

Call to Order:

It is 6:33 p.m. on May 16th, 2024 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 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. Giacomucci, Mr. Helsel, Ms. Kennedy, Mr. Laughlin, Mr. Marino, Mr. Maure, Mr. O'Brien, Mr. O'Reilly, Mr. Wolfe, Mr. Young. Also present; Mr. Rocco, solicitor, Ms. Gallagher, Secretary, Ms. Gabbianelli, Transcriber. Excused; Mr. Kernan, Mr. Dochney.

Memorialization of Resolution:

1. PB-18-24 - #1877 – William & Regina Schaffer & The Estate of Ned Arot – Minor Subdivision Approved.

Motion to Approve Mr. Brown, seconded by Mr. Helsel. Roll call vote; Ayes- Mr. Brown, Mr. Helsel, Mr. Giacomucci, Ms. Kennedy, Mr. Laughlin, Mr. Marino, Mr. O'Brien, Mr. O'Reilly, Mr. Wolf. Nays- Zero.

Public Portion:

1. WSP-01-24 – Allen Beiler/Springville Woodworks of NJ – Site Plan Waiver

The applicant is seeking a site plan waiver to replace office and storage building outside at the shed and swing set location; along with any other variances or waivers deemed necessary by the Board. This property is located at 701 N. Black Horse Pike, also known as Block 1702, Lot 1 in the Commercial Zoning District.

Len Schwartz is representing Allen Beiler. Mr. Rocco swears in Mr. Beiler. Mr. Schwartz states Mr. Beiler owns the sheds, playground equipment and lawn furniture at the Williamstown Farmer's Market. Mr. Beiler's display area is on the side of Maxine Avenue which has been existing for years. All he would like to do is change the buildings by adding a larger office into an existing building. He does not plan to change any of the impervious area such as asphalt and parking area etc. There will be no changing to the number of employees. They have submitted

1. WSP-01-24 – Allen Beiler/Springville Woodworks of NJ – Site Plan Waiver (cont.)

some photos that shows what is on the property. They have submitted a Stormwater Compliance Report by Land Dimensions Engineering dated April 12th, 2024. This indicates there is no detrimental impact anticipated. There are no additional Stormwater Management measures that are required. There may be some disturbance limited to 1,824 square feet for the building foundations but the size of the new buildings will be increased by approximately 300 square feet. Mr. Schwartz says even though they are adding the additional 300 square feet it is still on the same path and Mr. Beiler states all on the existing black top.

Mr. Schwartz asks if Mr. Beiler will be selling storage structures, garages, gazebos, lawn furniture, and swing sets. He replies yes. Going through the Site Plan Waiver details, Mr. Beiler will be operating Monday, Tuesday, Thursday, Friday, Saturday. He agrees. Monday and Tuesday- 9:00 a.m. to 5:00 p.m., Thursday and Friday- 9:00 a.m. to 6:00 p.m., and Saturday- 8:00 a.m. to 4:00 p.m. There will be two to three employees which he currently has now. All parking is on the Williamstown Farmer’s Market lot and it is all stripped. They are not asking for a new sign because the signage exist. Basically, this area includes office and storage buildings. Some items are temporary for display. New office and storage buildings replaces existing buildings.

Mr. Wolfe comments he visited the site within the last couple of weeks. It is a fenced in property where the construction will take place. As previously mentioned they are replacing the existing office space building which is within the fenced in area. Mr. Wolfe notes the items they sell are quality and he is not too concern because they do beautiful work. He would like to move forward with the application and makes a motion. Mr. Rocco motions for waiver of approval for waiver of the site plan.

Motion to approve by Mr. Wolfe, seconded Mr. Marino. Roll call vote; Ayes- Mr. Wolf, Mr. Marino, Mr. Brown, Mr. Giacomucci, Mr. Helsel, Ms. Kennedy, Mr. Laughlin, Mr. O’Brien, Mr. O’Reilly. Nays- Zero

Public Portion: None.

Approval of Minutes:

1. May, 2nd 2024

Motion of minutes approved. All-Ayes. Nays-Zero.

Reports: Mr. Brown announces Verizon is hiring if anyone is interested.

Adjournment: This meeting was adjourned at 6:43 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: Scottie Gabbianelli, Clerk Transcriber