

**Call to Order:**

The regular meeting of the Monroe Township Planning Board of was called to order at 6:35 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. DiLolle, Ms. Kennedy, Mr. Kozak Mr. O'Brien, Ms. Salvadori. **Absent**- Mr. Caspar, (excused), Mr. DiLucia, (excused), Mr. Helsel, (excused), Mr. Hodges, (excused), Mr. O'Reilly, (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-16-2022- #1838- Blaze Mill Development Group, LLC- Admin. Change to Final Approval, Sections 1-5 Approved

Motion by Mr. Kozak, seconded by Ms. Kennedy adopt resolution PB-16-2022. Roll Call Vote; ayes Mr. Kozak, Ms. Kennedy, Mr. O'Brien; Nays, 0; Abstaining 0; motion passed.

**Extension Request for Board Action:**

1. #488- SP & 1851 Site Plan and Minor Subdivision- Wawa, Inc.-2 yr. extension request

The applicant is requesting an extension of the Planning Board approvals concerning the new Wawa project which is to be located on Route 322 and Tuckahoe Road, Block 13901, Lot 1.

Ms. Gaglione reviewed the letter for the Board and stated that Wawa is asking for a 4-year extension because they are waiting for approvals from other agencies as well as the final approval from NJDOT. Ms. Gaglione stated that 2 years are retroactive in which is permitted due to Covid and then will be 2 years after that so it will take them to January of 2023.

Motion by Mr. Kozak, seconded by Ms. Kennedy to approve the extension Roll call vote Ayes: Mr. Avis, Mr. DiLolle, Mr. Kozak, Ms. Salvadori, Ms. Kennedy, Mr. O'Brien. Nays: Zero. Abstentions – Zero.

**Amendments for Board Action:**

1. #469- SP- Mark & Donna Hernandez – Amendment to PB-50-17.

The applicant is requesting to amend their resolution requiring them to get approval and permits from the Zoning Officer for events held after 5:00 p.m.

Mr. Hernandez was sworn in by Ms. Gaglione. Mr. Hernandez stated that he would like to hold events after 5 pm at the winery without asking for permits. Mr. Kozak asked Mr. Hernandez how late will the winery be opened till. Mr. Hernandez replied that he would like to stay opened until 9 pm during the summertime and 5 pm during the wintertime and there are a few events that might be until 9 pm outside of the regular business hours.

Ms. Gaglione stated that this matter was brought to the Boards attention by the Zoning Officer Tara Parks regarding the requirement that the applicant would have to get a permit every time they had an event after 5 pm. The applicant is here to amend a condition from the resolution. Ms. Gaglione stated that they will eliminate the criteria of them having to get permission every time there's an event. The Board members were speaking among themselves as to the other Winery in the Township if they have set times. Mr. DiLolle stated that the Township has a noise ordinance.

Mrs. Hernandez was sworn in by Ms. Gaglione. She stated that the resolution was placed because they were working out of the greenhouse and now they have the building. She stated that Tara the zoning officer had brought it to her attention and that the zoning officer has no objection of removing it from the resolution. Mr. O'Brien asked Mrs. Hernandez is she was comfortable with 10 pm. Mrs. Hernandez replied yes. Mrs. Orbaczewski stated that she will forward the resolution form the other winery to Ms. Gaglione (solicitor)and will look at the file to see the approvals. Mr. Kozak asked Mrs. Hernandez what were the hours of operation. Mrs. Hernandez replied Monday and Tuesday closed, Wednesday and Thursday 11am to 5pm, Friday and Saturday 11am to 9 pm and Sunday 11am to 7 pm. Ms. Gaglione stated that once she sees the resolutions and if it has to be changed it will be done as an administrative change.

Ms. Gaglione stated that the amendment is going to be to eliminate condition #3 on PB 50-17 that it no longer requires that any events after 5 pm to require prior approval from the Township Zoning Officer with the understanding that the winery will close at 10pm.

Motion by Ms. Salvadori, seconded by Mr. DiLolle to approve the amendment Roll call vote Ayes: Mr. Avis, Mr. DiLolle, Mr. Kozak, Ms. Salvadori, Mr. O'Brien, Ms. Kennedy. Nays: Zero. Abstentions – Zero.

**Amendments for Board Action:**

2. #392- SP Summerfields West- Administrative Change for Clubhouse Parking/ Trash Enclosure.

Ms. Gaglione stated that the applicant is requesting an administrative site plan review regarding several issues. She stated it involved the club house, parking at the clubhouse, ADA parking, and trash can enclosure. Mr. Kernan (planner) issued a letter indicating that with the clubhouse two parking spaces have been eliminated so that the trash can be enclosed. There was a total of 65 spaces purposed, 61 were actually constructed now with the enclosure of the trash there is 59 spaces, however 47 spaces were required. She stated so there in compliance and its acceptable. There were 4 ADA parking spaces purposed and two of the spaces were relocated to provide accessibility to the building.

Ms. Gaglione stated the motion for approval of the amendments to except the 59 improved spaces at the club house due to a trash enclosure with 4ADA parking spots and 2 being relocated to another area to make them accessible to the building.

Motion by Mr. Kozak, seconded by Mr. DiLolle to approve the amendment Roll call vote Ayes: Mr. Avis, Mr. DiLolle, Mr. Kozak, Ms. Salvadori, Mr. O'Brien, 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:**

None

**Approval of Minutes:**

1. 04/28/2022 regular meeting

Motion by Mr. Kozak, seconded by Ms. Salvadori to approve the minutes from April 28, 2022 regular meeting. Voice vote; all ayes, motion passed.

**Adjournment:**

The meeting was adjourned at 6:56 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.