Call to Order:

The meeting was called to order by Chairman O'Brien who stated the following "It is 6:33 p.m. on October 26, 2023 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. Helsel, Ms. Kennedy, Mr. O'Brien, Mr. Wolfe, Mr. Young. Also present; Ms. Hyatt, solicitor, Ms. Orbaczewski, secretary, Ms. Gallagher, transcriber. Excused; Mr. Giacomucci, Mr. Laughlin, Mr. Marino, Mr. Kernan, Mr. Dochney.

Memorialization of Resolutions:

1. PB-26-2023 – WSP-05-23 – Champion Cleaning Services, LLC– Site Plan Waiver Approved

Motion to approve by Ms. Fox, seconded by Mr. Helsel. Roll call vote; Ayes- Ms. Fox, Mr. Helsel, Mr. Brown, Mr. O'Brien, Mr. Wolfe, Ms. Kennedy, Mr. Young.

Minor Subdivision Amendment:

1. #1863 – Advantage Property Management, LLC

The applicant is requesting an amendment to his minor subdivision plan concerning the driveway accesses for the newly constructed four lots. The property is located at White Cedar Lane and Locust Lane, also known as Block 11001, Lots 1-4, in the RG-PR Zoning District.

Chuck Petrone was present as attorney for the applicant. Mr. Petrone stated that they are before the Board to request an amendment to a prior subdivision approval. He stated that if they were made to comply with the 10-foot driveway setback from the property line it would not be enough width. Mr. Petrone added that in Mr. Kernan's review letter, Mr. Kernan agreed that a waiver is required to allow less than the 10 feet setback requirement.

Mr. Young asked if there was anyway to extend the street more. Mr. Petrone stated that it is much costlier to expand the infrastructure. Mr. Brown asked if the access would be private driveways. Mr. Petrone replied yes. Mr. Brown asked if they would be gated. Mr. Petrone stated that would be up to the owner. Mr. Wolfe asked if there is going to be curbing between the two driveways. Mr. Petrone stated they would comply with whatever is required by the ordinance. Ms. Orbaczewski added that the applicant is requesting this amendment so that cross access easements are not needed.

Minor Subdivision Amendment: (continued)

    1. #1863 – Advantage Property Management, LLC (continued)

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

Motion to approve by Mr. Helsel, seconded by Ms. Fox. Roll call vote; Ayes- Mr. Helsel, Ms. Fox, Mr. Brown, Mr. O'Brien, Ms. Kennedy, Mr. Young, Mr. Wolfe. 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 stated that there will be a special meeting on November 9th at 6:30 p.m. She added that Lidl litigation has a hearing on December 5th and the attorney indicated they hope it will be resolved at that hearing. Ms. Orbaczewski stated that the December meeting will be likely be moved to Monday, December 4th. She stated the three meetings remaining are November 9th, November 16th and December 4th.

Approval of Minutes:

Motion passed to approve the minutes from the meeting on October 12, 2023.

Ms. Hyatt prepared a resolution for an area to be investigated as an area in need of redevelopment. Motion to approve by Mr. Helsel, seconded by Mr. Brown. Roll call vote; Ayes- Mr. Helsel, Mr. Brown, Ms. Fox, Mr. O'Brien, Ms. Kennedy, Mr. Young, Mr. Wolfe. Nays- Zero.

Adjournment:

Meeting was adjourned 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