

Call to Order:

The special meeting of the Monroe Township Planning Board was called to order at 6:33 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. Caspar, Mr. Dilucia, Ms. Kennedy, Mr. Kozak, Mr. McMahon, Mr. O'Brien, Mr. O'Reilly, Mrs. Salvadori. Absent- Mr. Helsel (excused) Mr. Hodges (excused), Mr. Sullivan (excused). Also present- Mrs. Gaglione, solicitor, Mr. Kernan, planner, Mrs. Orbachewski, secretary and Mrs. Gallagher, clerk transcriber.

Mrs. Orbachewski read the following statement, "Notice of this evening's special meeting was sent in writing to the newspaper on December 20, 2022. A copy was posted on the second floor bulletin board of Town Hall and posted on the Township website."

Memorialization of Resolutions:

Mr. O'Brien announced that the only resolutions that will be addressed this evening as numbered on the agenda are 1, 2, 5, and 6.

1. PB-37-22 - #1723 Morgan Development, LLC – Final Major Subdivision Approved

Motion to approve by Mr. Kozak, seconded by Mr. Caspar. Voice vote; all ayes, motion passed.

2. PB-38-22 - #1867 Keith Mayo – Minor Subdivision Approved

Motion to approve by Mr. Kozak, seconded by Ms. Salvadori. Voice vote; all ayes, motion passed.

5. PB-41-22 – #1850A Summerfields West – Deed Extension Approved

Motion to approve by Mr. Caspar, seconded by Mr. Dilucia. Voice vote; all ayes, motion passed.

6. PB-42-22 – #494-SP Richard Schmidt – Extension of Site Plan Approved

Motion to approve by Mr. Kozak, seconded by Mr. Dilucia. Voice vote; all ayes, motion passed.

Public Hearing:

1. 2022 Monroe Township Master Plan – Presentation by Tim Kernan

Mr. Kernan stated that he will be going over certain aspects of the plan, but he does not believe the entire report needs to be reviewed. He noted that there was only one person present from the public but they did have input while coming up with the plan. He intends to go over the zoning changes and recommendations. Mr. Kernan stated that this project started in 2019, but then was

Public Hearing: (continued)

1. 2022 Master Plan Presentation (continued)

shut down through 2020 and some of 2021 but was restarted within the last year. The town's demographics were updated in 2020 from the census. He stated the master plan was prepared with input from residents, businesses and township officials.

Mr. Kernan reviewed the land use elements of the master plan. He referenced page 61 to review the administrative recommendations that deal with updating the zoning map with any new additions of zoning and redevelopment areas. He stated that some of the recommended changes were zoning code amendments related to electric vehicle charging infrastructure, and future mixed use development primarily on Main Street. He stated the commercial overlay of Glassboro-Cross Keys Road to be reviewed and reconsidered once again; as in the past Bruce Paparone's firm had been looking at developing there. They had proposed mixed use commercial with residential behind including active adult and all age single family homes.

Mr. Kernan stated that other things recommended for further study are to review the zoning code for opportunities for improvement, simplification and modernization, analyze all the zoning districts, possible zone district consolidation. He stated that the zoning codes related to parking haven't been updated in about 40 years and should be updated as the standards are different today. He also stated there are hazard mitigation recommendations. Mr. Kernan reviewed what was contained in the appendix of the master plan. He made note of appendix D, being the most important as it went over the proposed zoning adjustments. He stated they sent a letter to the Pinelands Commission back in April or May of 2022 and had a few meetings to work with them regarding proposed zoning adjustments and if adopted the Commission will hopefully approve the recertification.

Mr. Kernan reviewed the redevelopment area of Mink Lane where Ira Taylor sued the township and won and the zoning map is still reflecting that area even though the solar project has been built and should be updated on the zoning map. He also recommends that the other side of Sicklerville Road and Mink Lane it be rezoned back to the underlying zone of mixed use because that Mink Lane redevelopment plan created there was based off the commercial corridor rehabilitation zone.

Mr. Kernan reviewed the old Acme redevelopment area. He stated that at one point in time it was one whole area under one redevelopment plan, but in the last 10 years or so, it was split in two areas and the Williamstown Square redevelopment area and redevelopment plan came out of it. Mr. Kozak asked if the Williamstown Square was across the street. Mr. Kernan replied yes, but the Norton Funeral Home was the only lot in that stretch that was not part of the redevelopment area. Mr. Kozak stated that there's no need to have them combined since the Pike splits the two. Mr. Kernan agreed and stated that separation of the two plans has already been adopted by the governing body and certified by the Pinelands years ago and that's why he's requesting to update the zoning map to separate the two areas.

Public Hearing: (continued)

1. 2022 Master Plan Presentation (continued)

Mr. Kernan reviewed the old Paparone project that goes from Williamstown Road to Glassboro-Cross Keys Road. He stated that the redevelopment plan that was adopted has a requirement that commercial be along Glassboro-Cross Keys Road. Mr. Kozak asked to clarify if this was near Fazzio's. Mr. Kernan replied yes, it's an old orchard owned by Smith.

Mr. Kernan reviewed the fifth figure for a minor adjustment on Prince Avenue. He stated that currently there are three lots zoned as regional growth commercial. The recommendation is to change that to regional growth moderate residential which is consistent the rest of that dead end street.

Mr. Kernan reviewed the old Pork Chop Hill which is the area of Pitman Downer, Fries Mill and Route 322. This area was rezoned mixed use age restricted years ago at the request of a developer who never ended up building there. He stated now there is a new developer who is looking to do a smaller project as age restricted townhouses. The recommendation is that the main portion of this tract become RA in the existing zone and the balance of that old MU-AR zone, specifically on Pitman Downer wrapping around to Fries Mill go back to R2, but the corner would go to commercial. He stated that perhaps the zoning map could be updated in the new year because that can be done without having to update the whole code book.

Mr. Kernan reviewed the next location as the end of Sykes Lane, which is currently zoned RA. He stated that years ago a developer was interested in doing age restricted housing there but it never came to fruition. So the recommendation is to change it back to what is once was which was BP, business park and consistent with everything around it.

Mr. Kernan reviewed recommendation #8 which gets into the Pinelands. Down the Black Horse Pike headed toward Folsom, there's an area where the Pinelands Commission wanted these FD-40 zones connected so the FD-10 zones were created to create a bridge that took out rural development frontage along the Pike. Mr. Kernan stated they tried to get it back to rural development but the Pinelands Commission said no. So instead, they are recommending a smaller change that would adjust a couple lots on each side of the Pike in that area. He stated there would also be an offset for changing this from FD-10 to rural development commercial, which is required in order for the Pinelands to certify the master plan.

Mr. Kernan noted another change that would require an offset is at the corner of Corkery Lane and the Pike, the property is owned by Pierson Construction. The property is split-zoned as regional growth commercial along the frontage and agriculture. The proposed change is for the entire lot to be regional growth commercial.

Public Hearing: (continued)

1. 2022 Master Plan Presentation (continued)

Mr. Kernan stated the next offset is for an area on the Pike they propose to change from FD-10 to rural development commercial. The offset being Broad Lane and Malaga have FD-10 zone in that area. He stated there are a couple lots that don't have much development potential and they are already forested so it makes sense to go from rural development agriculture to FD-10.

Mr. Kernan reviewed the offset related to the Pierson property he previously mentioned. He stated there was a property at Blue Bell and Malaga that was zoned agriculture, but was changed to RD-A. He is now recommending it to go back to agriculture, as it is being leased out by the Township for farming. He stated that he thinks the Pinelands will like the offsets they've chosen.

Mr. Kernan stated that the last change proposed to review includes adding the Cross Keys Redevelopment area. Since that redevelopment area was adopted, the change should be reflected on the zoning map. That would wrap up the changes of the land use element and zoning changes.

Mr. Kernan moved on to other topics that were reviewed for the master plan. First being circulation, which is not a requirement but was chosen years ago to be updated and it has been updated. Next is green building and environmental sustainability which includes electric vehicle charging stations and low impact development; some of which is now required by state legislation. Other elements reviewed were the community facilities; which looks at existing demographics and growth projections. He also mentioned other elements that were reviewed for the master plan such as parks and recreation and open spaces, storm water management, regional consistency, and lastly housing and fair share plan. Mr. Kozak asked about the housing element and is the Township in good shape in that respect. Mr. Kernan replied yes.

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

Ms. Gaglione reviewed for the Board that they can present a motion to adopt the Monroe Township 2022 Master Plan. She stated there is a caveat that it still needs to be sent to the Pinelands and if they come back with any adjustments to any portion of the plan, that the plan will stay in effect aside from the portion they address.

Motion to approve by Mr. Kozak, seconded by Mr. Dilucia. Roll call vote; Ayes- Mr. Caspar, Mr. Dilucia, Mr. Kozak, Mr. McMahon, Mr. O'Brien, Mr. O'Reilly, Ms. Salvadori, Ms. Kennedy.

Reports:

Mr. O'Brien stated the reorganization meeting is scheduled for Thursday, January 12, 2023, at 6:30 p.m.

Approval of Minutes:

Motion passed to approve minutes from the Special Meeting on November 29, 2022.

Mr. O'Brien spoke to the Board about the last year and thanked the members.

Mr. Dilucia spoke to the Board about his mayoral term coming to an end and no longer being a member of the Board. He thanked the members and professionals. He acknowledged the difficult position the members are often in when their fellow residents are opposing things that come before the Board. He spoke about some of those meetings and projects and assured the Board that they did the right thing followed the land use laws.

Adjournment:

The meeting was adjourned at 7:27 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