

Call to Order:

The meeting was called to order by Chairman O'Brien who stated the following "It is 6:30 p.m. and this is the regular meeting of the Monroe Township Planning Board. Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 20, 2023; and a copy was posted on the 2nd 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, Ms. Fox, Mr. Giacomucci, Mr. Helsel, Ms. Kennedy, Mr. Laughlin, Mr. Marino, Mr. McMahon, Mr. O'Brien, Mr. Wolfe. Also present; Ms. Hyatt, solicitor, Mr. Kernan, engineer, Ms. Orbaczewski, secretary, Ms. Gallagher, transcriber. Excused; Mr. Casper, Mr. Dochney, planner.

Amendment Request for Board Action:

1. #1829 – The Retreat at 385 – Amended Final Approval

The applicant is requesting to amend the final approval to allow a development identification sign and to allow the existing leasing sign to remain on the site. The property is located at 385 Tuckahoe Road, also known as Block 12901, Lot 18 in the R-2 Zoning District.

Present was Mr. Schwartz, attorney for the applicant. Also present was Adam Cohen, the applicant. Mr. Schwartz stated that the applicant is requesting for one permanent sign. There is a second sign that the applicant would like to be able to put up and take down as the units as need be to advertise when there are units available. Mr. Cohen was sworn in by Ms. Hyatt.

Mr. Kernan reviewed his report for the Board. He stated that he went out to the property and that the less temporary sign is on the right side of the property as you pull into the site. He stated that he measured and the sign is about 8' away from the sidewalk, and about 6' or 7' off the right of way. Mr. Kernan stated that the Township code does not identify permanent community identification signs therefore he feels that a waiver is needed for the permanent sign. He stated that the real estate advertisement signs should be removed within 15 days after the matter being advertised. Mr. Kernan stated that the applicant would need a waiver to keep the temporary leasing sign up after construction is completed.

Ms. Kennedy asked if they could just add the information to the permanent sign. Mr. Kernan stated that may clutter the sign, but maybe they could add a phone number. Mr. Kernan stated that maybe a hanger could be added to the permanent sign. Mr. Marino stated that perhaps there could be a way to combine the information to one sign only. Mr. Cohen would like to get the permanent sign up as soon as possible so it's visible. Mr. Kernan asked if the temporary sign is no longer needed when the leasing is full. Mr. Cohen stated for marketing purposes he was hoping to have a professional temporary sign to take up and down when units are available.

Amendment Request for Board Action: (continued)

1. #1829 – The Retreat at 385 (continued)

Mr. Brown asked if the applicant could add an electronic element to the sign to turn it on and off as units are available or full. Mr. Cohen stated that he would prefer the classier look and that there was no electronic on the sign currently. Mr. Schwartz asked if he could put some other type of sign onto the permanent sign to show when units are available. Mr. Cohen replied that could be a possibility. Mr. Wolfe stated that every town is now inundated with so many signs, he would like to clean that up within our town. He would prefer to see some type of hanger added to the permanent sign that could be taken up and down. Mr. Cohen stated that he could live with that. Mr. Marino stated that the current permanent sign proposed looks very nice. Mr. Schwartz stated that they would leave the temporary sign up until the 15 days after its fully occupied. He added that any time after that the applicant could add something tot the permanent sign.

Ms. Hyatt reviewed the application for the Board. She stated that she agreed with Mr. Kernan that the Township's ordinance is confusing and that he recommends the two waivers. Ms. Hyatt added that the applicant agreed he would remove the temporary sign 15 days after the units are fully leased. She added that the permanent sign would be modified if any vacant units become available.

Motion to approve by Mr. Brown, seconded by Mr. Helsel. Roll call vote; Ayes- Mr. Brown, Mr. Helsel, Ms. Fox, Mr. Giacomucci, Mr. Laughlin, Mr. Marino, Mr. McMahan, Mr. O'Brien, Mr. Wolfe. Nays-; Zero. Abstentions; Zero.

Public Portion:

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Reports: None

Approval of Minutes:

Motion passed to approve the meeting minutes from the July 13, 2023 meeting.

Adjournment:

Motion passed to adjourn the meeting at 6:52 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