

Call to Order:

The regular meeting of the Monroe Township Planning Board of was called to order at 6:30 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. Helsel, Mr. Hodges, Ms. Kennedy, Mr. Kozak Mr. O'Brien, Ms. Salvadori. **Absent**-Mr. DiLucia, (excused), Mr. O'Reilly, (excused), Mr. Sullivan, (excused), Mr. Hunt, Planner, (excused), Mr. Fitzgerald, Engineer, (excused) **Also present** – Ms. Gaglione, Solicitor, Mr. Augustyn, Planner, Mrs. Orbaczewski, Secretary.

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. In addition, notice for this evening's public hearing was sent to the newspaper on May 12, 2022.

Memorialization of Resolutions:

1. PB-15-22- #511- SP Krupa Realty/ Express Self Storage- Preliminary Major Site Plan Approved

Motion by Mr. Kozak, seconded by Mr. Helsel adopt resolution PB-15-2022. Roll Call Vote; ayes Mr. Kozak, Mr. Helsel, Ms. Salvadori, Mr. Hodges; Nays, 0; Abstaining 0; motion passed.

2. PB-17-22 #488-SP & #1851- Glassboro Road Associates – Extension Request Approved

Motion by Mr. Kozak, seconded by Ms. Salvadori adopt resolution PB-17-2022. Roll Call Vote; ayes Mr. Kozak, Ms. Salvadori; Mr. Caspar, Mr. O'Brien, Ms. Kennedy, Nays, 0; Abstaining 0; motion passed.

3. PB-19-22- #392- SP- Summerfields West- Administrative Amendment Approved

Motion by Mr. Avis, seconded by Mr. Hodges adopt resolution PB-19-2022. Roll Call Vote; ayes Mr. Avis, Mr. Kozak, Ms. Salvadori; Mr. O'Brien, Ms. Kennedy, Nays, 0; Abstaining 0; motion passed.

Minor Subdivision for Board Action:

1. #1861- Ralph, Jr & Kathleen Manfredi- Minor Subdivision

Minor Subdivision for Board Action: (continued)

1. #1861- Ralph, Jr & Kathleen Manfredi- Minor Subdivision (continued)

Present: Leonard Schwartz, applicant's attorney, Ralph Manfredi, Jr. applicant

The applicant is proposing to subdivide Lot 29, owned by Joseph Prus, into three lots. The applicant owns Lots 25 & 26; 23,000 sq. ft. of Lot 29 will be conveyed to Lot 25 and 23,000sq. ft. will be conveyed to Lot 26. The remainder of Lot 29 will consist of 1.125 acres, Lot 25 will consist of 0.987 acres, and Lot 26 will consist of 0.987 acres. A front yard setback variance is required for Lot 25 to allow a 38'3 "front yard where 40' is required; this is pre-existing nonconforming condition.

Mr. Schwartz introduced himself as the applicant's attorney. Mr. Manfredi was sworn in by Ms. Gaglione. Mr. Schwartz stated that Mr. Prus has a property on the Black Horse Pike, that property goes all the way back about 800 ft. and at the back it reaches the rear of Mr. Manfredi's property that is on Theresa Lane. Mr. Manfredi has two properties on Theresa Lane Lot 25 and lot 26, his house is on Lot 25 and Lot 26 is empty. Mr. Prus is subdividing his property which is Lot 29, it will go to Lot 27 and behind that there is two lots and will consolidate with Mr. Manfredi's Lot 25 in the rear and the next lot in between that will be consolidated with Lot 26 on Theresa Lane. Mr. Schwartz stated he started with three lots and ended with three lots when the consolidation is done. There is nothing else been done on the property beyond. Mr. Schwartz stated that the Certificate of Filing was received by the Pinelands. He also stated that the only variance that is involved is that Mr. Manfredi house on Lot 26 is 38.3 ft. from the road where the ordinance requires 40 ft. from the road. Mr. Schwartz stated that the one question that was raised by the planner was that Mr. Manfredi has a shed that is on the property, and that Mr. Manfredi has a demo permit to demolish the shed. Mr. Manfredi stated that he has taken down the walls.

Mr. O'Brien asked if the application can be deemed complete. Mrs. Orbaczewski replied the application can be deemed complete. Motion by Mr. Helsel, seconded by Mr. Kozak to deem application #1861 complete. Roll call vote; Mr. Avis, Mr. Caspar, Mr. Helsel, Mr. Kozak, Ms. Salvadori, Mr. Hodges, Ms. Kennedy, Mr. O'Brien, motion passed.

Mr. Schwartz also stated that it was pointed out on the planner's report that on the other side of the property there was a garage that comes right up to Lot 26 and Mrs. Orbaczewski has a variance approval that was granted by the Zoning Board and was given to the planner. Mr. Schwartz asked Mr. Manfredi with regards to the use of the property is was being used as for residential purposes. Mr. Manfredi replied yes. Mr. Schwartz asked Mr. Manfredi as to the trucks that were on the property. Mr. Manfredi replied he is retired and no longer has a business. Mr. Schwartz asked Mr. Manfredi if he had water and sewer on the property. Mr. Manfredi replied yes and the empty lot has sewer.

Minor Subdivision for Board Action: (continued)

1. #1861- Ralph, Jr & Kathleen Manfredi- Minor Subdivision (continued)

Mr. Augustyn stated that he was presenting Mr. Hunts report, most of the questions were answered on the testimony. He stated that the question in regards to the water and sewer was answered and the sewer is all connected. Mr. Augustyn stated when a minor subdivision with three lots that they are irregularly shaped and are disconnected as three lots that are conforming, they can eliminate lots that are non-conforming. The applicant will have to convince the Board that there is in fact a benefit to zoning in accordance to the MMUL.

Mr. Schwartz stated that by the applicant doing what he is doing that the rear of Mr. Prus property, the two lots that are picking up are not being used for anything by Mr. Manfredi adding them to his property it's going to make that a residential useful property, and double size for each of the lots it will satisfy the intent to the Township ordinance to make sure it is residential in that area. Ms. Gaglione stated just for clarification there is no business operated on that property. Mr. Schwartz replied no.

Motion by Mr. Helsel, seconded by Mr. Hodges to approve the Minor Subdivision with Variances. Roll call vote Ayes: Mr. Avis, Mr. Caspar, Mr. Helsel, Mr. Kozak, Mr. O'Brien, Ms. Salvadori, Mr. Hodges, 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 stated to the Board that the next meeting will be in two weeks and the next one will be in July.

Approval of Minutes:

1. 05/12/2022 regular meeting

Motion by Ms. Kennedy, seconded by Ms. Salvadori to approve the minutes from May 12, 2022 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 6:45 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.