

**Monroe Township Planning Board Meeting Minutes**  
**September 13, 2018 at 7:00 pm**

**Pledge of Allegiance**

**Call to Order**

Rosemary Flaherty, "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- Present- Present

Mr. O'Brien, Chairman- Present

Mr. Scardino - Excused

Mayor, Mr. Teefy- Present

Alt. 1, Mr. Colavita- Present

Alt. 2, Mr. Cotton- Present

**Professionals:**

Solicitor, Joe Rocco, Campbell Rocco Law Firm- Present

Redevelopment Attorney, Edmund Campbell - Excused

Secretary, Rosemary Flaherty- Present

Transcriber, Tara Park- Present

**Memorialization of Resolutions:**

**Resolution – PB-67-18, Closed Session -** Under N.J.S. 10:4-12.an of the so-called Open Public Meetings Act (the "Open Public Meetings Act") provides that all meetings of public bodies shall be open to the public except as provided for in N.J.S. 10:4-12b subsection (7) of N.J.S.A 10:4-12.b provides that a public body may exclude the public only from that portion of a meeting at which the public body discusses "any pending or anticipated litigation" ..."or matters

falling within the attorney client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer”.

**Resolution PB-68-18, Application WSP-29-2018, Peach Country Fred Smith, 1463 North Tuckahoe, Block 14301 Lot 10-Denied** - The applicant proposed to use the existing site for multiple landscapers and was denied.

**Resolution PB-69-18, Application WSP-33-2018, Polished Nail Salon, 621 South Main, Block 11604 Lot 6** - The applicant proposed a change of ownership only at this location, this is more of an administrative change. The use of the business will be the same. The board approved this change.

**Resolution PB-70-18, Application WSP-Mendleby Auto Sales, 7 West BHP, Block 6301 Lot 50, 51-** The applicant proposed a used car/storage lot at this location and was approved.

Motion to approve all resolutions up for approval: Mr. Crane

2nd motion to approve: Mr. Heffner

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Abstains due to absence

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Alt. 1, Mr. Colavita- Yes

**Site Plan Waiver:**

**Application WSP-34-2018, Mario Conlin c/o Lewis Properties, Block 14301 Lot 4.04, North Tuckahoe Road, Block 14301 Lot 4.03, 403 Airport Drive - THIS APPLICATION HAS BEEN WITHDRAWN** - The applicant is proposing a business to make and sell railings, fences, decks, lighting and home products at this location.

**Application WSP-37-2018, B and R Rentals, 1890 Flanagan Road, Block 15403 Lot 28**

The applicant is proposing to use an existing building for a small heating, air conditioning and plumbing company. There are no additions planned except for cleaning up the outside of the building and property.

Mr. Rocco swore in Brian Garofalo, of 1890 Flanagan Avenue. The Chairman asked Mr. Garofalo if he received the Zoning Officer's report and he said that he did. At this point, the Zoning Officer, Rosemary Flaherty, gave her report and the following information was testified to:

- There will be no customers coming to this location.
- There will be a dump truck, two 5,000 lb vans, and a stake body on location.
- The applicant said that he will bring the building up to code and work with Ms. Flaherty on a landscaping plan for the building. He is also going to improve the brick and siding.
- There will be a small dumpster on location, and Ms. Flaherty asked to have it in a masonry enclosure, the applicant agreed.
- The owner agreed to line the property with trees and fencing as requested.
- There will be no subleasing, this will just be his HVAC business
- There will be 20 full time employees hired by the company and two clerical staff who will be parking on the lot.
- The business hours are 8 am - 5 pm Monday through Friday and no weekend hours.
- The applicant will be striping the lot.
- There will be 4 parking spaces, which will be adequate for the business.
- There will be no other employee parking.
- There will be no materials stored outside.
- The applicant agreed to all ADA requirements, Zoning and Construction approvals.

Mr. Heffner asked if there will be deliveries and he said that there will be in the rear of the property and that they will not be on Flanagan Avenue. He said that there will be minimal to no old units removed that come back to the property. Mr. Masterson asked about the condition of the property and the applicant and Ms. Flaherty stated that the property has been cleaned up and boats were removed. He also noted that there will be stone on the lot for the driveway.

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

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

All in favor by voice vote.

Motion to approve the application Mr. Heffner

2nd motion to approve: Mr. Crane

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. 1, Mr. Colavita- Yes

**Public Portion:**

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 any item 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. Colavita

All in favor by voice vote.

**Minutes:**

Motion to approve the minutes from 8/23/2018: Ms. Flaherty

2nd Motion to approve: Mr. Crane

All in favor by voice vote.

**Reports:**

Ms. Flaherty noted that the Airport Drive app was withdrawn due to being too intense for a Site Plan Waiver, she also noted that there will be a new State of the Art daycare coming before the Board soon, in addition to a few more new projects.

Mr. Crane asked about the Redevelopment Plan and what it means. Mr. Rocco said that new development in the the area would be eligible for a PILOT program for 30 years, since they help to bring infrastructure to the area. For example the new Super Wawa would bring a new Pumping Station to the area and the surrounding properties could benefit by connecting. There was a question about whether all of the parcels included need to be in the plan and it was said that the Board is who makes the recommendation on what they think should be included, but Council does not need to accept their recommendation.

Ms. Flaherty also noted that Whitehall and Holly Oaks will be in the next upcoming meetings in front of the Board.

**Adjourn:**

Motion to adjourn: Mr. Heffner

2nd adjournment: Mr. Colavita

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

Transcriber