

**Monroe Township Planning Board Meeting
10/11/2018 at 7:00 pm**

Pledge of Allegiance

Call to Order Rosemary Flaherty, Secretary 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 - 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, Mr. Colavita- Present
Alt. 2, Mr. Cotton- Present

Professionals:

Solicitor, Joe Rocco- Present
Engineer, Raymond Jordan- Present
Planner, Timothy Kernan- Present
Secretary, Rosemary Flaherty- Present
Transcriber, Tara Park- Present

Memorialization of Resolutions:

Resolution PB-73-18, Rt. 322 and Tuckahoe Road, Area of Need Designation – Plan as presented was denied

Motion to approve: Mayor Teefy
2nd motion to approve: Mr. Colavita
Roll call vote:
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes
Mr. Scardino- Yes
Mayor, Mr. Teefy- Yes
Alt. 1, Mr. Colavita-Yes
Alt. 2, Mr. Cotton - Yes

Resolution PB-74-18, Application WSP-39-2018, 1085 BHP LLC, located at 1085 N. BHP, Block 1301 Lot 3- Approved - The applicant proposed to use the rear portion of their existing parking area to store overflow of vehicles from the adjacent Auto Lenders Business at this location, including but not limited to cars, trucks, boats. The area is 250' x 200' crushed stone area. The planning board approved this proposal.

Motion to approve: Mr. Colavita
2nd motion to approve: Mr. Scardino
Roll call vote:
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino- Yes
Mayor, Mr. Teefy- Yes
Alt. 1, Mr. Colavita-Yes
Alt. 2, Mr. Cotton - Yes

Resolution PB-75-18, WSP-40-2018 Mission for Nutrition, 1041 Glassboro Road, Block 13901 Lot 28.02-Approved - The applicant proposed a nutritional business at this location.

Motion to approve: Mr. Scardino
2nd motion to approve: Mr. Colavita
Roll call vote:
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino- Yes
Mayor, Mr. Teefy- Yes
Alt. 1, Mr. Colavita-Yes
Alt. 2, Mr. Cotton - Yes

Resolution PB-76-18, Recommendation to Investigation an Area in Need of Brownfields Redevelopment at the Landfill located on Block 901 Lots 1 and 2, Sicklerville Road

Motion to approve: Mr. Scardino

2nd motion to approve: Mr. Masterson

Roll call vote:

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Alt. 1, Mr. Colavita-Yes

Alt. 2, Mr. Cotton - Yes

Resolution PB-77-18, Application 484-SP, Amended Preliminary and Final Major Subdivision Approval, 110 Whitehall LLC, Whitehall Road, Block 8001 Lot 28 - The applicant proposed amending the application for Preliminary and Final Major Subdivision Approval. The proposal included the conversion of 192 single family market rate non-age restricted housing units and 48 COAH units to 192 age restricted single family units and 22 affordable age restricted twin units. The Planning Board approved this amended plan.

Motion to approve: Mr. Scardino

2nd motion to approve: Mr. Masterson

Roll call vote:

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Alt. 1, Mr. Colavita-Yes

Alt. 2, Mr. Cotton - Yes

Site Plan Waivers:

Application WSP-35-2018, Pretty Up Pup, 1809 N. BHP, Block 701 Lot 30

The applicant is proposing an animal grooming business at this location.

Mr. Rocco swore in Nicole Timm of Pretty Up Your Pup. The applicant briefly described her request in front of the Board and Chairman O'Brien asked if they had received their report from the Zoning Officer and the applicant agreed. At this time Chairman O'Brien asked the Zoning

Officer to go over her report with the applicant. The following items were discussed during the report:

- *The Property is located in the C Zone*
- *The Property is not in the Pinelands*
- *The applicant is renting unit #12*
- *The Property consists of a commercial strip store center with a diversity of tenants and uses*
- *The applicants Hours are*
 - *Tuesday & Wednesday 9am-730pm*
 - *Thursday & Friday 9am - 430pm*
 - *Saturday 8am - 230pm*
 - *Sunday no hours*
 - *Mondays for family and emergencies only*
- *There are three full time employees and one part time*
- *The signage above the store in the box sign and the pylon sign for the complex is the only signage proposed, and renderings were given.*
- *There will be a dumpster with a lid for this unit only, behind the building*
 - *The applicant did notate another place with an enclosure with area for their dumpster but noted that the area is not maintained.*
 - *The Board Members discussed this and the Ms. Flaherty stated that she will contact the owner of the property to get him to clean up the property and get it in compliance.*
- *The applicant will adhere to all NJDEP recycling laws, and report annually as required.*
- *No subletting is planned*
- *Pet waste will be disposed of in animal waste bags*
- *The applicant agreed to obtain all approvals and permits*
- *The applicant is moving, not opening a 2nd locations*
- *A copy of well and septic approvals will be provided and if there is Municipal Utilities at the Property, a bill will be provided instead.*

Motion to open to the public: Mr. Masterson

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: Cncl. Heffner

2nd motion to close to the public: Mr. Colavita

All in favor by voice vote.

Motion to approve: Mr. Masterson
2nd motion to approve: Mayor Teefy
Roll call vote:
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino- Yes
Mayor, Mr. Teefy- Yes
Alt. 1, Mr. Colavita-Yes
Alt. 2, Mr. Cotton - Yes

Application WSP-41-2018, A-1 Limo, 1809 N. BHP, Block 701 Lot 31 The applicant is proposing a limousine repair business at this location.

Len Schwartz, Attorney for the applicant approached the Board, and Mr. Rocco swore in Robert Hewson of A-1 Limo & Auto Repair. The applicant briefly described her request in front of the Board and Chairman O'Brien asked if they had received their report from the Zoning Officer and the applicant agreed. At this time Chairman O'Brien asked the Zoning Officer to go over her report with the applicant. The following items were discussed during the report:

The Property is located in the C Zone

- *The Property is not in the Pinelands*
- *The applicant is renting unit A-2*
- *The Property consists of a commercial strip store center with a diversity of tenants and uses*
- *Hours of Operation are Monday - Friday 8 am -5 pm*
- *No signage is proposed at this time, but if they do they will let Roe know*
- *They have a dumpster shared with A-1*
- *The applicant will adhere to all NJDEP recycling laws, and report annually as required.*
- *No subletting will take place*
- *No outside storage will take place*
- *There will only be auto repair done at the property, no body work and no painting*
- *The applicant stated that there are 9 spaces outside for vehicle storage*
- *The applicant stated that Pep Boys takes the tires and oil*
- *A copy of well and septic approvals will be provided and if there is Municipal Utilities at the Property, a bill will be provided instead.*
 - *Mr. Scardino noted that there are at least 3 wells on the property and to make sure that they receive the letter for the correct well.*

- *The applicant agreed to obtain all approvals and permits*

Motion to open to the public: Mr. Masterson

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: Cncl. Heffner

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

All in favor by voice vote.

Motion to approve: Mayor Teefy

2nd motion to approve: Mr. Scardino

Roll call vote:

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Alt. 1, Mr. Colavita-Yes

Alt. 2, Mr. Cotton - Yes

Application WSP-42-2018, Mr. Singh on behalf of JK Repairs, 1824 & 1826 N. BHP, Block 501

Lot 36 - The applicant is proposing an auto and truck repair business at this location.

Mr. Rocco swore in Gurpinder & Gulpouder Singh. The applicants briefly described their request in front of the Board and Chairman O'Brien asked if they had received their report from the Zoning Officer and the applicant agreed. At this time Chairman O'Brien asked the Zoning Officer to go over her report with the applicant. The following items were discussed during the report:

- *The Property is located in the C Zone*
- *The Property is not in the Pinelands*
- *The applicant stated that they just purchased the property with the existing buildings including 1828, Tire Tech, which will remain at this location and rented by this tenant.*
- *The applicants said that they are utilizing the rear buildings for their business*
- *The applicant stated that they are storing only equipment and vehicles on tires that can be moved, in addition to truck repair.*

- *The applicant stated that they just entered into contract for truck storage with vehicles of the Turnersville Auto Mall during snow storms. At this time the vehicles will stay on the trailers only.*
- *The hours of operation are Monday - Sunday 8am-5pm*
- *Currently there is one full time employee but they are hoping to hire at least two more*
- *There will be a sign added to the existing pylon out front, as well as the building. They will supply renderings to Ms. Flaherty.*
- *There are two dumpsters on the property, one for metal and one for trash. They will be enclosed and fenced in.*
- *The applicant will adhere to all NJDEP recycling laws, and report annually as required.*
 - *The applicant said that the oil is removed from the property by a company, as well as metal by A1 and trash is removed by Gold Medal.*
- *There will be no subletting*
- *There is no outside storage proposed except for the trucks*
- *The applicant will only perform Auto & Truck Repair, no body work or paint will take place*
- *A copy of well and septic approvals will be provided and if there is Municipal Utilities at the Property, a bill will be provided instead.*
- *The Applicant will need to get State approvals after all Township approvals*
- *The applicant will work with the Zoning Officer on a parking schedule for approximately 50 trucks, and a dumpster enclosure.*

There was a concern by some Board Members about the grading of the property, the history prior approvals of structures on the lot, and noise from refrigeration trucks.

The applicant agreed to the following conditions after a discussion with the Board:

1. *Review of Office Documents for Past Approvals*
 - a. *Failure to obtain prior approvals in the past will result in a Minor Site Plan*
2. *Grading Plan approved prior to CO*
3. *Refrigeration Trucks shall park in the front*
4. *50 truck maximum parked overnight and temporary vehicle storage during snow.*

Motion to open to the public: Cncl. 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: Cncl. Heffner

2nd motion to close to the public: Mr. Colavita

All in favor by voice vote.

Motion to approve: Cncl. Heffner
2nd motion to approve: Mayor Teefy
Roll call vote:
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino- Yes
Mayor, Mr. Teefy- Yes
Alt. 1, Mr. Colavita-Yes
Alt. 2, Mr. Cotton - Yes

Application WSP-43-2018, Walmart, 1840 South Black Horse Pike, Block 3901 Lot 1

The applicant is proposing to change the monument sign and add an additional panel.

Attorney for the Applicant, Donald Pepe approached the Board and Mr. Rocco swore in Brad Kern, Architect for the Applicant. The applicants briefly described their request in front of the Board and Chairman O'Brien asked if they had received their report from the Zoning Officer and the applicant agreed. At this time Chairman O'Brien asked the Zoning Officer to go over her report with the applicant. The following items were discussed during the report:

The Applicant stated that the modifications are to the signage of the building, changing Market to Grocery and Outdoor Living to Lawn & Garden, and adding a panel to the existing Monument Sign, and that select elements of the facade will be painted and changed as well. Ms. Flaherty noted that this is just an administrative change and the applicant agreed to obtain all necessary permits to complete the signage changes on the building. The monument sign will not change in size.

Motion to open to the public: Cncl. 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: Cncl. Heffner
2nd motion to close to the public: Mr. Colavita
All in favor by voice vote.

Motion to approve: Cncl. Heffner
2nd motion to approve: Mr. Masterson

Roll call vote:

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Alt. 1, Mr. Colavita-Yes

Alt. 2, Mr. Cotton - Yes

The Mayor took a moment to commend the General Manager of the Store and how well they worked with the Fire Departments for a town wide Fire Prevention night. The Attorney for the applicant said that they would pass on the message to the store.

Application WSP-44-2018, Papa Thai Chef, 1809 N. BHP, Block 701 Lot 30

The applicant is proposing a restaurant at this location.

Mr. Rocco swore in Chenchira Chaichantha. The applicant briefly described their request in front of the Board and Chairman O'Brien asked if they had received their report from the Zoning Officer and the applicant agreed. At this time Chairman O'Brien asked the Zoning Officer to go over her report with the applicant. The following items were discussed during the report:

- *The Property is located in the C Zone*
- *The Property is not in the Pinelands*
- *The applicant is renting unit #2*
- *The Business Hours:*
 - *Monday - Thursday 11 - 9:30 pm*
 - *Friday and Saturday 11 - 10:30pm*
 - *Sunday 4-9:30pm*
- *There will be three full time employees*
- *The Property consists of a commercial strip store center with a diversity of tenants and uses*
- *There is a dumpster in the back for this business*
- *There will be no subletting*
- *There will be no outside storage from deliveries*
- *All trash will go in dumpster*
- *The restaurant is eat in and take out, there are 12 table with 4 seats each, which is the same as before.*
- *The applicant agrees to get a backflow or grease trap as required, and there is an existing ansul system as well.*

- *All permits and approvals will be obtained prior to opening.*
- *The applicant will adhere to all NJDEP recycling laws, and report annually as required.*
- *A copy of well and septic approvals will be provided and if there is Municipal Utilities at the Property, a bill will be provided instead. This information will be obtained by the landlord.*

Motion to open to the public: Cncl. 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: Cncl. Heffner

2nd motion to close to the public: Mr. Colavita

All in favor by voice vote.

Motion to approve: Cncl. Heffner

2nd motion to approve: Mr. Scardino

Roll call vote:

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Alt. 1, Mr. Colavita-Yes

Alt. 2, Mr. Cotton - Yes

The Applicant thanked the Board and asked them to please stop by their business.

Public Hearings:

Application #485-SP, Skelly's Amusements, Block 13801 Lot 28, 1136 Glassboro Road

The applicant is seeking a minor site plan approval to add storage for amusement rides and associated equipment at this location, as well as a stone area to the rear of the cleared property.

Attorney for the Applicant approached the Board, David Thatcher. Mr. Rocco swore in Tom O'Connor, co-owner of Skelly's Amusements, Jay Simms, Engineer and Jared Thomas, Engineer

both of CES. Mr. Tim Kernan, Board Planner and Mr. Ray Jordan, Board Engineer were also sworn in. The applicants briefly described their request in front of the Board.

The Attorney for the Applicant stated that they are proposing a third pole barn 10,500 square feet for storage of carnival rides and support materials when they are returned to the site outside of the weather conditions.

The Applicant stated that Skelly's is a traveling carnival that travels over three states, which leaves in the Spring and returns in the fall each year. He said that they usually only return to the site for repairs. The applicant noted that there is no employee parking for those on the road with the carnival. He said that they are transported by the vans that picks up the employees at their homes and transports them to the carnivals. He noted that there is a maximum of six people in the office each day including him and his brother in law, the other owner. He also noted that on the site are two more storage buildings which hold rides and concessions. These buildings are said to be enclosed with sliding doors, opaque ceilings, and dirt floors. The Applicant noted that the new building will be exactly the same as one of the buildings, and placed directly on the dirt. The applicant noted that there are also storage containers that hold stock and flammable items that he does not wish to put in the storage buildings. The applicant stated that there is adequate circulation around the site and that there are motion detectors on the site for safety and security purposes. There was also a mention of a dumpster to the right of the entry road past the office, which is where Waste Management suggested it to be placed for their trucks access to dispose of the contents. The Applicant lastly stated that there will be no change to the current number of employees and utilities to the property.

At this time the Township Professionals went over their reports:

Mr. Jordan went over the waivers requested by the applicant. The applicant's engineer stated that they will plant grass seed on any disturbed land, but there should not be much. Cncl. Heffner questioned the waiver of grading, and the Applicant stated again that they are just placing the building on the dirt. There was a mention that well and septic are only at the property for the office only, and Ray asked for those to be spotted on the plan, the Applicant agreed.

Motion to deem the application complete: Mayor Teefy

2nd Motion: Mr. Scardino

Roll call vote:

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Alt. 1, Mr. Colavita-Yes

Alt. 2, Mr. Cotton - Yes

There was a discussion about the Handicapped parking requirement, and it was noted that this would be enforced by the Construction Official by the time of the CO Inspections and that a waiver is not appropriate.

Mr. Jordan asked for the number of trailers on the property and where they will be parked. The owner stated that there are six trailers and they will be stored in the new building. It was also noted that the storage containers will remain on the property.

There was a discussion about the wetland delineation that was done in the past by Joe Arsenall, and the Engineer for the applicant said that they do not believe that it was submitted to NJDEP. Mr. Kernan noted that a Letter of Interpretation of footprint and disturbance is required after questioned by the Mayor and Board Members. There was also a question if a letter from the engineer stating there will be no change in the traffic pattern is sufficient and Mr. Kernan noted that this can be submitted with the white paper from the NJDOT.

The Mayor also had questions about the inspections of the storage containers, and Mr. O'Connor stated that Fire Prevention does do yearly inspections.

Mr. Masterson asked about the maintenance of the rides, and Mr. O'Connor said that most of the issues can be repaired on site at the workshop.

Mr. Kernan began his report -

He noted that there are no sidewalks existing or proposed along Glassboro Road, and that the project is subject to COAH Non-Residential fees.

Motion to open to the public: Cncl. 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: Cncl. Heffner

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

All in favor by voice vote.

The following conditions were agreed to with the applicant:

1. Sidewalk waiver
2. Letter of Interpretation of footprint and disturbance by the NJDEP
3. Compliance with NJDOT requirements
4. All other waivers and variances

Motion to approve: Ms. Flaherty

2nd motion to approve: Cncl. Heffner

Roll call vote:

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Alt. 1, Mr. Colavita-Yes

Alt. 2, Mr. Cotton - Yes

Application #480-SP Morgan Development Group LLC, 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 seeking an amended Preliminary Approval for a Major Subdivision.

Attorney for the Applicant approached the Board, Richard Hoff about the Application in front of the Board and that the Applicant has listened to the Boards concerns previously and hopes the new plans conform to the Boards likings. Mr. Rocco swore in Ken Schatz, of Morgan Development Group and Eric Littlehales and Michael Brown, Traffic Engineer both of CES. Mr. Tim Kernan, Board Planner and Mr. Ray Jordan, Board Engineer were also sworn in. The applicants briefly described their request in front of the Board.

Mr. Schatz went over the specifics of the lot proposed for the subdivision and noted that the new plan being proposed has the following changes:

- *Still has 89 lots*
- *Minimum lot size was increased to over 8,000 sq ft, the breakdown is the following:*
 - *38 lots 8-9,000 sq ft*
 - *13 lots 9-10,000 sq ft*
 - *38 lots 10,000 + sq ft*
- *Average lot size is 10,085*
- *8.2 acres to be added to Owen's Park and dedicated to Monroe Township*
 - *May adjust slightly after final drainage plans are completed*

- *1.243 Acres to be dedicated to the School Board along Braves Boulevard*
- *There will be access points left for sewer and water to Owen's Park*
- *Variances*
 - *Minimum Lot Width 60 instead of 75*
 - *Minimum Lot Frontage 60 instead of 75*
 - *Front Yard 30 instead of 40*
- *Waiver Requests*
 - *175-140f 1 & 2 which is common during a subdivision for clearing*
- *Access Points -*
 - *Plan One - two points of access, one off Braves Boulevard and One off Tuckahoe Rd*
 - *Plan Two - Only access on Tuckahoe Road*
- *Proposition of requesting a waiver of Township Rec Fees in lieu of Morgan Development financing the construction of the Traffic Light, which will be done in the first 24 lot section.*
- *Mr. Schatz also noted that the Township and County will need to speak to turn it on, which shouldn't be too hard once it's up, as this will hopefully solve some traffic issues in that area.*
 - *Mr. Brown stated that the traffic operates at an E-F level of service during peak hours and the new traffic pattern being signalized and increase the level of service in the B-C level of course is subject to County Approvals.*
- *There will be signage posted for no school parking*
- *Mr. Hoff noted that the Applicant will obtain all approvals and documentation required prior to final approval should they receive a preliminary this evening, which were listed as waivers in this application as such.*
- *Cncl. Heffner voiced his concern for street parking and the applicant said that they would agree to one sided parking, with signage stating such.*
- *The MMUA approval is obtained for this project already.*

The Township Professionals gave their reports at this time and noted that there are waivers requested at this time for some items which would be provided at Final Submission subject to preliminary approval this evening. Variance requests again were given to the Board. Mr. Kernan noted waiving the sidewalks South of the development entrance but Cncl. Heffner noted that is a maintenance nightmare.

Mr. Masterson asked if they would be willing to relocate the new LED sign for the High School if requested and Mr. Schatz agreed. The future of this location will be up to the Board of Ed how they would clean it up and maintain it but would be assumed it would need to have a closure.

There was a discussion about having an HOA at this location, and it came to final discussion that it best for this development to not have one. Mr. Schatz said that buffers in the rear of the dwelling lots could be dedicated to the owners of the properties, and the rest of the Open Space is going to be dedicated to the Township or Board of Health.

There was a request to help with the removal of dead trees on the dedicated land to the Township while the equipment is clearing the land, and Mr. Schatz agreed.

Mr. Colavita asked about decell and excel lanes and it was noted.

Ms. Flaherty thanked Mr. Schatz for taking the Board's comments and amending the Plan the way they did, and that she likes the new plan.

The Mayor asked about permissions on the dedicated buffer area, and said he likes the idea of giving it to the owner now. He also commented that he is in total agreement of switching up the fee for the light, and the lot size increase. He noted the sidewalk to the school as well, and that he likes their plan as well.

Cncl. Heffner commended the plan as well after making his notes with concerns above.

The following conditions were agreed to with the applicant:

1. Single Access off Tuckahoe Road
2. Waive Rec Fee in Lieu of Traffic Signal at the entrance of the newly configured entrance to Braves Boulevard and Twelve Oaks Drive.
3. Dedication of Land to the BOE
4. Dedication of Land to the Township for Owen's Park
5. Waiving of HOA
6. Parking on One Side Only, and signed as such throughout the development
7. Build Braves Boulevard
8. All Variances, Waivers and Relief requested.

Motion to open to the public: Cncl. Heffner

2nd motion to open to the public: Mr. Masterson

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: Cncl. Heffner

2nd motion to close to the public: Mr. Masterson

All in favor by voice vote.

Motion to approve: Cncl. Heffner
2nd motion to approve: Mr. Scardino
Roll call vote:
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino- Yes
Mayor, Mr. Teefy- Yes
Alt. 1, Mr. Colavita-Yes
Alt. 2, Mr. Cotton - Yes

Public Portion:

Motion to open to the public: Cncl. 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 is able to do so, and with no one wishing to speak from the public,
Motion to close to the public: Mr. Masterson
2nd motion to close to the public: Mr. Scardino
All in favor by voice vote.

Minutes:

Motion to approve minutes from 9/20/2018: Ms. Flaherty
2nd motion to approve: Mr. Scardino
Motion to approve minutes from 9/27/2018: Ms. Flaherty
2nd motion to approve: Cncl. Heffner

Communication/Discussion:

Recommendation Requested: Resource Extraction under 175-130(a) in the FD-40 Zone –
correction requested on the zoning information
at this time this is on hold

Recommendation Requested:

Ordinance O:28-2018 -

Motion to approve a letter of recommendation sent by the Solicitor for Council to adopt:Mayor Teefy and 2nd by Cncl. Heffner
All in favor by voice vote.

**RESOLUTION R: 161- 2018 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE,
COUNTY OF GLOUCESTER ESTABLISHING A GREEN TEAM ADVISORY COMMITTEE WITHIN THE TOWNSHIP OF MONROE**

RESOLUTION R: 162- 2018 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER ENDORSING SUSTAINABLE NEW JERSEY LAND USE PLEDGE

Motion to approve a Resolution of recommendation and have the Solicitor send a letter to the Green Team : Cncl. Heffner and 2nd by Mr. Scardino

All in favor by Voice Vote.

The Mayor noted the clean up that they will be doing on October 27 on Main Street and that the Green Team has been maintaining the old library lot as well. He asked everyone to join them starting at 9 am on this day.

Mr. Masterson asked what Council did with the Redevelopment Plan and it was said that there was nothing done.

Mr. Kernan noted that he met with Paparone and Ms. Hiller on Whitehall Road and that all parties were in agreement of the new location of the entrance.

Mr. O'Brien noted that there is no aerator in the basin yet, and Ms. Flaherty said that she will contact the parties out there and get them on the ball with it.

Motion to adjourn: Mr. Masterson

2nd Motion: Cncl. Heffner

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