

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF MONROE  
GLOUCESTER COUNTY**

125 VIRGINIA AVENUE  
WILLIAMSTOWN, N.J. 08094  
(856) 728-9800  
Ext. #271 / #279

**NOTICE OF APPLICATION OR APPEAL**

ZBA No. 21-19

Applicant: Tony DeRughe Owner: 1835 N B.H.P.  
Address: Williamstown (If different than applicant)  
Address: \_\_\_\_\_

Telephone No. 856-629-2886 Telephone No. \_\_\_\_\_

Fax No. 856-629-0133 E-Mail Address: \_\_\_\_\_

Attorney: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Telephone No. \_\_\_\_\_

Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

Plate: \_\_\_\_\_ Block: 201 Lot: 44 Zoning Classification: C

1. Application concerns: (Check what is applicable)

Use ☒ Lot Area \_\_\_\_\_ Rear/Side/Front \_\_\_\_\_ Existing Building \_\_\_\_\_  
Yards \_\_\_\_\_ Height \_\_\_\_\_ Addition \_\_\_\_\_

Proposed building \_\_\_\_\_ Minor/Major Site Plan \_\_\_\_\_ Minor/Major Subdivision \_\_\_\_\_

Alleged Error of Township Official \_\_\_\_\_ Other \_\_\_\_\_

2. Brief description of real estate affected: Development Name: \_\_\_\_\_

Location: 1835 N BHP

Nearest Cross-Street: \_\_\_\_\_ Lot size: \_\_\_\_\_

Does Property Have Water/Sewer? ☒ Private \_\_\_\_\_ Public \_\_\_\_\_

If use variance is requested for accessory structure, what is the square footage of existing home? \_\_\_\_\_

Is this in a Pinelands area? No if yes, Certificate of Filing No. \_\_\_\_\_  
(Please attach a copy of Certificate of Filing if applicable)

Present use: \_\_\_\_\_ Present improvements upon land: \_\_\_\_\_

3. If this application is for a use variance in conjunction with a request for a site plan approval, site plan waiver, or subdivision, have the appropriate forms been submitted? YES: \_\_\_\_\_ NO: \_\_\_\_\_

4. If this is an appeal action of a Township Official: Date of Action: \_\_\_\_\_

Your statement of alleged error of Township Official (Include name and title of Official) \_\_\_\_\_

5. State, in detail, what you want: SEE PREVIOUS SITE plan Description

6. State why you think the Board should grant what you want. State whether or not you are claiming a hardship and state specifically what hardship you are claiming:

AS I WAS ADVISED BY PREVIOUS Zoning Board officer and was approved by the planning Board

7. If there have been any previous applications filed in connection with these premises state the date and the name under which it was filed:

I hereby depose and say that all of the above statements and the statements contained in any papers or plans Submitted herewith are true to the best of my knowledge and belief.

Sworn to and subscribed before me

This 12th day of MARCH 2021

(Notary Public)

(Signature of Applicant)

BOARD USE ONLY Date application received: 3-12-2021 Deemed Complete: \_\_\_\_\_

04/02/19 NINETTE MORRIS PUBLIC Hearing date: 4/20/21 By: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF NEW JERSEY  
MY COMMISSION EXPIRES  
OCTOBER 05, 2024



**TOWNSHIP OF MONROE PLANNING BOARD**

**RESOLUTION GRANTING SITE PLAN WAIVER**

**Applicant: Anthony DeAngelo**

**Application No. WSP-07-16**

**Address: 1835 North Black Horse Pike**

**WHEREAS**, Anthony DeAngelo (the "Applicant") made an application to the Monroe Township Planning Board (the "Planning Board") for a site plan waiver in connection with the storage of vehicles and purchase and sale of vehicles through a "sealed bid" process to be located at 1835 North Black Horse Pike a/k/a Block 201, Lot 44 in the Commercial District in Monroe Township (the "Property");

**WHEREAS**, the Applicant testified that the Applicant is the owner of the Property and seeks to lease the Property to a lessee proposing to use the Property in connection with the storage of vehicles and purchase and sale of vehicles through a "sealed bid" process;

**WHEREAS**, §175-54A (Subdivision, site plan and conditional use approval) of Chapter 175 (Land Management) of the Code (the "Code") of the Township of Monroe (the "Township") sets forth the various requirements relating to site plan review and approval in connection with a change of use and/or change of occupancy of a property;

**WHEREAS**, the Applicant has applied to the Planning Board for a waiver from the aforementioned site plan review and approval requirements of §175-54A in conjunction with its contemplated use of the Property (the "Site Plan Waiver");

**WHEREAS**, §175-54C of the Code provides in part that "The reviewing board may waive

site plan approval requirements whenever it determines that the proposed construction or alteration or change of occupancy or use does not affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of site plan review. Any applicant desiring a waiver under this provision shall present sufficient evidence to the Board to reach such conclusions as would permit a waiver... The Board shall base its decision on such evidence and may attach conditions to any waiver”;

**WHEREAS**, §175-54C of the Code provides further that “The Planning Board and/or Zoning Board of Adjustment shall have the authority to grant a site plan waiver”;

**WHEREAS**, the Planning Board reviewed the Applicant’s request for the Site Plan Waiver at its regular meeting of January 28, 2016;

**WHEREAS**, the Monroe Township Zoning Officer issued a zoning review letter dated January 25, 2016, to the Planning Board members and professionals, regarding the Applicant’s request for the Site Plan Waiver (the “Zoning Review Letter”);

**WHEREAS**, after hearing testimony from the Applicant and the Tenant (defined below), the Planning Board determined that the Applicant’s proposal met the Site Plan Waiver requirements of §175-54C of the Code inasmuch as the Applicant’s proposal will not affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of site plan review and that the Applicant presented sufficient evidence to the Planning Board to reach such conclusions to permit a site plan waiver;

**WHEREAS**, the Planning Board then voted to approve the Applicant’s Application for Site



Plan Waiver and separately voted to grant the Applicant's request for a related sidewalk waiver;

**WHEREAS**, Planning Board desires to memorialize the decision rendered at its regular meeting of January 28, 2016;

**WHEREAS**, a separate resolution shall be adopted by the Planning Board to memorialize the approval of the aforementioned sidewalk waiver;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board makes the following findings of fact and conclusions of law:

1. The Applicant and the proposed operator of the tenant, Peter Klein, of Classic Management, Inc., d/b/a Turnersville Automall (the "Tenant"), both testified at the January 28, 2016 hearing;
2. The Applicant testified that the Applicant is the owner of the Property and has been using the Property for vehicle storage for many years. The Applicant further testified that he now seeks to lease the Property to the Tenant to use the Property for with the storage of vehicles and purchase and sale of vehicles through a "sealed bid" process;
3. The Applicant and Tenant agreed to comply with the suggestions and comments in the Zoning Review Letter which is incorporated by reference herein;
4. The Applicant's letter to the board dated January 22, 2016 is hereby incorporated herein;
5. §175-54A (Subdivision, site plan and conditional use approval) of Chapter 175 (Land Management) of the Code (the "Code") of the Township of Monroe (the "Township") sets forth the various requirements relating to site plan review and approval in connection with a

change of use and/or change of occupancy of a property;

6. The Applicant is requesting a waiver from the aforementioned site plan review and approval requirements of §175-54A in conjunction with its contemplated use of the Property;
7. The Applicant testified, and the Planning Board agreed, that the Applicant's proposal to use and occupy the Property as set forth in the Applicant's testimony will not affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of site plan review and that the Applicant presented sufficient evidence to the Planning Board to reach such conclusions to permit a site plan waiver in connection with §175-54C of the Code;
8. The Planning Board has determined that the Applicant has met the criteria set forth in §175-54C of the Code related to the granting of a site plan waiver;
9. The Planning Board has determined that Site Plan Waiver can be granted without impairing the intent or purpose of the New Jersey Municipal Land Use Law, the Township's master plan or Code.

**BE IT FURTHER RESOLVED** that, based upon the above factual findings and conclusions of law, the Planning Board hereby grants the Site Plan Waiver subject to the following conditions:

- 1- The Applicant shall comply with the suggestions and comments in the Zoning Review Letter, where applicable.
- 2- The Applicant will work with the Planning Board Planner and the Township's zoning



officer with respect to the landscaping on the Property such that the landscaping on the Property is acceptable to the reasonable satisfaction of the Planning Board Planner and the Township's zoning officer.

- 3- The Applicant will permit the Township to locate a "Welcome to Monroe Township" sign on the Property in the place of the existing freestanding sign on the Property, the design of which shall be determined by the Township.
- 4- The Applicant will work with the Planning Board Planner to review the proposed parking to make sure the parking spaces for customers are sufficient in size and width;
- 5- The Applicant shall deposit an additional escrow of \$500.00 with the Planning Board in connection with the Planning Board Planner's review of the proposed landscaping on the Property which will entail installation of a few landscaping pots on top of the existing wall at the Property.
- 6- The Property owner shall pay all required fees and shall comply with all other Federal, State and Township laws and requirements, including without limitation all applicable provisions of the Township's Code, relating to this application and grant of the Site Plan Waiver.
- 7- The Applicant shall obtain any and all required licenses, certifications, permits or similar permissions needed to operate its business from any and all governmental authorities, agencies and quasi-judicial governmental bodies having jurisdiction over such business use, and shall pay all related fees and taxes, if any.

- 8- If applicable, the Applicant shall obtain any and all required approvals, permits and other permissions needed and/or required from all governmental authorities, outside agencies and/or quasi-judicial bodies having jurisdiction over the Property and/or the Applicant's application for Site Plan Waiver including, without limitation, the following: New Jersey Department of Environmental Protection; Gloucester County Planning Board; Gloucester County Soil Conservation District; Monroe Township Fire Code Official; Monroe Township Municipal Utilities Authority; if applicable;
- 9- A certificate of continued occupancy shall be required by the Tenant occupies the Property.
- 10- The conditions of this approval may be enforced by the Township and the Township zoning officer as zoning violations, pursuant to injunctive relief or in any other manner as may be permitted by law or under the Code.



**ROLL CALL VOTE**

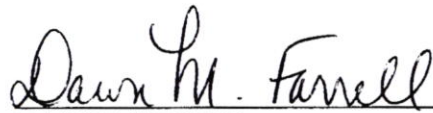
THOSE IN FAVOR: Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty,  
Mr. Masterson, Mr. Scarino, Mr. Teefy, Mr. O'Brien (9)

THOSE OPPOSED: Zero (0)

THOSE ABSTAINING: Zero (0)

**CERTIFICATION**

I hereby certify that the foregoing Resolution is a memorializing Resolution adopted by the Planning Board of the Township of Monroe on February 11, 2016 to memorialize its decision at its regular meeting on January 28, 2016.



DAWN FARRELL,  
ADMINISTRATIVE CLERK  
MONROE TOWNSHIP PLANNING BOARD

Dated: 2/16/16

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF  
MONROE GRANTING A SIDEWALK WAIVER**

**Applicant: Anthony DeAngelo  
Application No. WSP-07-16  
Address: 1835 North Black Horse Pike**

**WHEREAS**, Anthony DeAngelo (the “Applicant”) made an application to the Monroe Township Planning Board (the “Planning Board”) for a site plan waiver in connection with the storage of vehicles and purchase and sale of vehicles through a “sealed bid” process to be located at 1835 North Black Horse Pike a/k/a Block 201, Lot 44 in the Commercial District in Monroe Township (the “Property”);

**WHEREAS**, the Applicant’s Application for Site Plan Waiver requires the installation of a sidewalk pursuant to §175-133 (Sidewalks) of the Code;

**WHEREAS**, §175-133 (Sidewalks) of Chapter 175 (Land Management) of the Code (the “Code”) of the Township of Monroe (the “Township”) provides in part that “Unless specifically waived by the Planning Board or Zoning Board, sidewalks shall be installed in all types of development and shall be installed along all streets and wherever pedestrian traffic is expected.”;

**WHEREAS**, the Applicant has applied to the Township of Monroe Planning Board (“Planning Board”) for a waiver from the aforementioned requirements of §175-133 (Sidewalks) (the “Sidewalk Waiver”) in conjunction with the Applicant’s Application for Site Plan Waiver;

**WHEREAS**, §175-133B. of the Code provides that “the requirements of this section



relating to the construction of sidewalks may be modified and/or waived by the Planning Board or Zoning Board, if requested by the developer, upon the Board's determination that both the area to be developed and the Township on whole would be better served by an agreed cash bequest to the designated sidewalk construction fund as established below..."

**WHEREAS**, after hearing testimony from the Applicant, the Planning Board voted to approve the Applicant's Application for Site Plan Waiver and separately voted to grant the Applicant's request for a related Sidewalk Waiver;

**WHEREAS**, in connection with the Applicant's request for the Sidewalk Waiver, the Planning Board determined that both the area to be developed and the Township on whole would be better served by an agreed cash bequest to the Township's designated sidewalk construction fund in lieu of construction of the required sidewalks;

**WHEREAS**, Planning Board desires to memorialize the decision rendered at its regular meeting of January 28, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board hereby grants the Sidewalk Waiver subject to the following conditions:

- 1- The Applicant shall construct a graded area at the Property of sufficient width to provide for safe pedestrian passage across the entire frontage of the Property and to provide any area for future sidewalk construction if the need arises in accordance with the Code.
- 2- The Applicant shall contribute the sum of One Thousand Dollars (\$1,000.00) to the Township's designated sidewalk construction fund, prior to the date which a certificate

of occupancy is issued in connection with any development at the Property, in lieu of construction of the sidewalks.

- 3- The Applicant shall comply with all other Federal, State and Township laws, including without limitation all applicable provisions of the Township's Code, relating to this application and grant of the Sidewalk Waiver.

**ROLL CALL VOTE**

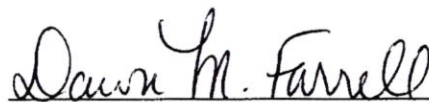
THOSE IN FAVOR: Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty,  
Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien (9)

THOSE OPPOSED: Zero (0)

THOSE ABSTAINING: Zero (0)

**CERTIFICATION**

I hereby certify that the foregoing Resolution is a memorializing Resolution adopted by the Planning Board of the Township of Monroe on February 11, 2016 to memorialize its decision at its regular meeting on January 28, 2016.



DAWN FARRELL,  
ADMINISTRATIVE CLERK  
MONROE TOWNSHIP PLANNING BOARD

Dated: 2/16/16

## **MONROE TOWNSHIP ZONING REVIEW LETTER**

January 25, 2016

To: Planning Board Members and Professionals

From: Rosemary Flaherty, Zoning Officer

Re: Penske and Deangelo, 1985 North Black Horse Pike, Block 201 Lot 44

Dear Members and Professionals;

Please be advised that I have reviewed the application for "Penske" project as well as visited the site, I have the following comments and recommendations:

- The property is located in the C- Commercial Zone and is not located in the Pinelands.
- The use of vehicle storage is conditional use in this zone

Requirements for conditional use: vehicle storage yards.

[Added 6-20-1988 by Ord. No. O-15-88]

(1)

There shall be a minimum of 2,500 square feet per vehicle.

(2)

An opaque fence of a minimum height of eight feet shall enclose entirely the storage area.

(3)

When abutting a residence zone, said fence shall be set back 25 feet from the property line. This twenty-five-foot strip shall be suitably landscaped as a visual buffer.

(4)

No maintenance or servicing shall be permitted, other than normal fueling, lubrication or cleaning.

(5)

Site plan approval shall be required under appropriate provisions of this chapter.



- The property has been a used car lot with vehicle storage and retail sales for many years and the use is grandfathered, the above sections of the code would be required if this was a new use on this lot.
- The property has adequate lighting, parking, ingress and egress. The applicant will need to address ADA at the time of the construction certificate of continued occupancy inspection.
- The applicant is not proposing any signage at this location but a freestanding sign remains. In order to prevent the removal of the freestanding sign the applicant is proposing a "Welcome to Monroe Township Sign" to be located on the freestanding sign.
- The site is very well maintained and a mixture of vinyl, board on board and picket fence outline the property.
- The property currently has an electric tower on it and the applicant has stated that they will provide a barricade to protect the tower from any vehicle traffic. Testimony should be provided.
- The applicant should provide testimony that the only storage on this property is for vehicles only. No repair will be done onsite and no maintenance of any vehicles will be done at this site.
- The applicant should practice recycling of any materials and it should be a condition of approval.
- The applicant should provide testimony whether he would require a dumpster.
- The property currently does not have sidewalk. It is at the Planning Boards discretion on whether or not to waive sidewalk since this is a site plan waiver. The property frontage is 200' feet adjacent to the Black Horse Pike and I recommend a contribution in lieu of \$5.00 per linear foot along the frontage of this property.
- The applicant should provide what type of landscaping proposed along the front yard of the property. I recommend an additional \$500.00 be deposited into escrow for our Planner to review the proposed landscape plan. It should be a condition of approval that the landscaping be provided in the spring.
- Although there is a utility easement on this property, the Atlantic Electric company has provided an email that they have no issue with the operation of this application

- A certificate of occupancy is required before any occupancy of this property. This should be made a condition of approval.

Summary: The property recently became available and the previous use was vehicle sales and vehicle storage. This has been the use for many years and information has been provided to this office documenting the history of the property. The use is suitable for the property and there are similar uses in the area along the Black Horse Pike. A tremendous amount of money has been invested into this property to encourage revitalization and the site is well maintained.

Pictures attached.

Thank you.

Application # WSP-07-16

SITE PLAN WAIVER CHECK LIST

☒ Township Application Form MUST be signed by applicant and owner.

☒ Township Fees: 1. Nonrefundable Filing Fee - \$350.00

2. Escrow Fee - \$500.00

Note: Please submit the above fees in two separate checks, made out to "Monroe Township".

N/A Certificate of Filing (If property is located in the Pineland Area)

☒ Updated Tax Statement (obtain from the Tax Collector's Office)

N/A Corporate/Partnership Disclosure (If Applicable)

☒ Agreement of Sale or Lease (If applicant is not owner)

☒ Current Certified Detail Survey (showing all structures)

☒ Supporting documentation (letter, plan/sketch, survey, pictures etc.)

NOTE: If the applicant is a corporation, please provide a certified resolution authorizing this development and stating the authorized agent.



Application # WSP-07-16

GENERAL PAGE I

Monroe Township Planning Board/Board of Adjustment  
125 Virginia Avenue, Suite 5A  
Williamstown, NJ 08094  
(856) 728-9800 Ext. 270 or 271

ALL INFORMATION MUST BE COMPLETED BEFORE ACCEPTANCE BY EITHER BOARD. PLEASE USE THE ATTACHED CHECK LIST. FAILURE TO DO SO WILL CAUSE YOUR APPLICATION TO BE DELAYED.

I. GENERAL INFORMATION:

- A. Applicant's Name Anthony DeAngelo  
Address 1835 N BLACK HORSE PIKE City WILLIAMSTOWN  
State N.J. Zip Code 08094 Phone 856-629-2886 ax 856-629-0133
- B. Owner's Name Anthony DeAngelo  
Address 5 GREENLEIGH CIRCLE City SPRINGFIELD  
State N.J. Zip Code 08080 Phone \_\_\_\_\_
- C. Attorney \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_
- D. Is Applicant a Partnership or Corporation \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_
- E. If Applicant is a Partnership or Corporation, provide Partnership or Corporate Disclosure Statement.
- F. If Applicant is other than Owner, attach a copy of the Agreement of Sale or document conferring a legal or equitable interest upon the Applicant.
- G. The Applicant, as a condition of submission, agrees to pay, in escrow, all reasonable and necessary costs for professional review of the application and plans for inspection of required improvements and for other professional services required by this application.

Signatures:

Applicant Anthony DeAngelo Date 1-13-16  
Owner Anthony DeAngelo Date \_\_\_\_\_

Date received by the Board \_\_\_\_\_

APPLICANT PACZ DATE 1/22/16  
TEST PETER KLEIN FURNERSVILLE AUTO MALL

DEVELOPMENT INFORMATION PAGE II

SITE PLAN WAIVER

II. DEVELOPMENT INFORMATION:

A. Location: (1) Street 1835 N. Black Horse Pike Williamstown N.J.

(2) Plate 2 Block 201 Lot(s) 44

B. Zone C.C.

C. Is this property in a Pineland's area? \_\_\_\_\_ Yes \_\_\_\_\_ No

D. Does this property have water and sewer? Private Public

E. Please attach a letter addressed to the Board which includes the following:

- P. Tan* {
1. Explain what type of business you will be operating – Describe the use ✓
  2. The days of operation ✓
  3. The hours of operation ✓
  4. How many employees – Full-time and/or Part-time ✓
  5. Parking information – Survey or drawing of parking spaces allowed for business ✓
  6. Information on signage – Dimension of sign ✓
  7. Add any other information that you feel will be helpful in the determination of obtaining a site plan waiver.

---

NOTE: PLEASE SEE ATTACHED CHECK LIST FOR SUBMISSION REQUIREMENTS

January 22, 2016

**To:** Monroe Township Planning Board/Board of Adjustment  
125 Virginia Avenue, Suite 5A  
Williamstown, NJ 08094

**From:** Anthony DeAngelo – Property Owner  
Peter Klein – Tenant & Operator – Turnersville AutoMall

**Re:** Site Plan Waiver Process – 1835 N. Black Horse Pike, Williamstown, NJ

**Primary Use:** The primary uses of this facility will be to (a) store vehicles that were traded-in to Turnersville AutoMall and (b) present them to vehicle wholesalers who are interested in purchasing these vehicles via a Sealed Bid Sale process.

**Hours/Days of Operation:** Vehicles may be dropped off and removed from the facility between 7:30 a.m. and 7:00 p.m. from Monday through Friday and 9:00 a.m. and 5:00 p.m. on Saturday. These hours will be considered the primary hours of operation. Vehicles will be dropped off at the facility individually; not on multi-vehicle haulers.

**Business Description:** On select Mondays, we will host Sealed Bid Sales at the facility. During the course of the sales hours (9:00 a.m. to 4:00 p.m.), vehicle wholesalers (our customers) will come to the location to inspect, test-drive and submit sealed bids on vehicles. We typically attract ~50 wholesalers during the course of the seven-hour sale with each wholesaler spending ~two hours at the sale. Based on our history of running this type of sale at 3751 Black Horse Pike, Turnersville, NJ for the past eight years, it is rare for more than 20 wholesalers to be on the lot at any one time. At the end of the sale, we compile the bids and contact the winners of each vehicle.

Over the course of the week of the Sealed Bid Sale, the wholesalers come to the property to pick up their vehicles. With only a few exceptions, these wholesalers pick up the vehicles on flat-bed vehicles or with individual drivers. These wholesalers will drive their flat-bed vehicles on to the property to remove their vehicles. For the wholesalers who purchase enough vehicles to require vehicle a 'car hauler', we will make arrangements for those vehicles to be moved to the Turnersville AutoMall for pick up. There will be no car haulers of our customers parked on and/or loading on Black Horse Pike.

While Sealed Bid Sales have typically taken place every other Monday, we may host them on a more-regular basis as business conditions dictate.

**Employees:** The business requires two of our full-time team members who cover the main responsibilities of organizing the vehicle storage and administering the sale. On sale days, we typically have an additional employee or two on-site to assist with logistics.



**Parking:** The attached parking diagram includes parking space for three purposes; Vehicle Storage (142 spots), Guest & Employee Parking (33 spots) and Landlord Parking (5 spots). The vehicle storage parking spaces are laid out as approximately 8' wide by 16' long while the guest/employee spots are 8'6" wide.

**Signage:** The signage requirements for this facility include the retention of the current two-pole identification with two sign areas; the main sign and a smaller sign located between the two poles. The smaller sign is ~3' by 5' and designates Tony DeAngelo's Affordable Autos – this is the landlords' shingle required for him to operate as a vehicle dealer. Since the tenant has no business need to advertise via the larger main sign (8' by 12'), it has been discussed that the tenant will work with local officials and a sign maker to design and install a sign in the existing space that communicates a 'Welcome to Monroe Township' message. The tenant will pay for the design and installation of the sign insert.

**Landlord Use:** Anthony DeAngelo is the landlord of the property. As part of the lease agreement, Mr. DeAngelo will maintain an office on the second floor of the main building. This office will be the business address of Tony DeAngelo's Affordable Autos, the name of the vehicle dealer that is owned and run by Mr. DeAngelo. For licensing purposes, Mr. DeAngelo is required to have a facility with a business address, a sign noting the name of the business and five parking spaces from which he can transact his business. Based on the experience of Mr. DeAngelo operating in this manner (as a vehicle dealer from this property) during the past 7 years while The Motor Zone was his previous tenant, Mr. DeAngelo's business needs will be sufficiently met by the five parking spaces that are included in the parking plans. His business includes only himself and his operating hours will be within the operating hours detailed above.

We look forward to meeting with the Board on January 28<sup>th</sup> to review our plans and to move forward with this business purpose. Please contact us if you have any questions prior to the meeting.

Sincerely,

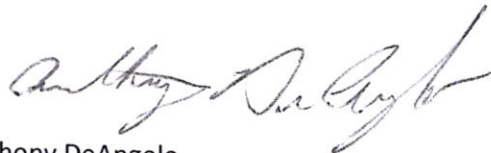


Peter Klein

President – Turnersville AutoMall

Cell:

Email: [pklein@penskeautomotive.com](mailto:pklein@penskeautomotive.com)



Anthony DeAngelo

Owner – Tony DeAngelo's Affordable Autos

Cell:

Email:

Guest: 33

Inventory = 142

A 14

B 12

C 7

D 14

E 12

F 40

G 25

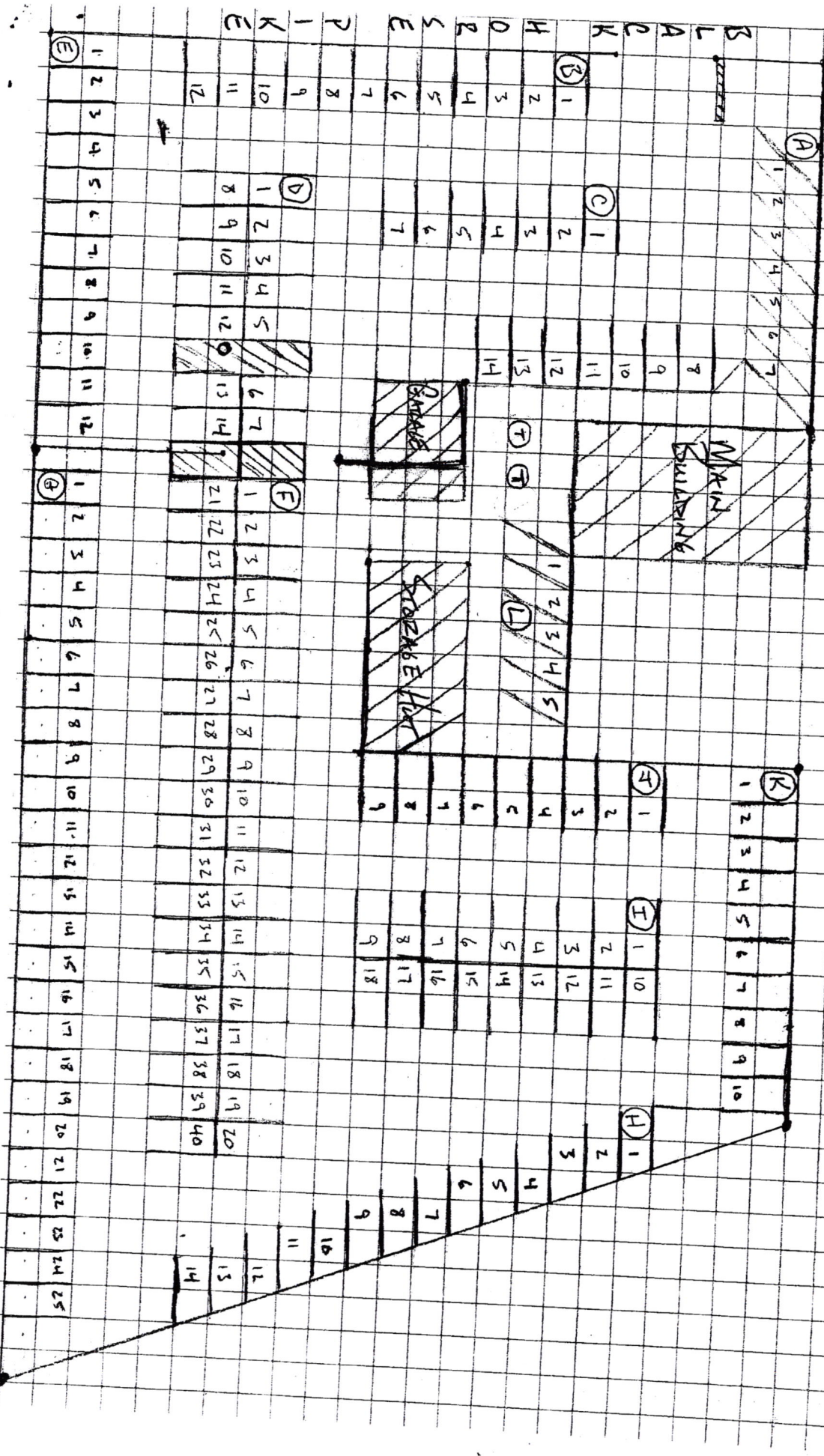
H 14

I 18

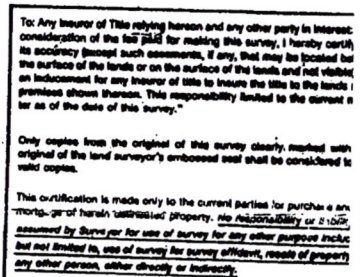
J 9

K 10

Scale: 1 Box = 8' x 8'  
1835 N. Burtch House Rd  
Williamstown, NJ







~~BLOCK AND LOT NUMBER REFER TO~~  
~~TOWNSHIP OF BLOOMER TAX MAP~~

		By		Date	
Revision					
<del>PLAN OF SURVEY</del>					
PACEN 801		LOT 14		FL. 2	
GCR		BLACK HORSE		PINE	
TOWNSHIP		OF		MOORE	



# Township of Monroe

## Zoning Permit

Application #: 5961 Permit No: 20160060.000 Issue Date: 02/01/2016

Construction Control Number :

Voucher/Receipt #: 0  
Check #: 19251  
Amount collected: \$75.00

Block: 201 Lot: 44

Qualifier:

Work Site: 1835 N BLACK HORSE PK

Zone: C

Owner: DEANGELO, ANTHONY M & DONNA

Agent: ANTHONY DEANGELO

Address: 5 GREENLEIGH CIR

Address: 1835 N. BLACK HORSE PIKE

City/State/Zip: SEWELL NJ 08080

City/State/Zip: WILLIAMSTOWN NJ 08094

Telephone: -

Telephone:

Fax: ( ) -

Fax: ( ) -

E-Mail:

E-Mail :

Tenant: TURNERSVILLE AUTO MALL

Pineland: NO

This is to certify that the above-described premises together with any building thereon, are approved for use as indicated below and as depicted on the Plot Plan:

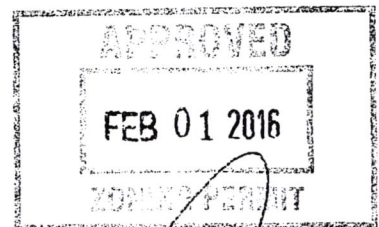
**VEHICLE WHOLESALE/USED CAR LOT**

Which is a:

☒ Use permitted by Zoning Ordinance, Article - 175 Section - 3

☐ Use permitted by variance approved on \_\_\_\_\_, # \_\_\_\_\_ subject to any special conditions attached to the grant thereof.

☐ Valid nonconforming use as established by ( ) findings of the Zoning Board of Adjustment or by ( ) the undersigned zoning officer or by ( ) Planning Board on the basis of evidence supplied by applicant. Conditions, if any:



☐ There is a nonconforming structure on the premises by reason of insufficient

☒ Other: As approved by the Planning Board by Resolution PB-18-16 (Site Plan Waiver #WSP-07-16)

Zoning Official

**This is NOT a Construction Permit**

ZONING OFFICER COMPLIANCE REPORT

125 Virginia Avenue  
Monroe Township, NJ  
08094

Date of Request: 1/6/2017

Name of Applicant: Anthony Deangelo/Penske

Address of Inspection for Compliance: 1835 North Black Horse Pike Block 201 Lot 44

The applicant met the conditions of the final plans coded:

The applicant did meet the conditions of the final planning board approval per WSP-07-16 and I recommend the approval of the Certificate of Occupancy.

---

This inspection report is in compliance with the following Monroe Township Code:

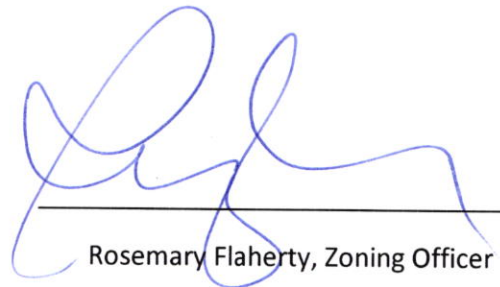
175-2

B.

A certificate of compliance issued by the Township Zoning Officer shall be required prior to the issuance of any certificate of occupancy. This certificate of compliance shall indicate that any construction, reconstruction, erection, alteration, conversion or installation of a structure, building or on-site or off-site improvements have been accomplished in accordance with the plans, specifications, terms and conditions of any municipal, county or state approval or that sufficient guaranties have been issued to the Township to ensure their completion. Said guaranties shall equal not less than 120% of the total cost of completion as agreed to by the Township Engineer. The Zoning Officer may direct any Township official or employee to aid in said determination of compliance and may require the deposit of escrow fees up to the extent indicated for a project category in Article VIII of this chapter for final approval review.

Date: \_\_\_\_\_

1/7/17

  
\_\_\_\_\_  
Rosemary Flaherty, Zoning Officer

**Call to Order:**

The regular meeting of the Monroe Township Planning Board was called to order at 7:04 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Absent – Ms. Hui, (excused), Mr. Kernan, (excused), Mr. Jordan, (excused). Also present – Mr. Rocco, Solicitor.

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 8, 2016.

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-9-16 – App. #WSP-04-16 – High End Vine St. Car Stereo, Inc. – Site Plan Waiver

Motion by Mr. Agnesino, seconded by Mr. Teefy to adopt resolution PB-9-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-10-16 – App. #WSP-02-16 – AFC Urgent Care of Williamstown – Site Plan Waiver

Motion by Mr. Crane, seconded by Mr. Agnesino to adopt resolution PB-10-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-11-16 – App. #WSP-02-16 – AFC Urgent Care of Williamstown – Sidewalk Waiver

Motion by Mr. Agnesino, seconded by Mr. Crane to adopt resolution PB-11-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-12-16 – App. #WSP-01-16 – Daniel Doan – Site Plan Waiver

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-12-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

5. PB-13-16 – App. #WSP-01-16 – Daniel Doan – Sidewalk Waiver

Motion by Mr. Agnesino, seconded by Mr. Caligiuri to adopt resolution PB-13-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Mr. Cooper. Abstentions – Zero.

6. PB-14-16 – App. #1792 – Lawrence A. Pray Builders, Inc. – One Year Extension

Motion by Mr. Agnesino, seconded by Mr. Teefy to adopt resolution PB-14-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

7. PB-15-16 – App. #437-SP & #1809 – Williamstown Assembly of God – One Year Extension

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-15-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.



**Site Plan Waivers:**

1. #WSP-05-16 – Williamstown Assoc. c/o RD Management, LLC

Present – Richard Hoff, applicant's attorney, Michael Rossi, VP of Construction for RD Management.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. A copy of the applicant's supporting documentation, photographs of the proposed business, and property survey. 3. Letter dated January 25, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to outfit a vacant 21,000 square foot unit in an existing strip store center with an indoor trampoline park known as Rockin' Jump. The property is located at 1173 S. Black Horse Pike also known as Block 11301, Lot 4 in the RG-C Zoning District.

Mr. Hoff introduced himself as the applicant's attorney. Mr. Hoff stated that the application before the Board is a site plan waiver application for RD Management who has a new tenant for the Williamstown Shopping Center. The Board's packets contain the operation of the business proposed for the space. RD Management has spent a considerable amount of money upgrading the facades on the buildings located in the shopping center. He addressed the items listed in the Zoning Officer's letter. With regard to the comment concerning a dumpster, Mr. Hoff stated that there will be dumpster on site for the tenant. They will comply with the law regarding recycling materials. They are proposing a façade sign which is depicted in the renderings submitted to the Board. If the lease allows for signage in the existing pylon sign then the tenant will be able to have a sign there as well. There aren't any changes proposed for the existing pylon sign. Mr. Hoff commented on the statement concerning the illegal lawn signs. He stated that they do not have any say in that issue as they are not instructing their tenants to put those signs up. If they are not permitted then the Zoning Officer should cite the tenants for putting those illegal signs up.

With regard to the light fixtures, the applicant agreed to paint the concrete bases at the bottom of the light fixtures. They agreed to monitor the issue of the cracks in the parking lot and to address those issues before the last tenant occupancy. The applicant was not in agreement with the Zoning Officer's statement regarding landscaping along the frontage of the Black Horse Pike. They do not want to put landscaping in the front of the site as it may be the DOT right-of-way. In addition they do not want to block any visibility to the site and any landscaping would be a maintenance issue. The applicant is requesting that the landscaping comment not be imposed as a condition of their approval. They do agree that they need to obtain a Certificate of Occupancy from the Construction Official. Mr. Caligiuri asked if this shopping center is part of a redevelopment area and if so then the applicant, RD Management, would be the redeveloper of record and responsible to follow the redevelopment plan which would include landscaping. Mr. Hoff stated he would agree with that statement if they were proposing any changes to the site; however they are not proposing any changes to the exterior of the site or before the Board with a site plan; they are only proposing what is a permitted use to occupy one of the units. Mr. Caligiuri replied that they do appreciate the new tenant; however he was hoping they would do something more to make the shopping center more attractive. Mr. Hoff stated that the applicant has been working on the site and it looks a lot different than it did a couple of years ago. He commented that it is all economy driven and if they continue to get more tenants then they can do more to improve the site.

Ms. Flaherty stated that some low lying landscaping would attract new tenants and help the shopping center to be more viable. She did not intend the landscaping to be large trees or bushes but just some low lying landscaping to be planted in the spring. There was some discussion by the Board on the matter; Mr. Crane commented that he did not see the need for landscaping at this time. He stated applicant has been working on making improvements to the site and it is good for the town that he is starting to get new tenants. Ms. Flaherty replied that it can be something that is done at a later date as with the parking lot, before the last tenant occupancy.

**Site Plan Waivers: (continued)**

1. #WSP-05-16 – Williamstown Assoc. c/o RD Management, LLC (continued)

The parking lot will eventually need a top coating and restriping so if RD Management is in agreement, they can do the parking lot and landscaping at the same time. Some of the Board members commented on the maintenance of the landscaping and there not being any sprinkling system on the site. Ms. Flaherty replied that there are types of low lying landscaping that does not require much maintenance. Mr. Hoff commented that any perspective tenants will make demands for things such as signage or landscaping and the repairing of the parking lot before they will sign a lease agreement. Ms. Flaherty commented on the existing freestanding sign which cannot be seen from the highway. She stated that the property owner should do something to make the sign more visible for their tenants so that they do not have to put out the illegal lawn signs. In order for their tenants to be successful the signage must be visible from the highway. Mr. Hoff stated that he would be happy to work with Ms. Flaherty with regard to the freestanding sign as visibility is the key to the shopping center and the tenants being a success. Mr. Teefy asked where the sign might be moved. Ms. Flaherty commented that the freestanding sign can be moved to the area where the illegal signs are now or closer to where the Dollar General store is located. Mr. Masterson stated that if the town starts enforcing the ordinance with regard to the illegal signs then the tenants may put pressure on the owner to do something about the signage.

Mr. Cooper stated that he was at the site a few months ago and noticed the columns in front of the store fronts are cracked and chipped and in need of repair. Mr. Rossi was sworn in by Mr. Rocco. Mr. Rossi testified that they redid the entire façade and all of the columns in the shopping center. They removed the stucco from the columns and replaced it with cultured stone. Mr. Teefy stated that site has been an eyesore for many years and he appreciates the owner making the repairs to the site and making it look more appealing. It has been part of a redevelopment zone for many years and nothing has been done until now. He believes that the Rockin Jump business will be a huge success in the town since there isn't anything like that around.

Mr. Rocco stated that as a condition of approval, the applicant will insure the light fixtures are maintained and the bottoms are painted. With regard to the signage, the applicant has agreed to work with the Zoning Officer to see if anything can be done with the location of the freestanding sign. Mr. Masterson asked where the dumpster will be located. Mr. Rossi stated that the dumpster will not be visible to the customers or from the highway and will be located behind the tenants unit. Mr. O'Brien inquired as to the issue of the landscaping noted in the Zoning Officer's report. Mr. Crane stated that he did not see any need for landscaping or the additional escrow for the Planner's review at this time.

Motion by Mr. Agnesino, seconded by Mr. Crane to grant the site plan waiver approval subject to the conditions outlined above by Mr. Rocco. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. #WSP-06-16 – M&E Associate Partnership c/o Eric Becker

Present – Len Schwartz, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Photographs of the property and proposed signage. 3. A copy of the property survey. 4. Letter dated January 25, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is applying for a site plan waiver in order for the existing Deals store to change their signage to a Dollar Tree store. The Dollar Tree Company has owned the Deals store however they wish to change the sign to indicate it is a Dollar Tree. The property is located at 111 S. Black Horse Pike, also known as Block 3201, Lot 5 in the Commercial Zoning District.

**Site Plan Waivers: (continued)**

**2. #WSP-06-16 – M&E Associate Partnership (continued)**

Mr. Schwartz introduced himself as the applicant's attorney. Mr. Schwartz stated that the only change being made to the site is that the Dollar Tree signs will replace the existing Deals signs both on the façade and on the freestanding sign out along the frontage. Mr. Becker, the applicant, agreed to provide some landscaping on the property. Mr. Schwartz submitted a copy of the proposed landscaping plans which was marked as Exhibits A-1 and A-2. The landscape plans were prepared by Brian Myers and the landscaping is proposed to be installed in the spring.

With regard to the proposed signs the applicant has agreed that they will not be neon signs. The façade sign is backlit behind each letter. Mr. Becker agreed that he would take care of any issues in the parking lot noted in Ms. Flaherty's letter. There are no changes with regard to the trash dumpster or recycling. The issue of sidewalk in Ms. Flaherty's letter has been rescinded so that no sidewalk or the need for a sidewalk waiver is required. Ms. Flaherty's letter noted that there are areas on the building in need of repainting. She will send Mr. Schwartz the photographs she took which show the specific areas she mentioned. Mr. Schwartz stated that Ms. Flaherty raised the issue of the Certificate of Occupancy and ownership of the business. Mr. Schwartz stated that the current business, the Deals store, has been owned by the Dollar Tree Company, so there isn't any change in occupancy as far as the business owner; they are just changing the name and the signs to reflect that it is a Dollar Tree store. There was further discussion on the matter with Mr. Schwartz agreeing to provide proof to the Construction Official that the Dollar Tree Company is the owner of record and there is no change in ownership so a new Certificate of Occupancy will not be required. Mr. Rocco asked if the applicant is agreeable to the additional \$500.00 escrow for the planner to review the landscaping plan; Mr. Schwartz stated they will comply.

Mr. Rocco reviewed the conditions of approval; the applicant has agreed to install landscaping according to the plans submitted and to be reviewed by the Board's Planner, in the spring. The applicant will work with Ms. Flaherty with regard to the areas in need of repainting on the building as well as making the necessary repairs to the parking lot. The applicant will agree that the signage will not be neon and the applicant will provide proof that there is no change in occupancy and if there is a change then a Certificate of Occupancy will be required. Motion by Mr. Teefy, seconded by Mr. Caligiuri to grant the site plan waiver subject to the conditions stated above. Mr. Agnesino asked why there is a requirement for additional money for landscaping when the last applicant did not have to provide any landscaping and it's really the same type of application. Mr. Rocco stated that it's the Board's discretion. Ms. Flaherty commented that the original landscaping was removed and she is requesting they provide some of the landscaping on the site that was originally approved. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**3. #WSP-07-16 – Anthony DeAngelo/Penske – Site Plan Waiver**

Present – Anthony DeAngelo, applicant, Peter Klein, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application and explanation of the proposed use. 2. A sketch of the proposed layout of vehicles on the site and a survey of the property. 3. Letter and photographs dated January 25, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting a site plan waiver in order to be permitted to store used vehicles that are traded to the Turnersville Auto Mall. The vehicles will then be presented to wholesalers who are interested in purchasing them. The property is located at 1835 N. Black Horse Pike, also known as Block 201, Lot 44 in the Commercial Zoning District.



**Site Plan Waivers: (continued)**

3. #WSP-07-16 – Anthony DeAngelo/Penske (continued)

Mr. DeAngelo and Mr. Klein were sworn in by Mr. Rocco. Mr. Klein stated that the letter he submitted as part of the application describes the proposed use. They would like to utilize part of the existing used car facility as a storage lot for previously owned vehicles as well as conduct a sealed bid auction at the site for those vehicles. Wholesalers would come to the site approximately twice a month to inspect, test drive, and bid on the vehicles being stored. The hours are proposed as 7:30 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. They do not use multi-vehicle haulers to bring the cars to the site; the cars will be brought to the site individually. On a sale day, they will typically have about fifty wholesalers come to the site; usually about twenty at a time, who will be bid on the vehicles they are interested in purchasing. At the end of the day the bids are opened and the winners declared. Within the next week the winners of the vehicles will come to the property to pick up the vehicles usually with a flat-bed truck or individually. If a car hauler is needed, they will make arrangements for the cars to be moved back to the Turnersville Auto Mall for pick up.

There will be two full time employees on the site and on sale days they will have an additional one to two employees on site. With regard to parking, Mr. Klein stated that he attached a parking plan. The plan shows parking for 142 storage vehicles, 33 spaces for guest and employee parking spots, and five spots for Mr. DeAngelo's use. With regard to signage, the proposed vehicle storage use does not have a need for a sign; however they are willing to work with the town and install a sign in the existing space that will communicate a "Welcome to Monroe Township" message. The tenant will pay for the design and installation of the sign insert; however when and if they do not continue to use the property for their business, the town is of the understanding that Mr. DeAngelo has the right to replace that sign for another potential tenant who may lease the property. Mr. Teefy agreed that if Mr. DeAngelo gets another tenant, they will move the sign to another location.

Mr. DeAngelo will continue to utilize part of the site for his small used car business and he will maintain an office on the second floor of the office building. Mr. Klein stated that all the financial dealings will be handled at the auto mall and not at Mr. DeAngelo's site. Mr. Masterson commented that based on the parking diagram there is only a sixteen foot drive isle for cars to maneuver. Mr. Klein stated that the parking spaces are eight by sixteen spaces. They do not have any retail customers at the property just the wholesalers who will move the cars. They typically park the trucks and vans in areas where they have more space. Mr. Masterson stated that he has an issue with the drive isle where the wholesalers have to park and maneuver through the site for safety reasons. After further discussion the applicant agreed to redesign some of the parking areas to accommodate a larger drive isle.

With regard to the Atlantic Electric Company tower, the applicant has acquired plastic barriers to prevent anyone from driving back to the electric company tower. Mr. DeAngelo provided an email from the electric company which states they do not have any issues with the proposed use on the site. No maintenance will be done on the vehicles at this site; however from time to time it may be necessary to change a car battery or to jump the battery. They will utilize the existing dumpster on the site. The property does not have sidewalk and they will request the waiver. Whatever the contribution it is acceptable to the applicant. With regard to landscaping, Mr. DeAngelo has done a very nice job in maintaining the site and providing some landscaping throughout the site. It was determined that maybe some nice flower pots could be positioned on the wall located along the Black Horse Pike with some nice foliage and Mr. Klein stated that he did not have a problem with funding and maintaining the flower pots. Ms. Flaherty stated that the flower pots/planters are appropriate but the Board's Planner should still look at what is being proposed. Ms. Flaherty also commented that a continued occupancy inspection is required which is a basic inspection. Mr. Teefy commented on how well maintained Mr. DeAngelo has kept his property for his business and the tenants he has had over the years.

**Site Plan Waivers: (continued)**

3. #WSP-07-16 – Anthony DeAngelo/Penske (continued)

Mr. Agnesino expressed his concern with oil leaking from the used vehicles into the ground. Mr. Klein replied that the cars are inspected and repaired at the auto mall site; however if they have a vehicle that has too many issues that cannot or is not worth repairing, they sell them as scrap vehicles and will not bring them to this site.

Mr. Rocco reviewed the conditions of approval for the Board. The applicant will submit another parking plan for the Board's Planner to review to insure the safety of the site as well as submitting the type of planters or pots and foliage to be used for landscaping for the planner's review and an additional five hundred dollars in escrow to cover the cost of the review. The applicant will work with the town with regard to the signage. Motion by Mr. Agnesino, seconded by Mr. Masterson to grant the site plan waiver subject to the above noted conditions. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Mr. Rocco reviewed the sidewalk waiver request by the applicant. It was determined that the contribution of \$1000.00 will be required in lieu of installing sidewalk. Mr. Klein was in agreement to make the contribution. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Approval of Minutes:**

1. 1/14/16 regular meeting.

Motion by Mr. Crane, seconded by Mr. Teefy to approve the minutes from the January 14, 2016 regular meeting. Voice vote; all ayes, motion passed.

**Reports:\**

1. Mr. Teefy stated he recently met with a marketing team. They went through the history of the town and the marketing team thought the town has many assets and positive qualities in which to draw more development. Mr. Teefy stated that they emphasized they wanted to focus on drawing in more commercial development first and then they would focus on destinations for guests and more housing.

2. Mr. Teefy informed the Board that there is someone who is interested in purchasing the Washington Hotel, so there may be something coming along there in the future. He invited the Board to a meeting that will be held on March 3, 2016 in Town Hall for a presentation by Jef Buehler from the DCA's Downtown Main Street program.

3. Mr. Teefy stated that new owners have purchased the Pike Inn and are interested in demolishing the building and proposing a mixed use development on that site. They may also purchase the property next store to the site which has already been approved for a strip store development.

**Adjournment:**

The meeting was adjourned at 8:20 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. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski  
Clerk Transcriber















