**Monroe Township Planning Board Meeting Agenda**

**July 12, 2018 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 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

Mr. Crane, Vice Chairman

Ms. Flaherty

Councilman, Mr. Heffner

Mr. Masterson

Mr. O'Brien, Chairman

Mr. Scardino

Mayor, Mr. Teefy

Alt. 1, Mr. Colavita

Alt. 2, Mr. Cotton

**Professionals:**

Solicitor, Joe Rocco, Campbell Rocco Law Firm

Secretary, Rosemary Flaherty

Transcriber, Tara Park

**Resolution Correction:**

* **Application 395-SP, Fuel Station at Sam’s Club, 334 Berlin Cross Keys Road, Block 101 Lot 3.01, Resolution of Approval PB-22-15, Extension Resolution PB-17-18, Extension Resolution PB-38-18**

The applicant was recently approved for a one-year extension of time to start this project.

At our recent pre-construction meeting it was revealed that the address that was used in the application in early 2015 was incorrect and the correct address is 300 Berlin Crosskeys Road. This correction of resolution will be published by the applicant immediately to avoid a delay in the project.

**Extension of Approval:**

* **Applications #1809 and #SP0437 Williamstown Assembly of God, Block 3901 Potion of Lot 1.01, 1.02, 1.03 Malaga-New Brooklyn Road and Corkery Lane for Minor Subdivision and Major Preliminary and Final Subdivision Approval under PB 52-09 and PB-58-09, Extension of Approval Granted under Resolution PB-52-17 for a one – year extension to June 30, 2018**

The applicant is requesting an extension of one – year to June 30, 2019.

* **Application #1714 Smithfield Estates, Block 15301 Lots 2, 3, 3.01, 37 and Block 15303 Lots 31-36, 38 and 39 and Block 15402 Lots 9-13, located between Glassboro Road and Glassboro Williamstown Road Route 322 Final Major Subdivision Approval under Resolution PB-39-06 and Extension granted under PB-73-16 granting approval of a two year extension to June 30, 2018 to construct 172 single family dwellings.**

The applicant is requesting a one-year extension which would expire June 30, 2020.

**Memorialization of Resolutions:​**

* **Resolution PB-49-2018, 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 storm water management basin and associated site improvements.**

The applicant requested a 1-year extension as provided under the applicable statutes and in particular N.J.S.A. 40:55D-52.

**Memorialization of Resolutions:**

* **Resolution PB-50-2018, Application #WSP-27-2018, Advanced Counseling Services LLC, Block 11806 Lot 1, 5 South Main Street, Site Plan Waiver**

The applicant proposed 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.

* **Resolution PB-51-2018, Application #WSP-28-2018, Spirit of Halloween, Block 201 Lot 1, 2099 North Black Horse Pike, Site Plan Waiver**

The applicant proposed retail sales of Halloween Costumes, accessories and indoor and outdoor decorations at this location.

**Site Plan Waiver:**

* **Application #WSP-29-2018, Bakemyday Inc. c/o Mohamed Saleh, Pretzel Factory, 200 North Black Horse Pike Block 1502 Lot 26**

The applicant is proposing a change of ownership at this location to continue to operate the pretzel factory.

* **Application #WSP-30-2018, Pinnacle School of Health Careers, LLC c/o Dr. Bryana Carrea, 100 North Black Horse Pike, Block 1503 Lot 4**

The applicant is proposing a medical business at this location to train Medical Assistants, Phlebotomist, Home Health Aides, and EKG Technicians at this location

**Public Hearings:**

* **Application #480-SP, Holly Oak Estates (formerly Pin Oak Estates), Block 13001, Lots 9, 10, 11, 11.01, 12 and 13, located on the east side of Tuckahoe Road, south of the Williamstown High School and adjacent to Owens Park sports complex.**

The applicant is proposing a major subdivision on 6 undeveloped and primarily wooded parcels of land that will be subdivided into 89 single family residential lots and 3 open space lots. All of the lots will be serviced by public water and sewer.

* **Application #481-SP, Morgan Landing, Block 2901 Lots 3 and 3.01, located on the south side of Morgan Road and east of Williamstown – New Brooklyn Road, Preliminary Major Subdivision**

The applicant is proposing a major subdivision on 2 parcels of land that will be subdivided into 82 single family residential lots, 2 open space lots and 1 pump station lot. All of the lots will be serviced by public water and sewer.

**Presentations:**

* **Housing Element of the Master Plan- Presentation provided by Tim Kernan, see the attached draft**

**Recommendation requested:**

* **Recommendation requested by Township Council on Ordinance 18:2018 regarding Performance and Maintenance Guarantees, see the attached**

**Public Portion:**

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

**Minutes:**

**6/21/2018 Minutes**

**Discussion / Comments / Training:**

A**djourn:**