

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. Casper, Mr. Dilucia, Mr. Hodges, Mr. Kozak, Mr. O'Brien, Mr. Sullivan, Mrs. Salvadori. Absent- Mr. Helsel (excused), Mr. O'Reilly (excused), Ms. Kennedy(excused). Not present- Mr. Hunt, planner, Ms. Berenato, engineer. Also present- Mrs. Gaglione, solicitor, Mrs. Orbaczewski, secretary and Mrs. Gallagher, clerk transcriber.

Mrs. Orbaczewski read the following statement, "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."

Mrs. Gaglione made a statement about the Mink Lane project. She announced to the room that the applications #1866 and #517-SP Monroe Development Associates, LLC was not going to be heard tonight because the professionals were not able to be present this evening. She stated that the matters would be postponed for November 29th and advised the public to mark their calendars and that no comments from the public can be addressed until that date. A citizen asked the Board who they should contact regarding the specific zoning of the proposed project and was advised to contact the Aileen, the Township Clerk.

Amended Site Plan for Board Approval:

1. #354-ASP – Domenick Muzzupappa – Amended Site Plan

The applicant is seeking amended site plan approval to allow the site and site improvements to remain as they are shown on the new survey. The site plan was originally approved in 2001. The applicant has since paved the gravel parking area to the left of the restaurant. The items not addressed on the original site plan include, the relocation of the trash enclosure, the landscaping around the basin, the absence of the planted buffer in the rear of the site, the storage container, the grease disposal, and the light at the front of the site. These conditions have existed as they are with the exception of the paving, since the applicant received a CO. In addition, the applicant is proposing to install a six-foot vinyl privacy fence at the rear of the site. No variances are required as part of this amendment. The property is located at 1032 Corkery Lane, also known as Block 110.0101, Lot 1 in the RG-C Zoning District.

Mr. Muzzupappa was sworn in by Mrs. Gaglione. Mr. Muzzupappa stated that he is in agreement with what was previously discussed with the Board.

Motion to approve by Mr. Kozak, seconded by Mr. Caspar. Roll call vote: Ayes- Mr. Kozak, Mr. Casper, Mr. Dilucia, Mr. Sullivan, Ms. Salvadori, Mr. Hodges, Mr. O'Brien. Nays- Zero. Abstentions- Zero.

Site Plan Waivers for Board Action:

1. WSP-06-22 – High End Stereo & Performance

The applicant is requesting to move his existing business to a different unit, Unit C, in the same building he is currently operating his vehicle upgrade business. The property is located at 1982 N. Black Horse Pike, also known as Block 502, Lot 2 in the Commercial Zoning District.

2. WSP-07-22 – Mohd O. Kashlan

The applicant is proposing an auto repair business to be located in Units A/B which are located behind his current car dealership, known as Premier Auto. The property is located at 1982 N. Black Horse Pike, also known as Block 502, Lot 2 in the Commercial Zoning District.

Mr. Schwartz stated that he would like to address both applications together since represents High End Stereo & Performance and Mohd Kashlan and that the two applications are within the same property. Mrs. Gaglione swore in both applicants, Santos Perez for High End Stereo & Performance and Mohd Kashlan.

Mr. Schwartz stated that the applicants both currently operate each business; they are going to be expanding into other parts of the buildings. Mr. Perez stated that his stereo business will be moving from A/B into unit C, and that Mr. Kashlan will be moving his repair into A/B. Mr. Schwartz asked how many cars there would be parked outside of the building. Mr. Perez responded that there would be about 5 per day, and any cars that stay overnight would go in the back fenced area. Mr. Schwartz asked Mr. Perez to confirm the business hours previously submitted were 9:00-6:30 Monday through Friday and 8:30-3:00 on Saturday; and that he had 3 full-time employees. Mr. Perez confirmed that information was correct. Mr. Schwartz stated that there was already a sign and a dumpster on the property as shown on the survey, and that nothing else was being done differently.

Mr. Schwartz asked Mr. Kashlan how many employees he had. Mr. Kashlan replied he currently had one employee and planned to hire one mechanic. Mr. Kashlan explained that he has the used car dealership in the front and that he intends to use the A & B units for his used car repairs. Mr. Schwartz stated that there is plenty of parking for storage of any overflow vehicles that are not being repaired and stored inside the unit. Mr. Schwartz stated that the business hours would be Monday through Friday 9:00-6:00. Mr. Kozak asked if Mr. Kashlan would just be repairing his own cars. Mr. Kashlan replied yes, he would just be repairing the cars that he would sell. Mr. Kozak addressed both applicants and asked if they would have any car parts or such being stored outside. Both applicants confirmed there would be nothing stored outside.

Mrs. Gaglione reviewed application WSP-06-22 for the Board.

Motion to approve by Mr. Kozak, seconded by Mr. Casper. Roll call vote: Ayes- Mr. Kozak, Mr. Casper, Mr. Dilucia, Mr. Sullivan, Ms. Salvadori, Mr. Hodges, Mr. O'Brien. Nays- Zero. Abstentions- Zero.

Site Plan Waivers for Board Action: (continued)

1. WSP-06-22 High End Stereo & Performance (continued)
2. WSP-07-22 Mohd O. Kashlan (continued)

Mrs. Gaglione reviewed application WSP-07-22 for the Board.

Motion approved by Mr. Hodges, seconded by Ms. Salvadori. Roll call vote: Ayes- Mr. Hodges, Mr. Salvadori, Mr. Kozak, Mr. Dilucia, Mr. Casper, Mr. Sullivan, Mr. O'Brien. Nays- Zero. Abstentions- Zero.

3. WSP-08-22 Marcela Hernandez/ Randy's Pizza

The applicant is requesting a site plan waiver in order to divide the existing restaurant space and create a 444 square foot space for a new business (potentially a one chair barbershop). The parking and the driveway access exist on the site with a driveway easement from Lot 4. The applicant is proposing concrete wheel stops at the individual parking spaces and one handicap space. The restaurant portion of the building has a new tenant that is proposed as a take-out only business. The property is located at 2906 S. Black Horse Pike, also known as Block 5601, Lot 3 in the RG-C Zoning District.

Mrs. Gaglione swore in Enrique Fernandez and Marcela Hernandez. Mr. Fernandez explained that they still want to run the pizzeria but they would like to try to utilize the extra space with another business. They added gravel for 9 additional parking spaces for a total of 14, plus one handicap space. He stated that the parking is not near the neighbors so it should not bother them. Mr. Kozak asked if there was a shared bathroom. Mr. Fernandez replied no, that there are two bathrooms in the building one on each side. Mr. Kozak asked what was upstairs. Mr. Fernandez replied that was for storage.

Mrs. Gaglione reviewed the application for the Board.

Motion to approve by Mr. Dilucia, seconded by Mr. Kozak. Roll call vote: Ayes- Mr. Dilucia, Mr. Kozak, Mr. Casper, Mr. Sullivan, Mr. Hodges, Ms. Salvadori, Mr. O'Brien.

Minor Subdivision for Board Action:

1. #1867 Keith Mayo/Mayo Income Properties, LLC- Minor Subdivision

Mrs. Gaglione stated that this matter was also being postponed due to the professionals not being able to attend the meeting.

Reports:

Mrs. Orbaczewski stated that the Board now has a special meeting on Tuesday November 29th at 6:30.

Mrs. Orbaczewski reported that Mr. Avis has resigned from the Board.

Adjournment:

Motion passed to adjourn the meeting at 6:50 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