

Call to Order:

The regular meeting of the Monroe Township Planning Board 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 11:00 p.m.

The Board saluted the flag.

Roll Call: Present – Mr. Avis, Mr. Casper, Mr. DiLucia, Ms. Kennedy, Mr. Kozak, Mr. O'Brien, Mr. O'Reilly, Ms. Salvadori, Mr. Sullivan. Absent – Mr. Helsel (excused), Mr. Hodges, (absent), Mr. Hunt (excused), Ms. Berenato, (excused). Also present – Ms. Gaglione, Solicitor, Mrs. Orbaczewski, Secretary.

Proper 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 of this evening's public hearing was published in the newspaper on July 29, 2022.

Memorialization of Resolutions:

1. PB-22-2022 – App. #1864 – Monroe Township/Fire Department – Minor Subdivision Approved

Motion by Mr. Kozak, seconded by Mr. Casper to adopt resolution PB-22-2022. Roll call vote: Ayes – Mr. Avis, Mr. Casper, Mr. DiLucia, Mr. Kozak, Ms. Salvadori, Mr. Sullivan, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-23-2022 – App. #1863 – Advanced Property Management, - Minor Subdivision Approved

Motion by Mr. Kozak, seconded by Ms. Salvadori to adopt resolution PB-23-2022. Roll call vote: Ayes – Mr. Avis, Mr. Casper, Mr. DiLucia, Mr. Kozak, Ms. Salvadori, Mr. Sullivan, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Final Major Subdivision for Board Action:

1. #1723 Morgan Development Group, LLC – Final Major Subdivision

The applicant is seeking final major subdivision approval for a residential cluster subdivision which will consist of 82 single-family residential lots, 1 open space lot containing 2 stormwater management basins, and 1 pump station lot. The lots will be serviced by public water and sewer. Conservation easements are proposed on individual lots. A portion of Lot 3 will be subdivided and conveyed to Lots 1 and 2. The applicant was granted preliminary major subdivision approval on December 4, 2019. The property is located on Morgan Road, also known as Block 2901, Lots 3 and 3.01 in the RG-MR Zoning District.

Ms. Gaglione announced that Mrs. Orbaczewski and she were notified today that the applicant's traffic expert had a medical emergency and could not be present for the meeting tonight. His testimony was important so they asked to postpone to the next regularly scheduled meeting. She stated she did speak to Mr. Perry who was present for that application so he is aware of the new meeting date. No new notice will be sent as the it is announced tonight the application is rescheduled to the September 8, 2022 meeting. Mrs. Orbaczewski stated she will also notify another property owner who contacted her during the week to say they could not be present for tonight's meeting that the application has been rescheduled.

Reports:

1. Mrs. Orbaczewski stated the next meeting is scheduled for September 8, 2022.
2. Mr. Kozak inquired about the Lidl hearing. Ms. Gaglione replied it was supposed to be tomorrow; however, she was notified today that the judge has rescheduled it to September 12, 2022 since he is going on vacation.

Adjournment:

The meeting was adjourned at 6:35 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: Ninette Orbaczewski, Secretary/Transcriber