boxes, pallets are not permitted for the record.

Understood.

13. The applicant should know that temporary lawn signage is not permitted for the record.

Agreed.

14. Any signage proposed should be submitted as part of your zoning permit with a rendering that meets code for the record.

Agreed.

15. The applicant should understand that zoning and construction permits are a condition of approval for this application including board of health.

Understood.

At this time, the Chairman opened it up to the Board for comments and questions. Ms. Flaherty commented on the building and recommended painting it, the applicant stated that the landlord agreed to do so. There was also questions presented about the parking of the truck and the

location designated by the landlord, and that it may not be permitted. Also, there was a mention of the condition of the enclosures for the dumpsters, the amount of parking spots for the patrons and the concern that there was no estimate count of patrons on any given day. Cncl. Heffner also asked about the compressors for the refrigeration units and the tenant mentioned they would most likely be on top of the roof or the unit. At this time, the Board discussed if they could approve the application with all of the concerns that were still left open, and the Board agreed that they could not. Chairman O'Brien recommended that the applicant meet with Ms. Flaherty prior to the next meeting, and Ms. Flaherty advised the applicant that the owner needs to be present at the next meeting.

Motion to deny application: Cncl. Heffner

2nd: Mayor Teefy

Roll Call Vote:

Mr. Boorstein - 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

Application WSP-03-2018, Big Hoss Beef Jerky, David Tomczak, 1180 North Black Horse Pike, Block 1102 Lot 23 - The applicant is proposing a retail beef jerky business at this location.

Mr Rocco swore in Mr. David Tomczak of 407 E. Fox Trail Drive in Williamstown for the record.

**Zoning Officer, Rosemary Flaherty, read her report and questions to the applicant:
(applicant's responses are in italics)**

1. The applicant is proposing to use the existing retail of homemade beef jerky products.
2. The applicant should testify as to the hours of operation.
Saturday & Sunday approximately six hours per day.
3. The applicant should testify to the amount of employees at this location, full and part time.
Two to three part time employees.
4. The applicant should testify the number of deliveries if any are made to this location or if deliveries are made to other businesses for the record.
No deliveries.
5. The applicant should testify if they are proposing a dumpster at this location for the record.
There is two on site, that are shared with other tenants.

6. The applicant should provide the board with any previous experience with this type of business for the record.

The applicant described how his hobby became a kitchen share, and then spread into now what he is trying to open at this location and that there will also be pastries from Stock's bakery in Philly that he is now authorize to sell at this location.

7. The applicant should testify to any signage proposed at this location, signage is recommended and must meet the code when applying for the zoning permit for the business.

Window Screen and Monument Sign for the plaza.

8. The applicant should know that any outside storage of commodities, empty boxes, pallets are not permitted for the record.

The applicant agreed.

9. The applicant should know that temporary lawn signage is not permitted for the record.

The applicant agreed.

10. The applicant should understand that zoning and construction permits are a condition of approval for this application including board of health.

The applicant agreed.

Motion to open to public: Cncl. Heffner

2nd: Mayor Teefy

All in favor by voice vote and with no one from the public present,

Motion made to close to the public: Cncl. Heffner

2nd: Mayor Teefy

Motion to approve: Cncl. Heffner

2nd: Mayor Teefy

Roll Call vote:

Mr. Boorstein - 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

Administrative Change Request: Summerfields West

The applicant is appearing before the Board for an Administrative Change to the outfall structure. The Board Engineer reviewed this request and submitted a review of his findings.

George Matteo, attorney for the owner, stated that this was being requested to install while under construction. Mr. Matteo said that the applicant/owner will concurs with all comments and agrees to comply with those.

Motion to open to public: Cncl. Heffner

2nd: Mayor Teefy

All in favor by voice vote and with no one from the public present,

Motion made to close to the public: Cncl. Heffner

2nd: Mr. Scardino

Motion to approve: Cncl. Heffner

2nd: Mayor Teefy

Roll Call vote:

Mr. Boorstein - 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

Recommendation required:

Council Resolution: R-41-2018 Resolution of the Township Council of the Township of Monroe referring a proposed rehabilitation area designated as the "Lakes Rehabilitation Area" in the Township of Monroe. This Redevelopment Area discussion was presented by Tim Kernan and Joe Rocco, the Redevelopment Professionals. They mentioned that there would be no condemning of properties in this area or long term PILOT programs. There would be tax abatements, and homeowners could see abatement when doing rehab or renovations to their property. Cncl. Heffner mentioned that he would like to see a stipulation on rental units and Mr. Rocco and Mr. Kernan said that they would look into it as part of their research.

Motion to recommend: Cncl. Heffner

2nd: Mr. Masterson

Mr. Boorstein - 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

Public Portion:

Motion to open to public: Cncl. Heffner
2nd: Mr. Scardino
All in favor by voice vote and with no one from the public present,
Motion made to close to the public: Cncl. Heffner
2nd: Mr. Scardino

Correspondences/Discussion:

The Mayor said that the Escape Room was at the Spotlight on Business for the last Council Meeting. He also mentioned that both breweries were brewing but not yet in possession of the license from the state to sell or serve it yet. The Mayor also noted that he did not have a Geets Update as he has not received a response when reaching out to Sandy, the new owner.

Minutes Approval:

1/18/2018 Minutes
Motion to approve: Cncl. Heffner
2nd: Mr. Scardino
All were in favor by a voice vote.

Adjourn:

Motion to adjourn: Cncl. Heffner
2nd: Mr. Scardino
All were in favor and the meeting was adjourned.

This a summary of the proceedings of the meeting held on the date above and not to be construed as a verbatim account of the meeting.

**Tara Park
Transcriber**