

5/23

Monroe Twp. Planning Brd

Regular Meeting Minutes - 1985
May 23,

13 pages

Monroe Twp.

ML000181 Z

TOWNSHIP OF MONROE PLANNING BOARD
MINUTES-REGULAR MEETING-MAY 23, 1985

ML000181Z

51

Called to order 8PM by Chairman Salvatore Lee, who led Salute to Flag and read Sunshine Law:

In accordance with section 13 of the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided by the 1985 schedule of regular Monroe Township meetings, which was:

1. Posted on Jan. 3, 1985 on the bulletin board of the Office of the Township Clerk, Municipal Complex, Perrineville Road, and remains posted at that location;
2. Communicated to The Home News and Cranbury Press on Jan. 9, 1985;
3. Filed on Jan. 3, 1985 with the Deputy Municipal Clerk at the Monroe Township Municipal Complex, and remains on file for public inspection; and
4. Sent to those individuals who have requested personal notice.

Minutes of Regular Meeting held April 25, 1985: Mr. Shustak, should be included in Friedman Site Plan resolution-approved "based on hardship" Motion to approve as amended by Wilson, Rifino. All Ayes. Lee abstained.

Minutes of Special Meeting held April 17, 1985: Delete p. 111 "Mr. Shustak suggested code will have to be amended to include keeping pool open 24 hours a day. Approved as amended upon motion of Shustak, Marino and carried upon roll call. Mr. Lee abstained.

MEMBERS PRESENT: Chairman Lee, Rifino, Lawrence, Motta, Marino, Wilson Mayor Garibaldi and Councilman Rothman arrived few minutes late. Alternates Shustak and Tucker present. Mr. Shustak voting for absent member Entmacher. Also present for the Board were attorney Irving Verosloff, Engineer Harry Applegate and Planner Peter Tolischus.

Upon motion of Mr. Shustak, seconded by Mr. Marino, the following application deemed incomplete and carry without applicant re-advertising: Bradford, Andersons, Milton Can Co, Concordia Sec. 15B & 17. Greene Site Plan denied w/o prejudice & reapply; Buck Bros. accept withdrawal of application per their request. Roll Call: Shustak, Marino, Motta, Wilson, Rothman, Rifino, Lee. All Ayes. Mr. Lawrence abstained.

AGRICULTURAL SUBDIVISION: MARYANN REALTY, Spotswood-Englishtown Rd. Joseph Marianski and Laura Reese sworn in to testify. Application should have been filed as minor subdivision per attorney Verosloff. Applicants no attorney on their behalf (required for corporation/partnership). Parcel B of proposed subdivision fronts on Spotswood-Englishtown Road, a County Roadway, and parcel A fronts on Hillside, a gravel roadway not accepted as dedicated right of way by the Township. By Resolution dated 1/4/78 (provided by Engineer Applegate) Township Council authorized minimal maintenance and snow plowing for Hillside Avenue, but in Para. 2 of the Resolution specifically did not recognize the right of way for subdivision purposes. Recommend denial of application for minor subdivision due to Council Resolution of Jan. 1978 put into motion by Mr. Wilson, seconded by Mr. Shustak. Roll Call: Wilson, Shustak, Motta, Lawrence, Mayor, Rifino, Rothman, Marino, All Ayes.

Mr Shustak stated Planning Board voted to retain its attorney and newspaper has indicated another attorney will be providing legal services for the Board. Mayor Garibaldi answered that this is true that the Municipal Department of Law, approved in this year's budget, will be providing the legal services as the constant escalation of legal fees is unacceptable. Board indicated they would discuss the matter further after the hearing of the applications before it.

MINOR SUBDIVISION: SIEGEL, DOUGLAS, BONNEWITZ. Spotswood-Gravel Hill Rd. Bl.51, Lt.2.11. Mr. Siegel sworn in. Proposes to subdivide into 3 parcels: one parcel (2.21 acres) to be combined with lot 2.04, one parcel (2.21) to be combined with .07, and remaining parcel (4.38 acres). All lots conform with R-30 residential. An 8½ foot wide strip has been previously dedicated for road widening along Spotswood =Gravel Hill. Mr. Dreyling also sworn in to give testimony. Mr. Applegate, "A topographical plan showing proposed grading must be prepared prior to issuance of building permits on this property, along with submission of road grading plan. Maps to be revised to be more clearly defined before signing. Mr. Shustak made motion to approved subject to the two above conditions. Roll Call: Shustak, Rifino, Wilson, Motta, Lawrence, Mayor, Rothman, Marino, Lcc. All Ayes. Resolution next month.

SITE PLAN: MONROE JEWISH CENTER: Dartmouth & Cornell.: Attorney Phil Kaufman-Lots 29 thru 32, Bl 160.02, Mill Lake Manor Section. Board approved on 5/26/83, Conditional Use for a House and Worship and reverse minor subdivision approval to combine the 4 lots, however, deed has not been filed. Applicant to construct Temple with moveable partitions providing 4 classroom and multi-purpose area in structure containing 3,200 sq.ft. Plan to be revised in accordance with Mr. Applegate's report dated 5/17/85. Mr. Gaspari (architect & Planner); Mr. Epstein (Chairman, their Building Committee), Rabbi Stern and Attorney Kaufman agreed to same. Mr. Tolischus suggested two extra parking spaces and trees should be changed to "lindens". Mr. Shustak recommended paved parking lot. Motion to approve Site Plan and Reverse Minor Subdivision with above modifications made by Mrs. Rifino seconded by Mr. Wilson. ROLL CALL: Rifino, Wilson, Motta, Lawrence, Mayor, Marino, Shustak, Lee. All Ayes. Resolution of Memorialization next month.

OVERALL SITE DEVELOPMENT PLAN: CONCORDIA NORTH (WHITTINGHAM) PRC. Held Over. Attorney Robert Greenbaum. Mr. Ault, Golf Course architect sworn in to give testimony. Mr. Davies gave highlights of the independent traffic study he had submitted concerning this application. He stated additional traffic could be handled by existing roads if improvements such as traffic signals are made. He also noted the increase would put road close to capacity and as other project go in, some widening and improvements should be made at the expense of sharing the costs among the developers. Mr. Greenbaum agreed with this concept and will pay its fair share for widening imposed by the Township or County. Mr. Applegate suggested traffic light should be between the two gates (present Concordia & new 400 acre site). Mayor advised a Transportation Funds Ordinance will be introduced by Council at next meeting. Mr. Bodwell gave testimony with regard to the swimming pool and answered questions from the members. 10 acres set aside for dedication to township for hospital. 20 percent green acre coverage in accordance w/code. Mr. Greenbaum asked that the 10 acre property be given back to developer in reasonable time if Township is unsuccessful or abandons the idea of hospital. Applicant prepared to provide the space and equipment for medical facilities similar to what is provided in Rossmoor and Clearbrook presently, in addition to 10 acre dedication, per Mr. Greenbaum.

From the audience, Mr. Max Berger - petition w/400 signatures to Mayor and Council regarding code 130-25B. "Concordia included medical facilities center in its application for section 10 and to date, no medical facility has been installed." Mr. Nalitt, stated he has letter from Union Valley Corp (developer) stating it plans to eliminate 24 hour nursing service from the Communities of Concordia. He also disagreed with the traffic numbers in Mr. Davies report. Mr. F. Shaw had questions concerning size of the commercial site (12 acres or 3 % of total project, per applicants). He asked that consideration be given to economics and no more need for additional shopping centers.

Mr. Linker referred to code requirements regarding House of Worship. 133
More than one acre will be needed. Also, 160 parking spaces will leave
no room for landscaping use and this Board should require set aside for
at least three houses of worship. Developer should increase the size of
clubhouse by 3,000 sq.ft." Mr. Shaak "I would like to see Planning Board
speed up approvals. "He indicated it's improper to ask developers to
donate any type of land. Mayor Garibaldi answered this Board will take as
long as it has to to hear an application and render a decision and that
Monroe is one of the best towns in this State. Paul Glass suggested
perhaps the entrance gates should not be opposite one another. Mr. Henry
Ney answered they should not in his professional opinion, that its not good
to have the driveways off-set. Betty Lerner complained of heavy traffic
circumstances and school bus causing additonal problems in am. Mr. Rubin
suggested main drive should be on Half Acre Road. Marilyn Shustak asked if
main gate to existing concordia will be modified and in what way. Mr. Ney
responded to her question, but no change in the existing gate house.

Mr. Rothman felt Phase II of the traffic report should be completed.
Upon motion of Mr. Wilson, seconded by Motta, to recommend to council to
approve overall site development plan. Roll Call: Wilson, Motta, Lawrence
Rifino, Mayor Garibaldi, Marino, Shustak, Lee. All Ayes. Councilman Rothman
voted Nay. Resolution next month with recommendations to Council.

ROSSMOOR MUTUAL 12 RETENTION BASIN: continued. Maps and specifications
provided. Attorney Arthur Phillips and Michael Guerriero. Mr. Phillips
asked the Board to vote on Mutual 15 tonight. Mayor made reference to
complaints he's getting from residents of Mutual 4-C concerning Cedar
Brook and the poor shape of the brook. He asked who is going to maintain
this Mutual 12 retention pond. Mr. Guerriero said it is Rossmoor property
and it's the responsibility of the residents as they, the developer, no
longer own the property. Mayor said someone has to come up with the
financial answer. Motion made and unanimously pass the the Board move
on to the agenda item, Retention basin, and not Mutual 15. Mr. Applegate
referred to his report of 5/20/85. He agrees with the Crew report.
However, Mr. Flannery felt liner should be Benonite which self seals.
Mr. Tolischus read his report dated 5/16/85. He does not recommend a
fence surrounding the facility. Mr. Marino suggested the rip-rap should
be added and asked if anyone had checked to see if insurance will cover
the pond without a fence. He made motion, seconded by Wilson, that plasti
liner, rip rap, landscaping and fence be part of the approval. Mr. Tsagos
gave his report. He read a letter from D & R Canal and suggested the
maintenance of the pond should be the owners.

From the audience, Louis Everett said BOCA code does not require fencing
for detention basin, but local planning board would probably be the
regulating body. He read 627.9, swimming pool safety devices - "24"
or more of water should maintain adequate enclosure. Mr. Guerrero made
suggestion to agree with Harry Applegate concerning the type liner with
modifications. Harry will report back regarding feasibility of the
modifications. Motion made to table this subject to give Engineer
Applegate time to check with Crew and liner manufacturer. ROLL CALL:
Rothman, Shustak, Marino, Rifino, Mayor, Lawrence, Motta, Lee. All Ayes.

The following reports were read into the record:

Salvatore Lee, Chairman
Monroe Township Planning Board
260 Perrineville Road
Jamesburg, N. J. 08831

Re: Mutual 12 Storm Water
Retention Basin

Dear Mr. Lee:

As discussed at the April meeting of the Planning Board, the applicant has submitted construction plans for the Guardian Development Mutual 12 Detention Basin, together with a letter of Mr. Brian Flannery dated May 9, 1985. I have reviewed the plans and the Storm Water Management Studies previously submitted by Alfred Crew Consulting Engineers Inc., and after consideration of the comments on same by the applicant, his engineer, the Planning Board, community representatives and other interested individuals, I make the following recommendations:

1. Depth

Regarding the depth of basin, it has already been stated that had this project been initiated now there would be no reason to exceed an 8 to 10 foot depth. The present depth provides some ecological advantage, additional storage capacity for sediment, and since I can see no engineering advantage to filling the basin with 7 to 9 foot of material, I agree with the Crew report and recommend we base the design on the present depth.

2. Liner

The applicant has proposed Bentonite basin liner, consisting of a polymer treated sodium bentonite soil sealant mixed with the existing soil in accordance with an alternative design option offered in the Alfred Crew report. I would recommend that the basin be constructed with a membrane liner (30 mil thick polyvinyl chloride (PVC)) with 1 foot of soil cover in accordance with the "preferred" type outlined in the report. The installation of 1 foot of soil cover on the liner of a relatively impervious soil is necessary to protect the liner and provide an additional barrier against leakage.

The vinyl liner provides a more positive seal and is more easily monitored compared to the mixing of the Bentonite with in place soil of an assumed uniform gradation and characteristics, and the additional difficulty of a uniform mixing in the slopes which predominate this project.

Salvatore Lee, Chairman
Monroe Township Planning Board

May 20, 1985

Although the warranty coverage for the Bentonite material is reportedly 30 years, and the manufacturer's warranty for PVC liner material is 20 years, it should be noted that the divided responsibility between manufacturer and installer, other loop-holes, and the inability to pinpoint the location of any leaks does not offer the protection seemingly provided. The greatest protection against a liner defect will be the natural action of the basin in sealing a leak with sediment from the cover soil or natural sediment deposited in the basin.

3. Extent of Liner

I find no reason to extend the PVC liner beyond elevation 121 (1 foot above the normal water level) provided the manufacturer's recommended procedures for anchorage can be achieved. As a side benefit, a small amount of ground water recharge will occur during storm periods, and the stability of the basin's slope will be increased.

4. Piping

The outfall piping has been redesigned to provide both a lower and an upper discharge capability as discussed with the Board at its last meeting. Aprons for the new discharges will have to be compatible with the vinyl liner, and both upper and lower discharges must be sealed to the liner in accordance with manufacturer's instructions.

5. Fencing

The matter of fencing, which has been widely discussed, while of a safety concern to everyone, is not an engineering decision. A 4 to 1 slope from the elevation of the rear yards of the adjacent dwellings to a point 3 feet from the basin edge, a 3 foot wide level walk area along the edge, a drop to a 6 foot wide shelf 2 foot below the water surface, and a 3 to 1 slope extending into the basin would appear to offer a reasonable and practical design approach for the safety of those individuals who do not intentionally plan to enter the water. The following are recommendations on the design criteria to be applied depending on the outcome of the Board's final decision on the fencing.

No Fencing - Rip rap stone should not be placed, and the landscape architect should recommend a type of vegetative cover consistent with the aesthetics of the surrounding area and maintenance requirements.

Fencing - Rip rap stone should not be placed, access gates should be provided at 2 locations with graded ramps to water's edge. The area should either be mowed or allowed to return to nature dependent on community wishes.

Salvatore Leo, Chairman
Monroe Township Planning Board

May 20, 1985

The stone rip rap under both cases would be a hazard to both the public and maintenance workers, and should be avoided whenever it is not necessary due to the velocity of storm water flows or stability. This is not the case in this instance.

6. Landscaping

Weeping willow trees have been included in the landscaping plan. This should be revised in the case of the Southwest and Northeast corners of the basin, since their root system invades and clogs storm pipes.

7. Installation

The contractor installing the vinyl liner should have a minimum of 5 years experience in this field, with evidence of having satisfactorily completed a project of similar type and size. The installation should be supervised by a representative of the manufacturer of the PVC liner.

8. Inspection

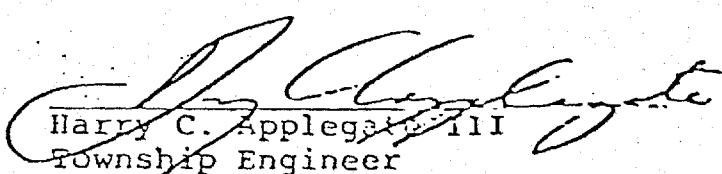
Inspection regarding P.R.C.'s has, in the past, been required only for those roadway improvements adjacent to P.R.C.'s and in municipal rights of way. Inspection fees were required. The Board should discuss whether municipal inspection will be required on this facility, and the disposition of the cost involved.

9. Maintenance

Also to be discussed by the Board is the future maintenance responsibilities after the Rossmoor development has been completed by Guardian Development Corporation.

Very truly yours,

HCA:bma


Harry C. Applegate III
Township Engineer

cc: Donna Appleby, Secretary
Irving Verosloff, Attorney
Peter Tolischus, Planner

CRUSS ASSOCIATES

PROFESSIONAL PLANNERS AND LANDSCAPE ARCHITECTS

235 LIVINGSTON AVE., P.O. BOX 1288, NEW BRUNSWICK, N.J. 08903
1-201-545-0018

470 MANTOLOKING ROAD, BRICK, N.J. 08723
1-201-477-7750

E. EUGENE CROSS, P.P., AICP
Principal

JOHN T. CHADWICK IV, P.P.
Director of Planning

PETER M. TOLISCHUS, P.P.
Professional Planner

THOMAS A. VIGNA, P.P.
Professional Planner
& Housing Specialist

HEATHER C. ROSBERGER
Landscape Architect

LAWRENCE SKELSON
Housing Rehabilitation
Specialist

May 16, 1985

PLEASE REPLY:

NEW BRUNSWICK OFFICE
 BRICK OFFICE

Mr. Salvatore T. Lee, Chairman
Monroe Township Planning Board
260 Perrineville Road
Jamesburg, NJ 08831

RECEIVED

MAY 17 1985

Re: Memorandum #281-85
Retention Basin Improvement Plan
Guardian Development Corp.
Date of Map: 4/23/85

TOWNSHIP OF MONROE
ADMINISTRATOR'S OFFICE

Consultants in:
MUNICIPAL PLANNING
ENVIRONMENTAL STUDIES
HOUSING STUDIES
ECONOMIC STUDIES
POPULATION STUDIES
EDUCATIONAL FACILITIES PLANS
LANDSCAPE & PARK DESIGNS
FEDERAL & STATE AID APPLICATIONS
COMMUNITY DEVELOPMENT PROGRAMS

Specialties for:
WOOD BOROUGHS
SEY BEACH BOROUGHS
TOWNSHIP
LAK BOROUGHS
DUNSM TOWNSHIP
EAST HANOVER TOWNSHIP
GOC HARBOR TOWNSHIP
AIRFIELD TOWNSHIP
RANKLIN TOWNSHIP
AMENBURG BOROUGHS
AKEWOOD TOWNSHIP
INDEN, CITY OF
LANALAPAN TOWNSHIP
LANCHESTER TOWNSHIP
LARBORO TOWNSHIP
IDDLESEX BOROUGHS
IDORGE TOWNSHIP
NORTH BRUNSWICK TOWNSHIP
ATERSON, CITY OF
EAPACK & GLADSTONE BOROUGHS
UNNEMEDE BOROUGHS
LYREVILLE BOROUGHS
DOUTH RIVER BOROUGHS
ARREN TOWNSHIP
ATCHUNG BOROUGHS

Housing & Community Development
Program Planner for:
DUNSM TOWNSHIP
AKEWOOD TOWNSHIP
DEAN COUNTY

School Facilities Planner for:
DUNSM BOARD OF EDUCATION
IDDLESEX COUNTY VOCATIONAL
& TECHNICAL HIGH SCHOOLS
NEW BRUNSWICK BOARD OF EDUCATION
MANTOLOKING BOARD OF EDUCATION

Dear Chairman Lee:

I have reviewed the retention basin design and the report of Alfred Crew Assoc. Based on review of same from a planning perspective, I submit the following report.

1. In view of the size of the retention facility I would suggest that it be designed as an aesthetic and passive recreation site. This would include appropriate slope, a flat walk area and an initial shallow shelf under the water to provide footing for any accidental slip.

2. I think a fence surrounding the facility would totally negate the aesthetic and passive recreational aspects of the site. I am unaware of any fenced water bodies except reservoirs.

3. With regard to the landscaping plan as submitted, our landscape architecture staff has the following comments:

The overall design scheme is fine and the introduction of plant material around a retention pond will significantly enhance the site, particularly as it matures.

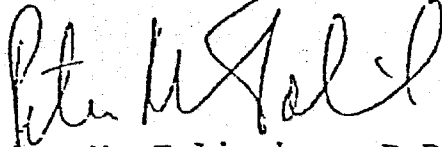
May 16, 1985

However, the matter of maintenance warrants attention. The most important potential matter of concern in this respect is that of flower, fruit and leaf drop. While deciduous material beautifies the site, will provisions be made to maintain the traps at the ends of the outlet flumes?

Another question is the use of crown vetch along the banks. Its primary value is in its ability to hold the soil and prevent erosion. However, it is rather unattractive during winter months. Moreover, should this basin be intended as a passive recreational facility (i.e. fishing), it is recommended that an alternative type of vegetation be used as crown vetch will not sustain pedestrian traffic.

Respectfully,

E. EUGENE OROSS ASSOCIATES



Peter M. Tolischus, P.P.

cc: Donna Appleby, Secretary
Irving Verosloff, Esq.
Harry Applegate, Engineer

Continued review of PCD Ordinance proposed and forwarded by Council was heard. Randall A. Hack present along with attorney Venezia. MTMUA, Board of Education and Environmental Commission gave rather favorable reports. Mr. Crowley, Chairman of Fire District 3 present. He told the Board that his Commissioners have not met since he met with Mr. Hack, however, he personally is in accordance with the overall plan and feels it is to the betterment of the community. He does have problems concerning fire equipment and first aid facilities nearby. He suggested perhaps Satellit First Aid and Fire Stations. Developer has indicated they will provide some land for same. Developer has met with Mr. Shustak, Harry Applegate and Peter Tolischus and some revisions to ordinance made as a result of same. Mr. Rothman also suggested 2 floors instead of 3 floors (residential portion only) and to lower density of the residential units from 7 units per acre to 6 units to the acre & 25 percent residential limit. Motion made by Councilman Rothman, seconded by Mrs. Rifino to recommend approval to Council to consider the matters of gross residential development, height of buildings and contribution. Mr. Verosloff to prepare and forward recommendations to Council for their review and consideration. ROLL CALL: Rothman, Rifino, Wilson, Motta, Mayor Garibaldi, Shustak, Marino, Lee. ALL AYES.

The following Resolutions of Memorialization duly approved:

Township Planning Board for final sub-division approval of a major sub-division with respect to lot 9.07 and 9.08 in Block 55 on the Monroe Township Zoning map, and;

WHEREAS, the applicant has established proof of real property taxes and assessments being current and paid to date; and

WHEREAS, the Planning Board has made the following findings of fact and of law:

1) Preliminary major subdivision approval was granted by the Planning Board on 12/14/83.

2) The professionals report that all of the requests set forth in the preliminary subdivision have been complied with.

WHEREAS, this matter was approved on motion, by the Planning Board at its regular meeting held on 4/25/85 subject to said approved motion being incorporated into a written resolution.

NOW, THEREFORE, BE IT RESOLVED by the Monroe Township Planning Board at its regular meeting of 5/23/85, that the action of this Board in approving the application of R.H. Development (Abeel Road) is hereby ratified and approved.

I certify that the above resolution of memorialization was duly approved at the regular meeting of the Monroe Township Planning Board on 5/23/85. Donna Appleby, Secy.

FINAL SUBDIVISION #31

RESOLUTION OF MEMORIALIZATION

WHEREAS, Concordia/Lexington Patio has applied to the Monroe Township Planning Board for site plan approval with respect to revised Lexington Patio's in Sections 15A, 16 and 18 on the Monroe Township Zoning Map; and

WHEREAS, the applicant has established proof of real property taxes and assessments being current and paid to date; and

WHEREAS, the Planning Board has made the following findings of fact and of Law:

1) The applicant proposes to extend the patios in sections 15A, 16 and 18 beyond the footprints contained in the original site plans.

2) After the addition, Section 15A would contain 19.91% coverage; Section 16 would contain 19.79% coverage and section 18 would contain 19.96 coverage.

WHEREAS, this matter was approved on motion, by the Planning Board at its regular meeting held on 4/25/85 subject to said approved motion being incorporated into a written resolution.

NOW, THEREFORE, be it Resolved by the Monroe Township Planning Board, at its regular meeting of 5/23/85 that the action of this Board in approving the application of Concordia/Lexington Patio is hereby ratified and approved.

I CERTIFY that the above Resolution of Memorialization was duly approved at the regular meeting of the Monroe Township Planning Board on May 23, 1985. Donna Appleby, Secy.

SITE PLAN #162

RESOLUTION OF MEMORIALIZATION

WHEREAS, Guardian Development Corp. had applied to the Monroe Township Planning Board for site plan approval of Mutual #15 and;

WHEREAS, the applicant has established proof of real property taxes and assessments being current and paid to date; and

WHEREAS, the Planning Board has made the following findings of fact and of law: 1) No action can be taken with respect to Mutual #15 until the question of the storm retention pond, affecting Mutuals 12, 14 & 15 has been resolved.

WHEREAS, this matter was determined to be incomplete, until the question of the storm retention pond has been resolved on motion, by the Planning Board at its regular meeting held 4/25/85 subject to said approved motion being incorporated into a written resolution.

NOW THEREFORE Be It Resolved by the Monroe Township Planning Board, at its regular meeting of 5/23/85 that the action of this Board in denying the application of Guardian Development Corporation for site plan approval for Mutual #15 on the grounds that the matter is incomplete, is hereby ratified and affirmed until the issue of storm retention pond is resolved.

I certify that the above Resolution of Memorialization was duly denied at the regular meeting of the Monroe Township Planning Board on 5/23/85. Donna Appleby, Sec.

RESOLUTION OF MEMORIALIZATION

No. 978 Assigned

WHEREAS, DAVID MARKHEIM has applied to the Monroe Township Planning Board for a minor sub-division approval and:

WHEREAS, the applicant has established proof of real property taxes and assessments being current and paid to date; and

WHEREAS, the Planning Board has made the following findings of fact and of law;

- 1) Applicant was previously before the Monroe Township Planning Board for this minor sub-division and it was approved by the Board on 6/28/84.
- 2) The applicant failed to file a map or a deed in the office of the Clerk of Middlesex County within the 190 day period provided by law.
- 3) All other terms and conditions remain the same as of the time of the previous Board approval 6/28/84; and

WHEREAS, this matter was approved on motion, by the Planning Board at its regular meeting held on 4/25/85 subject to said approved motion being incorporated into a written resolution.

NOW THEREFORE, Be It Resolved by the Monroe Township Planning Board, at its regular meeting of 5/23/85, that the action of this board in approving the application of David Markheim is hereby ratified and approved.

I certify that the above Resolution of Memorialization was duly approved at the regular meeting of the Monroe Township Planning Board on
Donna Appleby, Secy.

Planning Board for site plan and variance approval for a "Half-Way" House on Lot 4 in Block 65 on the Monroe Township Zoning Map, and;

WHEREAS, the applicant has established proof of real property taxes and assessments being current and paid to date; and

WHEREAS, the Planning Board has made the following findings of fact and of law:

1) The applicant proposes to construct a "Half-Way" House between 9th and 10th holes of Forsgate County Club Golf Course.

2) Said "Half-Way" House will be located between 9th and 10th holes of Forsgate County Club Golf Course.

3) The proposed building will be 1,350 square ft. in size and will contain seating areas, a refreshment stand and restrooms.

4) The building is located in the G-C zone which requires a minimum building area of 3,000 sq. ft.

5) The professionals have reviewed the application and determined the proposed facility will be compatible with the existing Golf Course.

6) The Board has determined that the bulk variance, allowing a 1,350 sq. ft. building in an area which requires a minimum of 3,000 sq. ft., can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

WHEREAS, this matter was approved on motion, by the Planning Board at its regular meeting held on 4/25/85 subject to said approved motion being incorporated into a written resolution.

NOW THEREFORE, Be It Resolved by the Monroe Township Planning Board, at its regular meeting of 5/23/85, that the action of this Board in approving the application of R. H. Development Company (Half-Way House) is hereby ratified and approved.

I certify that the above Resolution of Memorialization was duly approved at the regular meeting of the Monroe Township Planning Board on 5/23/85.

Donna Appleby, Secy.

NO. 161 ASSIGNED

Planning Board for agricultural sub-division with respect to Lot 11.06 in Block 2 on the Monroe Township Zoning Map, and;

WHEREAS, the applicant has established proof of real property taxes and assessments being current and paid to date; and

WHEREAS, the Planning Board has made the following findings of fact and of law;

1) The applicant proposes an agricultural sub-division of a 42.50 acre parcel of land into 1 parcel of 7.05 acres and a remainder parcel of 35.45 acres.

2) Lot 11.05, immediately to the South of the parcel here in question received an agricultural sub-division approval on 2/28/85.

3) The property in question is in an R-30 zone. However, because public water and public sanitary sewers are not available to the premises it falls within the provisions of R-60 zone.

4) The property is not located in a flood hazard area

5) The Board determined that an agricultural sub-division was improper and that the proper procedure was for a minor sub-division. The applicant's attorney agreed verbally to amend the application to convert the request from an agricultural sub-division to a minor sub-division.

WHEREAS, this matter was approved on motion, as a minor sub-division by the Planning Board at its regular meeting held on 4/25/85 subject to said approved motion being incorporated into a written resolution.

NOW THEREFORE, Be It Resolved by the Monroe Township Planning Board, at its regular meeting of 5/23/85 that the action of this Board in approving the application of Gary & Christine Markham is hereby ratified and approved.

I certify that the above Resolution of Memorialization was duly approved at the regular meeting of the Monroe Township Planning Board on 5/23/85.
Donna Appleby, Secy.

Cert. # 9711
AFFIDAVIT NO. 29

RESOLUTION OF MEMORIALIZATION

#163

WHEREAS, Zack Moros d/b/a/ Monroe Deli has applied to the Monroe Township Planning Board for site plan approval with respect to Lots 17-21 in Block 182 on the Monroe Township Zoning Map, and;

WHEREAS, the applicant has established proof of real property taxes and assessments being current and paid to date; and

WHEREAS, the Planning Board has made the following findings of fact and of law:

1) The applicant seeks site plan approval to add 1 oven, with 4 burners on the top, for the purpose of preparing hot food for off-site consumption only.

2) The property is located in the neighborhood commercial zone and the proposed use is permitted in that zone.

WHEREAS, this matter was approved on motion, by the Planning Board at its regular meeting held on 4/25/85 subject to said approved motion being incorporated into a written resolution.

NOW THEREFORE, Be It Resolved by the Monroe Township Planning Board, at its regular meeting of 5/23/85, that the action of this Board in approving the application of Zack Moros d/b/a/ Monroe Deli is hereby ratified and approved.

I certify that the above Resolution of Memorialization was duly approved at the regular meeting of the Monroe Township Planning Board on 5/23/85.

There being no further business to come before this meeting, Chairman duly adjourned meeting at 2:00 A.M.

Respectfully submitted,



DONNA APPLEBY
SECRETARY