

Call to Order:

The regular meeting of the Monroe Township Planning Board of was called to order at 6: 33 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 –Mr. Avis, Mr. Caspar, Mr. DiLolle, Mr. Helsel, Mr. Hodges, Ms. Kennedy, Mr. Kozak, Mr. O’Brien, Mr. O’Reilly, Ms. Salvadori, Mr. Sullivan **Absent-** Mayor DiLucia, (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-11-2022- Julian Salgado- Site Plan Waiver Approved

Motion by Mr. Kozak, seconded by Mr. O’Reilly to adopt resolution PB-11-2022. Roll Call Vote; ayes Mr. Helsel, Mr. Kozak, Mr. O’Brien, Mr. O’Reilly; Nays, 0; Abstaining 0; motion passed.

Site Plan Waiver: for Board Action:

1. WSP-02-22- Thomas Spaulding III- Site Plan Waiver

The applicant is requesting a site plan waiver in order to operate an automotive repair and detailing facility on property located at 7 W. Black Horse Pike, also known as Block 6301, Lot 50 in the RD-C Zoning District.

Mrs. Orbaczewski asked the applicant if Ms. Mendelby will be attending the meeting, as she is the property owner and the Board needed some testimony from her. Mr. Spaulding replied that Ms. Mendelby was under the weather and was not attending the meeting. Ms. Gaglione stated that the meeting can proceed with Mr. Spaulding’s testimony but will need to do a continuance on the next meeting date of March 10, 2022.

Mr. Spaulding was sworn in by Ms. Gaglione. Mr. Spaulding stated that he would like to open the property as a light vehicle service center and automotive detailing. He stated he will also be having oil changes, batteries check and fixing tires.

Site Plan Waiver: for Board Action: (continued)

Mr. Kozak asked Mr. Spaulding if there would be any auto sales on the site. Mr. Spaulding replied no. Mr. O'Reilly asked who is the governing body for oil spills, contamination. Ms. Gaglione replied NJDEP and the applicant. Ms. Gaglione asked Mr. Spaulding to provide some testimony on hours of operation as well as the number of employees. Mr. Spaulding replied the hours of operation are Monday through Saturday 9:00 am to 6:00 pm. Mr. Spaulding stated he had two employees, one being the mechanic and the other one a detailer. Mr. Kozak asked Mr. Spaulding if all the detailing of the vehicles be done inside. Mr. Spaulding replied yes. Mr. Kozak asked Mr. Spaulding if there would be any auto repair, vehicle painting, etc. Mr. Spaulding replied no. Ms. Kennedy asked Mr. Spaulding about how many vehicles will be done on a day. Mr. Spaulding replied about five to eight vehicles maybe one per hour. Mrs. Orbaczewski asked Mr. Spaulding if he will be using the same signage. Mr. Spaulding replied he will be using the existing sign. Mr. Kozak asked Mr. Spaulding what he will be doing with the parking lot and the parking spaces. Mr. Spaulding replied he is replacing all the broken asphalt, one handicap space on the asphalt, purposed five parking spaces in the front and in the rear will be the employee parking spaces. Mr. Spaulding also stated that he will be resurfacing the whole front of the property. Mr. Kozak asked Mr. Spaulding if he will be installing extra lighting. Mr. Spaulding replied yes he will in the four corners for security. Mr. Kozak asked Mr. Spaulding if he will be responsible for the upgrading and fixing of the property. Mr. Spaulding replied Ms. Mendleby will be fixing partial and he will be fixing the rest as well as the fencing. Mr. Kozak asked Mr. Spaulding about the fencing and the dead bushes in the rear of the building. Mr. Spaulding replied he will be taking down the wooden fence and putting privacy strips to the new fence as well as replacing the dead bushes with new ones. Mr. Kozak asked Mr. Spaulding if he is planning on painting the building. Mr. Spaulding replied he will be painting the building including the container gray. Mr. Kozak asked Mr. Spaulding if he is having an enclosed trash can. Mr. Spaulding replied no he will be using the trash cans provided by the Township. Mrs. Orbaczewski asked Mr. Spaulding if he will be having and office as well as a restroom. Mr. Spaulding replied yes.

Public Portion:

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

Election of Vice Chairman:

Mr. O'Brien opened nominations for the election of a Vice Chairman. Mr. Kozak nominated Mr. Caspar, seconded by Ms. Kennedy. With no other nominations, Mr. Caspar as Planning Board Vice Chairman.

Reports:

1. Mrs. Orbaczewski informed the Board that Mr. Kozak is the Planning Board Liaison to the Environmental Commission.
2. Mrs. Orbaczewski reminded the Board that the next meeting will be on March 10, 2022 at 6:30 pm.

Approval of Minutes:

1. 01/10/2022 regular meeting

Motion by Mr. Helsel, seconded by Mr. Kozak to approve the minutes from January 10, 2022 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 6:53 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.