

**Call to Order:**

The regular meeting of the Monroe Township Planning Board was called to order at 7:05 p.m. by Vice Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Conte, Mr. Crane, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Laughlin, Mr. Scardino, Mr. O'Brien. Absent – Mayor DiLucia, (excused), Mr. Schwaiger, (excused), Mr. DeFrank, (excused), Ms. Pellegrini, (excused). Also present – Mr. Coe, Solicitor (filling in for Mr. Boraske), Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Proper notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 4, 2019.

Vice Chairman O'Brien read the following statement: "Be advised, no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m.

**Memorialization of Resolutions:**

1. PB-39-19 – App. #1723 – Morgan Development Group, LLC – Prelim. Major Subdivision

Motion by Mr. R. Garbowski, seconded by Mr. Scardino to adopt resolution PB-39-19. Roll call vote: Ayes – Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Scardino, Mr. Conte, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Mrs. Farrell notified the Board that the voluntary parks and recreation contribution that will be made by the developer will be designated for the dog park.

**Site Plan Waiver:**

1. #WSP-13-19 – Fred Slickmeyer

Present – Fred Slickmeyer, applicant.

The applicant is requesting a site plan waiver for approval of an automotive repair and customization business located at 81 Lake Avenue, also known as Block 1301, Lot 8 in the Commercial Zoning District.

Mr. Slickmeyer was sworn in by Mr. Coe. Mr. Slickmeyer stated he is currently renting a building located at the Lake Avenue Auto Body Shop. The owner is still using the front building for his business as well. He stated he did not know he needed to get a permit.

**Site Plan Waiver: (continued)**

1. #WSP-13-19 – Fred Slickmeyer (continued)

Mr. Slickmeyer stated they removed the front fence and stoned the lot. They have not created any new access drives; they are using the two existing driveways located on the Black Horse Pike. With regard to the signage, they just placed a banner on the existing approved sign. He inquired about an address for the building he is using. Mrs. Farrell stated she would let Mr. Slickmeyer know the department he needed to contact at the County to obtain a separate address.

Mr. Crane asked Mr. Slickmeyer if he is just renting the building. Mr. Slickmeyer replied that he has a two year lease for the back building that he wants to extend because he is anticipating purchasing the entire property including the building where the psychic business is located. He has to wait until his business is two years old before he can get a loan to purchase the property. Mr. Crane asked how old the business is now. Mr. Slickmeyer testified that his business will be two years old in March. He stated the nature of his business is building custom show trucks and they mainly do the suspension work. All powder coat and paint is sent out and they do not do any oil changes on the site. Mrs. Farrell commented that another reason the Zoning Officer sent Mr. Slickmeyer to the Board is due to the circulation change on the lot as you can no longer access the back building from Lake Avenue; there is only access from the Black Horse Pike. Mrs. Farrell also commented that the property owner did receive prior approvals for all the buildings and business on the site.

Motion passed to open the application to the public. There being none, motion passed to close the application to the public.

Mr. Coe reviewed the site plan waiver for the Board. Motion by Mr. Crane, seconded by Mr. Scardino to grant the site plan waiver subject to the following conditions: the applicant obtaining a separate address for the building he is utilizing and all other applicable site plan waiver conditions. Roll call vote: Ayes – Mr. Crane, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Scardino, Mr. Conte, Mr. Laughlin, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Public Portion:**

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

**Reports:**

1. Mrs. Farrell informed the Board that Council is reorganizing on January 6, 2020 and she has scheduled the Planning Board reorganization meeting for Thursday, January 9, 2020 at 7:00 p.m. since that is the second Thursday of the month. Mr. Crane asked if all the meeting dates have been set. Mrs. Farrell replied the meeting dates for the new year will be set at the reorganization meeting. Motion by Mr. Crane, seconded by Mr. Garbowski to approve the date for the reorganization meeting. Voice vote; all ayes, motion passed.

**Approval of Minutes:**

1. 11/14/19 regular meeting.

Motion by Mr. Conte, seconded by Mr. Scardino to approve the minutes from the November 14, 2019 regular meeting. Voice vote; all ayes, motion passed.

Mr. O'Brien thanked the Board members for their support over the years and informed them that he contacted the Mayor to let him know he is interested in being reappointed to the Board. He also thanked Mrs. Farrell and Mrs. Orbaczewski for their continued support and wished everyone a Merry Christmas and Happy New Year.

**Adjournment:**

The meeting was adjourned at 7:18 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings.

Respectfully submitted by: Ninette Orbaczewski, Clerk Transcriber