

Call to Order:

The regular meeting of the Monroe Township Planning Board of was called to order at 7:04 p.m. by Vice Chairman Caspar 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. DiLucia, Mr. Hodges, Ms. Kennedy, Mr. Kozak Mr. O’Reilly, Ms. Salvadori. **Absent**-Mr. Helsel, (excused), Mr. O’Brien, (excused), Mr. Sullivan, (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-12-2022- Ord. #O:2-2022 Mink Lane Redevelopment Plan Recommendation-Approved

Motion by Mr. Kozak, seconded by Mr. O’Reilly adopt resolution PB-12-2022. Roll Call Vote; ayes Mr. Avis, Mr. Caspar, Ms. Salvadori, Mr. Kozak, Mr. O’Reilly; Nays, 0; Abstaining Ms. Kennedy; motion passed.

Site Plan Waiver: for Board Action:

1. WSP-02-22- Thomas Spaulding III- Site Plan Waiver/ continued from 02/24/22

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.

Ms. Gaglione stated to the Board that this is a continuation of the meeting from 02/24/22. Mr. Spaulding and Ms. Mendelby was sworn in by Ms. Gaglione. Ms. Mendelby is the owner to the building located on 7 W. Black Horse Pike and will be renting out the building to Mr. Spaulding for the use of an automotive service as well as detailing. Mr. Kozak stated to Ms. Mendelby that the Board wanted to review the questions that were asked in the previous meeting with her since she is the owner to the property but will be leasing it to Mr. Spaulding. Mr. Kozak asked Ms. Mendelby about the front parking lot if it will be repaved or repaired. Ms. Mendelby replied it will be repaved.

Site Plan Waiver: for Board Action: (continued)

1. WSP-02-22- Thomas Spaulding III- Site Plan Waiver/ continued from 02/24/22

Mr. Kozak asked Ms. Mendelby if the parking lot would be gravel. Ms. Mendelby replied yes. Mr. Kozak asked Ms. Mendelby if there would be any storage of automobile other than the ones that will be repaired, that there will be no auto sales at the location. Ms. Mendelby replied that there will be no auto sale as well as storage for automobiles. Mr. Kozak asked Ms. Mendelby if the dead bushes in the rear of the building. Ms. Mendelby replied that the dead bushes in the rear were already replaced with new bushes, as well as the wooden fence was replaced with a 30ft. chain link fence with slats. Mr. Kozak asked Ms. Mendelby in reference to the building that is behind the main one, will that back building be painted to match the building. Ms. Mendelby replied they will be painting the whole building on solid color. Mr. Kozak asked Ms. Mendelby the storage container that is on the property has to be added as part of the building. Mr. Kozak asked Ms. Mendelby if she will be having a dumpster on the property. Ms. Mendelby replied no she will be having the Township trash cans as well as recycling. Mr. Kozak asked Ms. Mendelby if the signage will stay the same. Ms. Mendelby replied yes the sign will stay the same. Mr. Kozak asked Ms. Mendelby in the front of the property what will she have to delineate. Ms. Mendelby replied that she will be putting in bumpers. Mr. Kozak asked Ms. Mendelby if there will be any storage of tires on the property. Ms. Mendelby replied no. Mr. Kozak asked Ms. Mendelby about the lighting on the four corners as well as the lighting for signage. Ms. Mendelby replied the sign will have lighting to illuminate the sign and the lighting on the building will be for security.

Ms. Gaglione reviewed the site plan waiver request for the Board. Ms. Gaglione stated that there will be various improvements, which include a parking lot being repaved and the rear lot will have gravel. There should be no storage, no auto sales, and no car parts on the property. The rear fence has been taken care of to obstruct the view from the rear. The storage container that is existing located on the property will be permitted. There shall be no dumpsters the applicant will be using Township trash and recycling. The work on vehicles shall be done inside the garage not outside, unless the vehicle is being washed. The applicant will delineate with chains and bumpers regarding the main thoroughfare. In the case the Zoning Officer comes out to the property for a reasonable request, the applicant will agree to it, or if not the applicant will have to return to the Board for a site plan.

Motion by Mr. Kozak, seconded by Mr. Hodges to approve the Site Plan Waiver. Roll call vote Ayes: Mr. Avis, Mr. Caspar, Ms. Salvadori, Mr. Kozak, Mr. O'Reilly, Ms. Kennedy. 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 the next meeting will be on March 24, 2022 and will have a minor site plan, site plan and the Fire house will be doing a presentation.

Approval of Minutes:

1. 02/24/2022 regular meeting

Motion by Mr. Kozak, seconded by Mr. O'Reilly to approve the minutes from February 24, 2022 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:21 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.