

**Monroe Township Planning Board Meeting Minutes**  
**June 21, 2018 at 7:00 pm**

**Pledge of Allegiance**

**Call to Order**

Ms. 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. Crane, Vice Chairman - Present  
Ms. Flaherty - Present  
Councilman, Mr. Heffner - Present  
Mr. Masterson - Excused  
Mr. O'Brien, Chairman - Present  
Mr. Scardino - Present  
Mayor, Mr. Teefy - Present  
Alt. 1, Mr. Colavita - Present  
Alt. 2, Mr. Cotton - Present

**Professionals:**

Solicitor, Joe Rocco, Campbell Rocco Law Firm - Present  
Secretary, Rosemary Flaherty - Present  
Transcriber, Tara Park - Present

**Memorialization of Resolutions:**

**Resolution PB-48-2018, Application WSP-25-2018, CVS, 2305 Glassboro Cross keys Road, Block 14801 Lot 12.02:** The applicant proposed some new signage at this location and was approved on 6/7/2018.

Motion to approve: Mr. Scardino

2nd motion to approve: Mayor Teefy

Roll call vote:

Mr. Boorstein - Yes  
Ms. Flaherty - Yes  
Councilman, Mr. Heffner- Yes  
Mr. O'Brien, Chairman - Yes  
Mr. Scardino- Yes  
Mayor, Mr. Teefy - Yes  
Alt. 1, Mr. Colavita- Yes  
Alt. 2, Mr. Cotton- Yes

**Extension Request:**

**Equestrian Estates #1725, Block 3704 Lots 9, 9.01, 9.02 and 9.03, Final Major Subdivision Approval under PB-47-08, Amended Final Major Subdivision Approval under PB-78-08, 2-year extension under PB-85-16, property located at southerly side of Winslow Road, west of Buckhorn Drive consisting of 31 acres with Final Major Subdivision approval to construct 38 single family homes, a stormwater management basin and associated site improvements:** The applicant is requesting a 1-year extension as provided under the applicable statutes and in particular N.J.S.A. 40:55D-52.

Michael J. Ward Attorney for Winglow Farms spoke to the Board requesting their extension. Solicitor swore in Ralph Ford of Winglow Farms. He asked what agencies they are still in need of, and Mr. Ford said that the main issues were water and sewer connections and still being within the conformity of the plans, and being more affordable. They are hoping with the uptick of home building in Monroe Township their project will be more appealing. There was a small discussion of the the plans possibly changing if this does not happen and an entire new application needing to be made. Mr. Colavita asked what the extension does for the applicant, and Mr. Ford said that it allows for a period of protection from any Zoning Changes. Mr. Ward also commented that Builders have let them know that their cost of construction is simply too high (\$300,000) so they need to find a way to get their costs down as well.

**Motion to open to the public: Mayor Teefy**

**2nd motion to open to the public: Mr. Heffner**

**All in favor by voice vote.**

**At this time anyone wishing to address the Board about this application is able to do so, and with no one wishing to speak from the public,**

**Motion to close to the public: Mr. Crane**

**2nd motion to close to the public: Mayor Teefy**

**All in favor by voice vote.**

Motion to approve the extension for one year: Mr. Crane

2nd motion: Ms. Flaherty

Roll call vote:

Mr. Boorstein - Yes

Ms. Flaherty - Yes

Mr. Crane - Yes

Councilman, Mr. Heffner- Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy - Yes

Alt. 1, Mr. Colavita- Yes

**Site Plan Waivers:**

**Application #WSP-27-2018, Advanced Counseling Services LLC, Block 11806 Lot 1, 5 South Main Street,**

**Site Plan Waiver:** The applicant is proposing a therapeutic interventions to those in need of counseling services for mental health, mental wellness, and career counseling to those in need from adolescents to adults at this location.

Mr. Rocco swore in Amber Monserrate of 2114 Sheridan Avenue Franklinville, NJ. At this time Zoning Officer Flaherty went over her report and the applicant responded with the following:

- There will be two employees at this time, one part time and one full time
- Hours of Operations - Hours are 9 am through 8pm (Monday through Weds) anticipated 9am-5pm (Thursday and Friday) longer hours if needed for emergencies.
- The business is by appointment only
- No medications will be dispensed at this location.
- Parking will be in the rear of the building and adjacent vacant lot.
- The building is mixed use.
- Sidewalk is already present.
- Signage is permitted on existing freestanding sign and wall signage is also permitted.
- Parking direction shall be posted as well as NO PARKING in specified areas.
- The applicant has applied for Zoning Permits already.

Mr. Cotton asked the applicants background in this field. Dually licensed with LCADC and LAC and can treat just about anything that people would want to seek treatment for. She said that most of her clients are word of mouth or Psychologytoday.com. She is currently in Woodbury subleasing and wanted to move here since there is not much service in this area. She is also the head of the Gloucester County IDRC. Mr. Heffner asked if there is an age restriction on her treatment, and she said no she has clients of all ages and he also advised her to do a Spotlight on Business at a Council Meeting.

**Motion to open to the public: Mr. Heffner**

**2nd motion to open to the public: Mr. Scardino**

**All in favor by voice vote.**

**At this time anyone wishing to address the Board about this application is able to do so, and with no one wishing to speak from the public,**

**Motion to close to the public: Mr. Heffner**

**2nd motion to close to the public: Mr. Scardino**

**All in favor by voice vote.**

Motion to approve the extension for one year:

2nd motion: Mr. Heffner

Roll Call: Mayor Teefy

Roll call vote:

Mr. Boorstein - Yes

Ms. Flaherty - Yes

Mr. Crane - Yes  
Councilman, Mr. Heffner- Yes  
Mr. O'Brien, Chairman - Yes  
Mr. Scardino- Yes  
Mayor, Mr. Teefy - Yes  
Alt. 1, Mr. Colavita- Yes

**Application #WSP-28-2018, Spirit of Halloween, Block 201 Lot 1, 2099 North Black Horse Pike, Site Plan Waiver:** The applicant is proposing retail sales of Halloween Costumes, accessories and indoor and outdoor decorations at this location.

The Solicitor swore in Kim Turzanski and Michael Rosenthal for the record. At this time Zoning Officer Flaherty went over her report and the applicant responded with the following:

- The building was vacant but Spirit of Halloween was last tenant
- Temporary Signage on front and side, no banners or street signs. Bow flags will be put on permit for 30 days
- R Rated costumes have their own shop
- Police will be contacted if necessary for busy shopping days,
- Rite Aid will be landscaping
- Amoroso Bakery Truck has vacated the lot.
- Sidewalk is present
- No Shopping Carts
- Permits are all agreed to be obtained.

**Motion to open to the public: Mr. Heffner**

**2nd motion to open to the public: Mayor Teefy**

**All in favor by voice vote.**

**At this time anyone wishing to address the Board about this application is able to do so, and with no one wishing to speak from the public,**

**Motion to close to the public: Mr. Heffner**

**2nd motion to close to the public: Mayor Teefy**

**All in favor by voice vote.**

Motion to approve the extension for one year:

2nd motion: Mr. Heffner

Roll Call: Mr. Scardino

Roll call vote:

Mr. Boorstein - Yes

Ms. Flaherty - Yes

Mr. Crane - Yes

Councilman, Mr. Heffner- Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino- Yes  
Mayor, Mr. Teefy - Yes  
Alt. 1, Mr. Colavita- Yes

**Public Portion:**

Motion to open to the public:

2nd motion to open to the public:

All in favor by voice vote.

At this time anyone wishing to address the Board is able to do so, and with no one wishing to speak from the public,

Motion to close to the public:

2nd motion to close to the public:

All in favor by voice vote.

**Minutes:**

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Motion to approve: Mr. Colavita

2nd Motion: Mr. Scardino

**Discussion / Comments / Training:**

Ms. Flaherty asked members to review the documents from Public Works Director Mike Calvello, then to do a Stormwater Management online review and tutorials and she will have a sign in sheet at the meeting saying they did so.

Mayor Teefy reported that Route 322 and Fries Mill did go to NJDOT.

The Board will review the ordinance change for Chapter 175 at the next meeting for guarantees and inspections to reduce applicant costs and to help development get on their feet, and make Townships more responsible for inspections.

Ms. Flaherty said that the next agenda is pretty extensive, and some properties that have a lot of interest for new business or expansions. She also talked about her recent visit to Key West and the Architecture and on Duval Street, and how to make a residential home look commercial like Monroe Township is aiming to do on Main Street.

Mr. Heffner asked for an update on Great Railing. Ms. Flaherty said that both EZ Hardscapes and Great Railing have been sent summons. He also asked about an application to the Pinelands for the lot next to Rush Fitness. Ms. Flaherty and Mayor Teefy said they have met with the owner and are hoping to do something similar to the shopping Center in Stratford, and do a mixed use development. The hope is also to redirect the traffic pattern.

Motion to adjourn: Mr. Crane

2nd: Mr. Scardino

All in favor by voice vote.

These minutes are a brief summary of the proceedings and should not be taken as verbatim testimony

Respectfully submitted,

Tara Ann Park