

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 6:05 p.m. by Chairman O'Brien who 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."

The Board saluted the flag.

Roll call:

Present – Mr. Boorstein, Mayor DiLucia, Mr. Kozak, Mr. O'Reilly, Mr. Laughlin, Mr. Verratti, Mr. O'Brien. Absent – Mr. Caspar, (excused), Mr. Garbowski, (excused), Mr. Helsel, (excused), Mr. Schwaiger, (excused), Mr. Snowden, (excused), Mr. Wisner, (excused). Also present – Ms. Gaglione, Solicitor, Mrs. Farrell, Secretary, Mrs. Orbaczewski, (Clerk Transcriber).

Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 8, 2021. In addition, notice of this evening's public hearing was published in the newspaper in accordance with the Open Public Meetings Act.

Memorialization of Resolutions:

1. PB-16-21 – App. #1858 - Integrity Building Group, LLC – Minor Subdivision Approved

Motion by Mayor DiLucia, seconded by Mr. Laughlin to adopt resolution PB-16-21. Roll call vote: Ayes – Mr. Boorstein, Mayor DiLucia, Mr. Kozak, Mr. O'Reilly, Mr. Laughlin, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-17-21 – Professional Services Appointment – Colliers Engineering Approved

Motion by Mr. Laughlin, seconded by Mr. O'Reilly to adopt resolution PB-17-21. Roll call vote: Ayes – Mr. Boorstein, Mayor DiLucia, Mr. Kozak, Mr. O'Reilly, Mr. Laughlin, Mr. Verratti, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waiver:

1. #WSP-04-21 – Justin Holmes – Unique Auto Spa – Site Plan Waiver

The applicant is proposing an auto detailing business to be located in an existing building located at 1982 N. Black Horse Pike, also known as Block 502, Lot 2 in the Commercial Zoning District.

Site Plan Waiver: (continued)

1. #WSP-04-21 – Justin Holmes (continued)

Present – Len Schwartz, applicant’s attorney, Justin Holmes, applicant.

Mr. Schwartz introduced himself as the applicant’s attorney. He stated the property location as being 1982 N. Black Horse Pike where there are several businesses located in the existing building. The applicant will occupy Unit F for an auto detailing business. The applicant will provide detailing services on cars, trucks, and motorcycles and be open from Monday through Saturday, 9:00 a.m. to 6:00 p.m. At the present time, he is the only employee; however, he may have one more employee in the future.

The unit is large enough to hold three vehicles with space for four more vehicles outside the unit. The applicant is proposing a façade sign that will comply with the zoning requirements. His business sign will also be placed on an existing sign at the front of the site. Mr. Holmes was sworn in by Ms. Gaglione. He agreed that the information Mr. Schwartz gave is true with regard to his proposal and stated he is the owner of Unique Auto Spa. He stated he is looking forward to providing a service to the residents in Williamstown and commented on the importance of everything being clean especially in these times. His business incorporates steam cleaning and they use biodegradable products. He will be providing services by appointment only and expects he will be doing a lot of work for the car dealership at the front of the site. Trash and recycling will be handled utilizing the trash and recyclable receptacles provided by the Township.

Mr. Kozak asked the applicant to confirm nothing will be stored outside the building. Mr. Holmes replied that nothing will be stored outside the building.

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

Ms. Gaglione reviewed the site plan waiver for the Board and Mr. Holmes’ proposal. Motion by Mr. Laughlin, seconded by Mr. Boorstein to approve the site plan waiver as testified to by Mr. Holmes. Roll call vote: Ayes – Mr. Boorstein, Mayor DiLucia, Mr. Kozak, Mr. O’Reilly, Mr. Laughlin, Mr. Verratti, 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:

No reports.

Approval of Minutes:

1. 3/25/2021 regular meeting.

Motion by Mr. Boorstein, seconded by Mr. Verratti to approve the minutes from the March 25, 2021 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:26 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 Orbachewski, Clerk Transcriber.