June 5, 2019
6:30 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Chairperson Nelson. The Pledge of Allegiance was said by all.

ATTENDANCE

Sharon Nelson, Chairperson	Gregory Rogalski, Engineer
Sheldon Brymesser, Vice-Chairman	Michael Pykosh, Solicitor
Carl Kuhl	Christopher Gleeson, Solicitor
David DeNicholas	Holly Wood, Recording Secretary

MINUTES

On the motion of Ms. Nelson, and seconded by Mr. Kuhl, and by unanimous vote of the members present it was duly RESOLVED to approve the minutes of the March 13, 2019 regular meeting with a minor grammar edit.

CORRESPONDENCE

None

AUDIENCE PARTICIPATION

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Talking Breads Bakery Land Development Plan

Benjamin Kirk of Burget & Associates and Shana Baker of Amsterdam were present to discuss the plan to construct a farm market/bakery and residence on a 25.5 acres tract of land on W. Lisburn Road. The idea is to grow a local farm market & bakery with meat chickens, eggs, bakery items and fruits and vegetable that are sourced from the farm itself. The plan is to grow and mill their own grains for the bakery and add an orchard and gardens to provide seasonal

fruits and vegetables. Chickens will be free-range concept, but will be contained within a netted area.

Mr. Rogalski explained to the Planning Commission members that this plan falls between the Paulus Farm Market and the Oak Grove Market concepts. Mr. Rogalski said he sees the use as an Agricultural Marketing Enterprise which is permitted on farms under the Zoning Ordinance, and the size of the lot qualifies this as a farm. Mr. Rogalski noted that the applicants have the option of connecting to the public sewer system or installing an on-lot system if they meet the setback requirements; and in the interest of time, the applicants feel connecting to the public sewer system is their best option. Their request for connection will go before the Municipal Authority in 2 weeks. Mr. Rogalski noted that the bakery water usage will be minimal with 1 bathroom and 1 sink beyond the residential unit. Mr. Rogalski also noted that their stormwater plans look good.

Mr. Kuhl asked about the planned hours of operations and lighting. Ms. Baker suggested that at this point the plan is to operate from 8:00 AM until possibly 6:00 PM Tuesdays through Saturdays, but it is still early in the process and that idea could change. Mr. Rogalski said the lighting plan needs addressed, but the thought is that building-mounted down lighting should be sufficient and not interfere with the neighbors. Mr. Rogalski also noted that the screening plants need to be addressed to be sure that they create a proper screen within 2 years to protect neighbors. Mr. DeNicholas asked if the applicant was prepared to provide the necessary financial securities and escrows. Mr. Brymesser asked about the types of chickens and eggs that would be on the farm, and whether there would be any roosters. Ms. Baker said there would be no roosters, as they have no need of them.

Mr. Rogalski said he has already completed a second review of the plan, and provided 2 rounds of comments. He is comfortable and confident that the outstanding comments will be easily satisfied. Mr. Kirk said they have already made corrections based on the first review, and see no issue with satisfying the newest set of comments from Mr. Rogalski and the County.

On the motion of Mr. Kuhl, and seconded by Mr. DeNicholas, and by unanimous vote of the members present it was duly RESOLVED to recommend approval of the 5 waiver requests as listed in the Engineer's comments dated June 5, 2019.

On the motion of Mr. Brymesser, and seconded by Mr. Kuhl, and by unanimous vote of the members present it was duly RESOLVED to recommend approval of the plan contingent on the satisfaction of the County's comments dated May 29, 2019 and the Engineer's comments dated June 5, 2019.

AUDIENCE PARTICIPATION

None

STAFF COMMENTS

None

ADJOURN

On the motion of Mr. Brymesser, and seconded by Mr. DeNicholas, and by unanimous vote of the members present it was duly RESOLVED to adjourn the meeting at 7:00 PM.

Respectfully submitted,

Holly Wood
Recording Secretary