

**Call to Order:**

The Monroe Township Planning Board meeting was called to order at 6:31 p.m. by Chairman O'Brien who read the following statement; "Notice of this meeting was given as requested by the Open Public Meetings Act in the Annual Notice of Meetings on January 20, 2023. A copy was posted on the 2<sup>nd</sup> floor bulletin board in Town Hall and on the Township's website. 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. Brown, Mr. Casper, Ms. Fox, Mr. Giacomucci, Mr. Marino, Mr. McMahon, Mr. O'Brien, Mr. Wolfe. Also present: Ms. Galella, Solicitor, Ms. Orbaczewski, Secretary, Ms. Gallagher, Clerk Transcriber. Excused: Ms. Kennedy, Mr. Helsel, Mr. Laughlin, Mr. Kernan, Mr. Dochney.

**Resolution for 2023:**

1. PB-09-23 – Appointment of a Planning Board Conflict Solicitor

Mr. Marino made a motion to nominate Campbell & Rocco Law Firm, seconded by Ms. Fox. Roll call vote; Mr. Marino, Ms. Fox, Mr. Casper, Mr. McMahon, Mr. O'Brien, Mr. Wolfe, Mr. Brown. Nays- Zero. Abstentions; Zero.

**Ordinance for Board Action:**

1. Ordinance – O:04-2023 – Hexa Redevelopment Plan

Ms. Galella explained to the Board that the plan was presented tonight for Master Plan consistency review. She stated that the Ordinance was introduced by Council to the Board for approval. The redevelopment plan involves property in the Pinelands and the Pinelands Commission asked for amendments to the plan involving development credits. Mr. Hunt from Alaimo had prepared a report that stated the amendment is consistent with the Master Plan.

Present is Ms. Emily Givens, attorney for the Hexa developer. Ms. Givens stated that the ordinance was adopted last year by Council. Ms. Givens explained that the changes to the plan were made to appease the Pinelands Commission; as the plan changed and took away the residential portion the Pinelands required that the development credits still be satisfied. Mr. Brown asked Ms. Givens where the project was located. Ms. Givens replied she only had the Block and Lot to reference. Mr. Wolfe replied the property is south bound on the Pike. Ms. Orbaczewski explained an old project called Cedar Creek that never happened, that is the property in question. Ms. Givens also pointed out that the project will have to come back for site plan approval.

**Public Hearings:** (continued)

1. Ordinance – O:04-2023 – Hexa Redevelopment Plan (continued)

Ms. Galella explained to the Board the motion would be on whether or not the Board finds the ordinance to be consistent with the Master Plan.

Mr. Marino made a motion to approve, seconded by Mr. Brown. Roll call vote; Ayes- Mr. Marino, Mr. Brown, Mr. Casper, Ms. Fox, Mr. Giacomucci, Mr. McMahon, Mr. O'Brien, Mr. Wolfe. Nays- Zero. Abstentions- Zero.

**Public Portion:**

Motion passed to open the meeting to the public.

Two men in the audience asked about the application for Take 5 Car Wash, they thought it was scheduled for this evening. Ms. Orbaczewski stated that application is scheduled for March 9<sup>th</sup>.

Motion passed to close the meeting to the public.

**Reports:**

No reports.

**Approval of Minutes:**

Motion passed to approve meeting minutes from the meeting on January 26, 2023.

**Adjournment:**

The meeting was adjourned at 6:44 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