

**Call To Order:**

The regular meeting of the Monroe Township Planning Board was called to order at 6:30 p.m. by Chariman 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. Casper, Mr. Dilucia, Ms. Kennedy, Mr. Kozak, Mr. O'Brien, Mr. O'Reilly, Ms. Salvadori, Mr. Sullivan. Absent- Mr. Avis (excused), Mr. Helsel (excused), Mr. Hodges (excused). Also present- Ms. Gaglione, solicitor, Mrs. Orbaczewski, secretary, Mrs. Gallagher, clerk transcriber. Professionals Mr. Hunt and Ms. Berenato are both excused tonight.

**Minor Subdivision for Board Action:**

1. #1849 – Kardon Real Estate, LLC

The applicant proposed a lot line adjustment for Lots 2 and 3 in Block 2201, also known as 860 Sicklerville Road, in the Commercial Zoning District. This minor subdivision was approved in 2018 as part of a minor site plan; however, the deeds were never filed but the plans and permits were signed. The applicant is requesting the minor subdivisions be reaffirmed so that the deeds can be filed and it is a legal subdivision.

Present: Leonard Schwartz, attorney for the applicant, James Donnelly, applicant, Brian Peterman, engineer.

Ms. Gaglione swears in James Donnelly and Brian Peterman. Mr. Schwartz stated that the address of the project has changed from 110 to 860. The site plan was done in 2017, the buildings are now on the property. The subdivision was approved, but for some reason the attorneys never submitted the deeds to be filed for the subdivision. Mr. Peterman testified that nothing has changed with regards to the request, it just needs to be reaffirmed.

Ms. Gaglione reviewed the request for the Board. Motion passed to approve the application. Roll call vote: Ayes- Mr. Kozak, Mr. O'Reilly, Mr. Casper, Mr. Dilucia, Ms. Salvadori, Mr. Sullivan, Ms. Kennedy, Mr. O'Brien. Nays- Zero. Abstentions- Zero.

**Site Plan Waiver for Board Action:**

1. #WSP-05-22 – G.S.C.R.M., LLC

The applicant is seeking a site plan waiver to allow the storage of equipment and traffic safety vehicles that are used for utility companies such as the MMUA, etc. There is an existing pole barn and temporary office trailers. The applicant is also seeking to allow the home business to continue in the existing single family home at the front of the property. The property is located at 1930 N. Black Horse Pike, also known as Block 502, Lot 18 in the Commercial Zoning District.

**Site Plan Waiver for Board Action:** (continued)

Present: Leonard Schwartz, attorney for applicant, Vearl Evans, applicant.

Ms. Gaglione swears in Vearl Evans. Mr. Schwartz summarized the request and the condition of the property, referencing photos in the application packet. The temporary office trailers as well as the single family home that will eventually be repurposed as his office. Mr. Evans testified that he keeps work trucks and a couple dump trucks on the property. The business hours of operation are Monday through Friday, 7 a.m. to 5 p.m., and that after business hours those are the only vehicles parked on the property. He has approximately 25 employees and parking in the back for approximately 25 trucks. Mr. Schwartz summarized that the fence and pole barn on the property were previously approved. Mr. Kozak asked about the trailers currently on the property. Mr. Evans stated that they are currently used as offices for the business and once he is able to purchase the property he will use the house as the office and the trailers will be removed. Mr. Kozak asked if the applicant intended to put up a sign in the future. Mr. Evans replied it was possible but it would be a small one. Mr. Kozak asked who does the landscaping at the property. Mr. Evans replied the Rodano's do that. Mr. Kozak asked if he had any need to store anything outside. Mr. Evans replied no, that he will not have any outside storage in the future.

Ms. Gaglione reviewed the request. Motion passed to approve the application. Roll call vote: Ayes- Mr. Kozak, Ms. Kennedy, Mr. Casper, Mr. Dilucia, Mr. O'Reilly, Ms. Salvadori, Mr. Sullivan, Mr. O'Brien.

**Reports:** No reports.

**Adjournment:**

The meeting was adjourned at 6:47 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: Amy Gallagher, Clerk Transcriber