

Call to Order:

The regular meeting of the Monroe Township Planning Board of was called to order at 6: __ 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 11:00p.m'.

The Board saluted the flag.

Roll call:

Present –Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. O'Brien, Mr. O'Reilly **Absent-** Mr. Avis, (excused), Mr. Caspar, (excused), Ms. Kennedy, (excused), Mr. Hunt, Planner, (excused), Ms. Berenato, Engineer, (excused) **Also present** – Ms. Gaglione, Solicitor, Mrs. Orbaczewski, Secretary, Mrs. Tomasello, Clerk Transcriber

Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 12, 2022. A copy was posted on the second floor bulletin board of Town Hall and posted on the Township website.

Memorialization of Resolutions:

1. PB-32-2021- Main Street Redevelopment Study Approved

Motion by Mr. Kozak, seconded by Mr. O'Reilly to adopt resolution PB-32-21. Roll Call Vote; ayes Mr. DiLucia, Mr. Helsel, Mr. Kozak, Mr. O'Brien, Mr. O'Reilly; Nays, 0; Abstaining 0; motion passed.

2. PB-09-2022-Commercial Corridor Extension Study Approved

Motion by Mr. Kozak, seconded by Mr. Helsel to adopt resolution PB-09-22. Roll Call Vote; ayes Mr. DiLucia, Mr. Helsel, Mr. Kozak, Mr. O'Brien, Mr. O'Reilly; Nays, 0; Abstaining 0; motion passed.

3. PB-10-2022- Lidl-Minor Subdivision/Preliminary & Final Major Site Plan Approved

Motion by Mr. Kozak, seconded by Mr. DiLucia to adopt resolution PB-10-22. Roll Call Vote; ayes Mr. DiLucia, Mr. Kozak, Mr. O'Brien; Nays, 0; Abstaining 0; motion passed.

Site Plan Waiver: for Board Action:

1. WSP-01-22- Julian Salgado- Site Plan Waiver

Present- Julian Salgado, applicant

Site Plan Waiver: for Board Action:

1. WSP-01-22- Julian Salgado- (Continued)

The applicant has installed a decorative wall to block the view of the parking area as well as enclosing the alley way dining area to avoid the weather, wind, and bugs in order to make it more comfortable for their patrons. There is also a walk-in refrigerator behind the building. The property is located at 348 South Main Street, also known as Block 3205, Lot 9 and the Grindstone Restaurant.

Mr. Salgado was sworn in by Ms. Gaglione. Mr. Salgado is the owner to Grindstone Restaurant. He stated he has enclosed the alley way larger then it was intended to, he also put a decorative wall in the back of the restaurant to cover the parking lot, he stated there was no parking space lost. He also added a walk in refrigerator freezer box to the back. Ms. Gaglione asked Mr. Salgado if the improvements were already made. Mr. Salgado replied yes. Mr. Kozak asked Mr. Salgado there is a downspout run off, where does that water go from there. Mr. Salgado replied it drains along the curb to the back of the property, it is attached with PVC pipes.

Motion by Mr. Helsel, seconded by Mayor DiLucia to grant the site plan waiver. Roll call vote: Ayes- Mr. DiLucia, Mr. Helsel, Mr. Kozak. Mr. O'Reilly, Mr. O'Brien. Nays- Zero. Abstentions- Zero.

Ordinance Recommendation: for Board Action:

1. Ordinance O:2-2022 Mink Lane Redevelopment Plan

Ms. Gaglione stated that this ordinance was recommended by the Planning Board to the Township and now council wants to adopt the plan for Mink Lane in which is part of the commercial corridor. Township council had reviewed the ordinance and determined it should be renamed as a redevelopment plan.

Motion by Mr. Kozak, seconded by Mr. O'Reilly to approve the recommendation of the Mink Lane redevelopment plan. Roll call vote: Ayes- Mr. DiLucia, Mr. Helsel, Mr. Kozak. Mr. O'Reilly, Mr. O'Brien. Nays- Zero. Abstentions-Zero.

Public Portion:

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

Reports:

1. Mrs. Orbaczewski informed the Board that they might have a site plan waiver application for the next meeting on February 24, 2022. If she doesn't receive the application she will send out an email to everyone to cancel the meeting.

Approval of Minutes:

1. 12/09/2021 regular meeting
2. 01/13/2022 reorganization meeting
3. 01/13/2022 special meeting

Motion by Mr. Kozak, seconded by Mr. O'Reilly to approve the minutes from December 9, 2021 regular meeting and January 13, 2022 reorganization and special meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 6:43 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: Iris Tomasello, Clerk Transcriber.