

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, Mr. Casper, Ms. Fox, Mr. Giacomucci, Mr. O'Brien, Mr. Kurz. Also present; Ms. Hyatt, solicitor, Ms. Orbaczewski, secretary, Ms. Gallagher, transcriber. Excused; Mr. Helsel, Ms. Kennedy, Mr. Laughlin, Mr. Marino, Mr. Kernan, Engineer, Mr. Dochney, Planner.

Memorialization of Resolutions:

1. PB-22-2023 - #1829 – The Retreat at 385 – Permanent Development Sign/Temp. Leasing Sign Approved.

Motion to approve by Mr. Brown, seconded by Ms. Fox. Voice vote; all ayes. Motion passed.

Public Hearing:

1. #527-SP – MI Developers, LLC – Minor Site Plan/Retail Cannabis

Ms. Hyatt announced to the room that this application was going to be postponed due to notice issues. She also stated that the applicant is required to re-notice, and the matter will be heard at the September 14th meeting.

Site Plan Waiver:

1. WSP-03-2023 – Daily Dignity Day Center

The applicant is requesting a site plan waiver to allow an adult daycare facility in the existing commercial building located at 1034 N. Main Street, also known as Block 1303, Lot 20 in the R-2 Zoning District. This property is also located in a Rehabilitation Zone and has an approved Redevelopment Plan.

John Kosylo, attorney for the applicant was present. Also present was Ryia Blow, member of the business, was sworn in by Ms. Hyatt. Mr. Kosylo asked if the applicant signed a lease with the condition that they were approved this evening. Ms. Blow affirmed. Mr. Kosylo asked what type of business this is. Ms. Blow replied that it is a day program for individuals with developmental disabilities. Mr. Kosylo asked what the proposed hours of operation will be. Ms. Blow replied that it will be 9-5, Monday through Friday, no weekend hours are proposed at this time.

Site Plan Waiver: (continued)

1. WSP-03-2023 – Daily Dignity Day Center (continued)

Mr. Kosylo asked how many employees would be on site. Ms. Blow replied between 2-6 staff members. Mr. Kosylo asked how many clients would be there. Ms. Blow replied that 20 is the maximum they would have. Mr. Kosylo asked if there would be any structural changes to the building. Ms. Blow replied no. Mr. Kosylo stated that there are 18 regular parking spaces as well as 2 handicap parking spaces. Ms. Blow affirmed that statement. Mr. Kosylo asked how the clients would be travelling to and from the property. Ms. Blow stated that they will be using a transportation company, some clients may live in a residential program that would have transportation, and lastly some may have their family members drop them off. Mr. Kosylo asked if the applicant is proposing any signage. Ms. Blow replied they are not sure yet, they may just use door stickers for identification.

Mr. Kurz asked if the building was currently handicap accessible. Ms. Blow replied that the front door is currently handicap accessible. She also stated that the site is awaiting a review by the Department of Developmental Disabilities to determine if a portable ramp would be approved to use at the rear door in the event of an emergency. Mr. Brown asked how someone would be able to locate the building off of Main Street. Ms. Blow stated there is currently a sign at the building with all of the businesses at that site, they plan to have their logo on that sign. Mr. Brown asked if that is visible from the street. Ms. Blow replied yes. Ms. Hyatt asked if they plan to use the existing sign at the street. Ms. Blow affirmed. Ms. Fox asked if the lighting was sufficient outside of the building. Ms. Blow stated that there is lighting on the building, as well as other properties there that are lighted.

Motion to approve by Mr. Brown, seconded by Ms. Fox. Roll call vote; Ayes- Mr. Brown, Ms. Fox, Mr. Casper, Mr. Giacomucci, Mr. O'Brien, Mr. Kurz. Nays- 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:

Ms. Orbaczewski reminded the Board that September will return to two meetings per month.

Minutes:

Motion passed to approve the minutes from the meeting on June 22, 2023.

Adjournment:

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