

Call to Order:

The meeting was called to order at 7:05 p.m. by Chairman McLaughlin who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. This notice was sent in writing to the South Jersey Times on January 8, 2014. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk. In addition, notice for this evening’s public hearings were sent in writing to the South Jersey Times.”

The Board saluted the flag.

Roll call: Present – Mr. Fritz, Ms. Hui, Mr. Manfredi, Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. Absent – Mr. Carney, (excused), Mr. Price, (excused). Also present – Mr. Marmero, Solicitor, Ms. Pellegrini, Planner, Mr. Sander, Engineer, Mr. Sebastian, Council Liaison.

Memorialization of Resolutions:

1. #14-24 – App. #14-14 – George & Mary Olexson – Rear Yard Variance Approved

Motion by Mr. Salvadori, seconded by Mr. Fritz to adopt resolution #14-24. Roll call vote: Ayes – Mr. Salvadori, Mr. Fritz, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

2. #14-25 – App. #14-16 – Jeff & Vanessa Andricola – Rear Yard & Lot Coverage Approved

Motion by Mr. Fritz, seconded by Mr. Salvadori to adopt resolution #14-25. Roll call vote: Ayes – Mr. Fritz, Mr. Salvadori, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

3. #14-26 – App. #14-06 – Harold Paul Kanady – Waiver of Certified Survey Denied

Motion by Mr. Fritz, seconded by Mr. Salvadori to adopt resolution #14-26. Roll call vote: Ayes – Mr. Fritz, Mr. Salvadori, Ms. Hui, Mr. Kozak, Mr. Manfredi, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearings:

1. #14-15 – David Wallace – Use Variance

Present – David Wallace, applicant.

Member’s packets contained: 1. A copy of the applicant’s use variance application. 2. A copy of the applicant’s certified survey and photographs of the property. 3. Report dated September 25, 2014 prepared by Pam Pellegrini.

Public Hearings: (continued)

1. #14-15 – David Wallace (continued)

The applicant is requesting a use variance in order to be allowed to construct a 2,400 square foot concrete block accessory building to store his car collection. An accessory building must be the same size or smaller than the principal structure; currently there is a 980 square foot mobile home on the property, as such a use variance is required. The property is located at 1616 North Main Street, also known as Block 201, Lot 22 in the R-2 Zoning District.

Mr. Wallace was sworn in by Mr. Marmero. Mr. McLaughlin asked if the application could be deemed complete. Mrs. Farrell stated that it could. Motion by Mr. Salvadori, seconded by Mr. Fritz to deem application #14-15 complete. Voice vote; all ayes, motion passed. Mr. Wallace stated that he would like to construct a garage on this property for storage of his cars. He currently has two cars in his collection but stated that his car collection will probably grow.

Ms. Hui asked Mr. Wallace if there will be any outside repair work done in the garage. Mr. Wallace replied he will not be repairing cars other than his own. Ms. Hui stated that the property is large and asked why he couldn't move the garage closer to the rear yard setback. He stated that he would have to move trees in order to get closer to the setback. Mr. Kozak asked if the mobile home is rented. Mr. Wallace stated that it is not rented but a friend of his lives there. Mr. Kozak inquired as to the height of the building. Mr. Wallace replied that the height will be approximately seventeen feet. Mr. McLaughlin asked if he will be installing a driveway back to the garage. Mr. Wallace stated that he hadn't really thought about it but there is an existing driveway he would probably extend with gravel. Mr. Fritz asked if there will be electricity in the building. Mr. Wallace replied that he will have electric but no plumbing. Mr. McLaughlin asked about lighting. Mr. Wallace stated there will be exterior lighting on the building.

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

Ms. Pellegrini reviewed her report for the Board. She stated that most of her questions were answered; however she asked why the applicant could not meet the side yard requirement. Mr. Wallace stated that he can move the building to meet the side yard requirement. Ms. Pellegrini advised the applicant to include the proposed driveway treatment in his lot grading plan for the Township Engineer's review.

Motion by Mr. Salvadori, seconded by Mr. Manfredi to grant the use variance with the condition that no commercial activity is permitted on the site. Roll call vote: Ayes – Mr. Salvadori, Mr. Manfredi, Mr. Fritz, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Mr. McLaughlin informed the public present that the meeting would be continued downstairs in the courtroom due to the large number of public present for the REDGIL application. The Board took a brief recess. Mr. McLaughlin stated that the applicant's for REDGIL were waiting for one of their professionals so the Board was going to move forward with two other items on the agenda first.

Discussion for Board Action:

1. #1713 – Hovbros Stirling Glen, LLC – Amendment to Phasing Plan (Stirling Glen I)

Present – Kevin Sheehan, applicant's attorney.

Member's packets contained: 1. Letter dated October 8, 2014 prepared by Kevin Sheehan.

Mr. Sheehan stated that they are before the Board to request an amendment to the phasing plan for Phase I of Stirling Glen I. The original approval was to construct 58 units in Phase I; however they would like to split Phase I into Phase IA and Phase IB, with IA being 44 lots and IB being 14 lots. If approved by the Board, they will submit the engineered plans to the Board's professionals. Mr. Marmero commented that from a legal standpoint there isn't any issue with the requested amendment. Mr. Sander commented that a temporary road would have to be constructed to provide access to the pump station. Mr. Sheehan agreed that they would include that road on the new phasing plan. Mrs. Farrell asked if the applicant is requesting signed final plats or signed construction plans. Mr. Sheehan replied that they are requesting signed final plats for each phase. Motion by Fritz, seconded by Ms. Hui to approve the requested amendment to the phasing plan for Stirling Glen I. Roll call vote: Ayes – Mr. Fritz, Ms. Hui, Mr. Manfredi, Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

2. #1776 – 607 Main Morgan, LLC (Main Street Mews) - One Year Extension

Member's packets contained: Letter dated September 15, 2014 prepared by Vincent D'Elia.

Mr. Marmero stated that the applicant is requesting a one year extension on their preliminary approval for the above noted project. They originally received their approval in November of 2006 and the Permit Extension Act went into effect in January of 2007 and will expire on June 30, 2015. The applicant is requesting an extension from June 30, 2015 to June 30, 2016. The Land Use Law does allow the Board to grant a one year extension if the applicant can prove the project has been precluded from moving forward due to a severe economic turndown. There was some discussion concerning the actual date their approval expires with the decision to take the date as June 30, 2015.

Discussion for Board Action: (continued)

2. #1776 – 607 Main Morgan, LLC (continued)

Mrs. Farrell stated that the Board can request the applicant to come in to explain the reason for the extension. Mr. Fritz asked how many times an applicant can request an extension. Mrs. Farrell stated that they have only received preliminary approval so they are allowed to ask for two one year extensions. Motion by Mr. Fritz, seconded by Mr. Salvadori to approve the one year extension request. Roll call vote: Ayes – Mr. Fritz, Mr. Salvadori, Ms. Hui, Mr. Manfredi, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 9/16/14 regular meeting.

Motion by Ms. Hui, seconded by Mr. Fritz to approve the minutes from the September 16, 2014 regular meeting. Voice vote; all ayes, motion passed.

Public Hearings: (continued)

2. #14-13 – REDGIL, LLC – Use Variance

Present – Robert Mintz, applicant’s attorney, Bill Ralston, applicant’s engineer, Michael Brown, applicant’s traffic engineer, Jeff Petrongolo, applicant, Joe Petrongolo, applicant, Ken Pizzo, Jr., Tiffany CuvIELLO, applicant’s planner.

Member’s packets contained: 1. A copy of the applicant’s use variance application. 2. Report dated September 9, 2014 prepared by Pam Pellegrini. 3. A copy of the Planning and Zoning Analysis dated July 24, 2014 prepared by Tiffany CuvIELLO. 4. A copy of the applicant’s proposed use variance plan.

The applicant is seeking a use variance in order to be allowed to construct 350 multi-family residential apartment units. The project also proposes a clubhouse and a pool. The units will consist of 290 garden style apartments and 60 townhouse style apartments. The applicant is proposing to extend existing Falcon Way Boulevard through the proposed development which will create two access points; one from Prosser Avenue and the one from the development known as The Crossings at Monroe. The residential portion of the proposed use will encompass 26.22 acres of a 35.68 parcel of property. The property is located between the Black Horse Pike and Berlin Cross Keys Road, also known as Block 101, Lots 2 and 53. Lot 2 is located in the Commercial and Business Park Zoning District and Lot 53 is located in the R-2 Zoning District.

Public Hearings: (continued)

2. #14-13 – REDGIL, LLC (continued)

Mr. Mintz introduced himself as the applicant's attorney. He apologized to the Board and the public for the delay and stated that Ms. CuvIELLO, the applicant's planner, was on her way.

Mr. McLaughlin asked Mrs. Farrell if the application could be deemed complete. Mrs. Farrell replied that the applicant did not provide the three photographs of the property; however they did provide an aerial photograph. They also have not provided the certified survey. Mr. Mintz stated that they will provide the survey as part of the site plan if the use is granted. The proposed plan was displayed for the Board. Mr. Mintz stated that the Petrongolo family are the principals of REDGIL, LLC; one of the lots is owned by Fraternal Properties, which is also the Petrongolo family. Joseph Petrongolo, Jeff Petrongolo, Bill Ralston, Michael Brown, and Ken Pizzo, Jr. were sworn in by Mr. Marmero.

Mr. McLaughlin commented that the Board should vote on completeness with the waivers for the photographs and the survey. Mr. Mintz stated they are asking for the certified survey to be deferred to site plan not completely waived. Motion by Mr. Manfredi, seconded by Mr. Fritz to grant the waiver for the photographs, to defer the certified survey, and to deem application #14-13 complete. Voice vote; all ayes, motion passed.

Mr. Mintz gave a brief overview of the proposal. He stated the Board previously approved the residential complex known as Barclay Glen, the apartments currently under construction, and Mr. Pizzo, who is a principal of that entity, is interested in expanding if the use is granted. There are several new commercial businesses located on Berlin Cross Keys Road in front of the apartment complex. This complex has exceeded all expectations; it is beautifully done and is a monument to apartment living in Monroe Township.

This proposal allows for an access road through Lot 53 out to Prosser Avenue. No apartment buildings are proposed on Lot 53 just a basin and the roadway since there are existing residential uses on either side. Mr. Mintz stated that roadway is a result of comments by the Fire Marshal who wants to insure there are two means of access to the site; otherwise they would have proposed a cul-de-sac. The project is located in multiple zoning districts with the majority being the Business Park and Commercial Zones. The commercial portion depicted on the plan as Lot 2 shows approximately nine and one half acres; however the Petrongolo's own additional property in the Commercial Zone that would bring the total acreage to somewhere between fifteen and twenty acres.

Public Hearings: (continued)

2. #14-13 – REDGIL, LLC (continued)

Mr. Mintz commented that many years ago A C Moore was interested in coming to this area, which was zoned residential, and as a result the area was rezoned as a Business Park District. He thought the neighbors would find a residential use more attractive than being next to a business park and stated that this area has not been developed for a business park use quite frankly because it is located too far off of the main highway and has little visibility.

With respect to the layout of the proposed site; they tried to utilize the perimeter with five two story buildings to keep it relatable to the surrounding residential uses, although most of the existing homes on Prosser Avenue are a good distance from the proposed site. On the opposite side of the proposed roadway, there are eight three story buildings and in the middle there are two four story buildings. The proposed density is 13.55 units to the acre. Adjacent Lot 3 was approved at a density of over 14 units to the acre and Lot 3.08 was approved for approximately the same density. The applicant is prepared to develop the commercial portion of the site when the economy allows but the rooftops are needed to support any commercial; however at this time, due to the economy, the big box stores are just not there.

There are several variances being requested; the first is to allow the residential in the Business Park Zone, the second is for the density, and the third is to allow the basin and roadway, on Lot 53, in a residential zone. Mr. Ralston distributed a packet which depicted the building elevations. The first showed the two story building elevations and was marked as Exhibit A-1, the second showed the three story elevations and was marked as Exhibit A-2, and the third showed the four story building elevations and was marked as Exhibit A-3. Mr. Kozak asked Mr. Mintz to point out where the pool and clubhouse is proposed on the plan. Mr. Mintz pointed to the location just above Lot 53 on Lot 2. He stated that the pool and clubhouse would also require a variance since they are located in the commercial portion of Lot 2. Mr. Kozak inquired as to the different apartment styles proposed. Mr. Ralston pointed out that the five two story buildings contain twelve units each and have garages. These units are considered the townhouse style apartments. All of the proposed units are two bedroom units. If the use is granted and COAH units are required, the number of bedrooms may have to be amended for those units to meet the COAH requirements. Mr. Kozak asked if the four story buildings will have the open stairwells like the three story buildings currently being constructed. Mr. Pizzo responded that they are going to change it and have interior hallways and elevators in the three and four story buildings so that the elevations will change slightly. Photographs were distributed which depicted the interior of a typical apartment unit and were marked as Exhibit A-4. Exhibit A-5 was distributed which showed the interior of the existing clubhouse.

Public Hearings: (continued)

2. #14-13 – REDGIL, LLC (continued)

Mr. Sebastian asked if the new clubhouse will have a rental office or will Mr. Pizzo use the rental office in the existing clubhouse. Mr. Mintz stated that Mr. Pizzo stepped out for a moment; however it was his belief that they would use the rental office in the existing clubhouse. Mr. Ralston explained how the site will connect to water and sewer. He stated that the roadways and the number of parking spaces provided meet the RSIS standards. He also reviewed several other site plan issues such as the location of the trash containers, the lighting, and landscaping. In response to Mr. Sebastian's previous question, Mr. Pizzo indicated that there will be a small satellite office in the new clubhouse, but the rentals will still be handled at the existing clubhouse.

With regard to the roadway, the intent is to extend existing Falcon Way through to Prosser Avenue; it will continue to be a private roadway and privately maintained. Mr. Mintz stated that without Lot 53 there would not be any public road frontage. Additional site plan issues were described by Mr. Ralston such as the buffers and setbacks for the buildings, which will require bulk variances and/or waivers. Mr. Mintz stated that the applicant was asking for those bulk variances/waivers this evening which will help Mr. Ralston in designing the full site plan. Mr. Ralston stated he did not believe that it would be a detriment to the Board or the Township if they granted the bulk variances/waivers this evening.

Mr. Brown reviewed his traffic analysis for the Board. He stated that they looked at the proposal and compared that to the permitted uses in the Business Park Zone and found that the peak hours and the daily traffic volumes would be significantly higher for any of the permitted uses in the zone as such the proposed use would have much less traffic volumes. They also looked at the surrounding infrastructure and how those trips would be distributed and found that the proposed accesses are appropriate for this development. The new traffic signal on Berlin Cross Keys Road was designed to accommodate future development and will continue to operate at an acceptable level of service. Based on the low volume of traffic, existing as well as proposed, they do not feel it will have a significant adverse impact on Prosser Avenue. Mr. Kozak asked about the impact of coming out of Prosser Avenue toward the Black Horse Pike and trying to make a left to head east on the Black Horse Pike. Mr. Mintz commented that Mr. Brown's testimony is based on traffic coming out to Prosser Avenue and making a left headed toward Herbert Boulevard. Mr. Kozak agreed that there wouldn't be much of an impact going that way, the issue will be on the impact going the other way. Mr. Brown stated that they did not believe the volume of cars trying to make a left onto the Black Horse Pike from Prosser Avenue would be substantially increased and that motorists have the option to use the traffic signal on Berlin Cross Keys Road and at the Black Horse Pike in order to head east.

Public Hearings: (continued)

2. #14-13 – REDGIL, LLC (continued)

Mr. Brown stated that the motorist will understand trying to make the left onto the Black Horse Pike, especially during peak hours, will be very difficult and they will use the traffic signal at Berlin Cross Keys Road. Mr. Mintz commented that when the commercial lot is developed along the Black Horse Pike, the DOT will require some kind of treatment with regard to Prosser Avenue, the traffic, and access to the Black Horse Pike.

Ms. Pellegrini stated she would like to make a clarification for the Board with regard to testimony on the traffic. The applicant only submitted a traffic assessment and not a traffic study. The assessment only depicts projected traffic volumes and does not accurately show the real impact with the existing conditions. Mr. Mintz stated that they thought it was important to give the Board some information with regard to the traffic at the use variance hearing. They do understand that a full traffic study must be completed for the site plan. Ms. Pellegrini commented that based on the number of apartments proposed, the number of trips would increase by seventy-five percent if they used the RSIS standards. Mr. Brown stated the assessment did show the number of additional vehicles anticipated on Prosser Avenue during peak hours; what wasn't quantified is the existing volumes and the exact impact.

Mr. Kozak asked if it was the right time to discuss an alternative access other than Prosser Avenue. Ms. Pellegrini replied that both she and Mr. Sander would agree that a secondary access is needed for a development of this size that also connects to another large development. She stated that there is the option of bringing the roadway directly out to the Black Horse Pike. It would reduce the usable commercial area but they testified that there isn't a market for large commercial development at this time. A boulevard through the site directly out to the Black Horse Pike was discussed with the applicant in preliminary talks concerning the project. Mr. Kozak commented that there is an existing second access roadway on the opposite side of the apartments and the existing boulevard that they can connect to for a secondary access. Ms. Pellegrini replied that the use of that access would bring a lot of unanticipated traffic through the existing apartment complex which wasn't designed to handle that additional traffic. The hope was to develop the area as a mixed use development that would create a boulevard to accommodate the entire site which would go directly out to the Black Horse Pike. She cautioned the Board that the discussion started to get into too many site plan issues and stated that the focus should be on the use.

Public Hearings: (continued)

2. #14-13 – REDGIL, LLC (continued)

Ms. Pellegrini stated that the Board already acquiesced with the adjacent property to allow residential in the Business Park Zone; however that was a combined effort which included development of the commercial along with the residential. There hasn't been a market study done or submitted to determine whether this type of housing unit is needed. Ms. Pellegrini stated that it is their professional opinion that this site is overdeveloped, with too much density and the Board should be cognizant of the proposed layout. The adjacent development has the buildings grouped together which allows more green space in between the buildings. In this proposal each building is surrounded by parking lots. There's extra parking needed due to the density. The piece of property going out to Prosser Avenue really should not count when considering the calculation of the density because it doesn't contribute to the density. With that consideration, the density would be greater, at 15.2 units to the acre, which is higher than what was approved on the adjacent property. While she understands the argument of rooftops needed to support commercial development, which happened on the adjacent properties, there isn't any documentation to substantiate the need for this many rental units. The Board must focus on the use with regard to the overall layout and use types proposed and what they would like to see in this area of the Township. Ms. Pellegrini also advised the Board against granting the requested bulk variances/waivers before seeing the site plan.

Mr. Mintz stated that they understand the concern and they will withdraw the request for the bulk variances/waivers with the exception of the perimeter. He commented that they did have preliminary discussions on the design of the site and acknowledged that what is proposed is what the applicant wanted. He also commented that Ms. CuvIELLO would speak to the market need for the type of unit proposed. There were preliminary discussions with regard to the roadway access out to Prosser Avenue as opposed to the Black Horse Pike through the commercial lot which they felt would then define the type of commercial use.

The Board took a brief recess and returned on the record at 9:05 p.m.

Ms. CuvIELLO was sworn in by Mr. Marmero. She stated that she had the opportunity to visit the clubhouse and a rental unit in the adjacent development and compared them to the existing apartment complexes in Monroe Township. The new units are state of the art with a full washer and dryer in every unit, granite countertops, high ceilings, high end finishes, and stainless steel appliances. These are not your typical apartment units which is also reflected in the rents. She compared the rents to the other rents charged in the existing older apartment complexes and stated that some of those complexes have started redoing their units because of the competition. They still won't be able to provide the spacious sized units with washers and dryers but they have begun to upgrade some of the finishes.

Public Hearing: (continued)

2. #14-13 – REDGIL, LLC (continued)

Ms. CuvIELlo stated that there is a demand for this high end type of rental unit as proven by the current occupancy on the adjacent site which is anticipated to be 100 percent occupied by the end of 2014. She noted that that is within one year of starting to rent units in that complex. This applicant is looking to expand on the success of the adjacent development. She stated that the density is consistent with what has been approved not only in this area but in other areas of the Township, such as Scotland Commons, Jefferson Village, and Laurelton Village. These units are not comparable to what is proposed for this site.

The applicant must prove that the site is particularly suited to the proposed use and promotes the purposes of zoning as well as proving the use will not cause a substantial detriment to the public good or substantial impairment to the zone plan. Ms. CuvIELlo indicated that she provided the Board with a written Planning and Zoning Analysis which addresses the positive and negative criteria.

The positive criteria in the analysis included statements that indicate the conditions make this property better suited to the proposed use because the property is located over 800 feet from two main roadways, the Black Horse Pike and Berlin Cross Keys Road. The property does not have direct visibility from either of those roadways. There are existing and pending commercial uses in the surrounding communities which reduce the viability of this parcel for a commercial use. The density proposed allows for a balance between the over saturation of commercial uses in the surrounding area and the existing and proposed residential uses. The tax assessment has not been established yet for the adjacent apartment complex since it is not completed but based on the assessments of the older apartment complexes, that new complex would probably be assessed at upwards of thirteen million dollars which is a significant tax ratable for the town. In addition, the impact to the schools is minimal due to the bedroom configuration, with the total number of school children to date at only twenty-three, in 136 rented units. Based on those figures the number of school aged children projected for the proposed development of 350 units would only be forty-eight children.

Ms. CuvIELlo stated there is a strong demand for rental units for the 18-34 year old age bracket as well as the 55-74 year old age bracket. In Monroe Township a little over thirty-five percent of the population fall into this market. With regard to the negative criteria, they have to show that there is no substantial impairment to the zoning plan or zoning ordinance. In the non-residential zoning districts the zoning plan talks about providing opportunities for development next to residential uses. This area of the Township does not have a considerable amount of residential uses.

Public Hearings: (continued)

2. #14-13 – REDGIL, LLC (continued)

The Master Plan speaks to providing a full range of housing choices that are affordable to low, moderate middle, and upper income households. The proposed complex addresses the need for the upper income households in higher end units which are quite different from what already exist in the Township. The Master Plan also promotes residential and commercial developments throughout the town to form well designed neighborhoods. With this proposal there is the ability for it to become a mixed use development once the commercial lot is developed. Ms. CuvIELLO stated that this proposal fulfills the purposes of the zoning plan. They believe there is not a substantial detriment to the public good since the traffic would be substantially higher for the permitted uses than the proposed use. They also designed the site with the existing residential uses in mind and will submit a detailed landscaping/buffer plan if the use is granted. This development will not drastically increase the population of the Township but it will positively increase the marketability of the remaining commercial area.

For all of the reasons stated, Ms. CuvIELLO believes the Board could grant the use variance because it would advance the purposes of zoning and not create a substantial detriment to the public good. Even though the town may lose an area for business park development, they will gain the ability to see commercial development in and around the area that would not happen without the population density. The 2004 Master Plan did not specifically focus on this area of the town and while there has been some updates, they have been site specific to address other needs including the affordable housing complex. This area of the town should be addressed in any new Master Plan updates since the town has seen the beginning success of what has been approved and what is working. The benefits of this application outweigh the detriments and the Board has to consider the quality of the proposal. The Board took a risk with the approval of the new existing apartment complex but it paid off; it's an outstanding product and something the town should be proud of and she believes the Board can grant the variance requested for all of the reasons stated.

Mr. Kozak commented that the existing apartment complex has a lot more green space in between the buildings; this proposal has nothing but parking lots and buildings. Ms. CuvIELLO replied that they do understand that is an issue but they have to come back in for site plan if the use is granted and they can address those concerns. Mr. Mintz stated that he is aware that it is getting late and they still have testimony from two more witnesses. He commented that the Board might want to consider opening the hearing to the public now since so many people were present and waiting to speak. They will agree to a continuance and to extend any time running on the application.

Public Hearings: (continued)

2. #14-13 – REDGIL, LLC (continued)

Motion passed to open the hearing to the public.

1. Leo J. Meade, Jr., 349 Prosser Avenue, was sworn in by Mr. Marmero. Mr. Meade stated that he has been a resident in Monroe Township for forty years. He expressed his concern with regard to the traffic on Prosser Avenue and how it has increased in the last several years. He stated there have been numerous accidents when trying to make a left from Prosser Avenue onto the Black Horse Pike. He commented that you really cannot compare thirty and forty year old apartment complexes to the new existing one; however he was concerned that when the developer cannot get the people to rent all of the high end units, the rates will drop and they will become just like the ones we have now. He believes the density is too high and did not see the need for four story buildings. He did agree that the increase in rooftops will bring new businesses but only to the surrounding towns which are currently and continually adding new businesses while Monroe has only received a few token businesses as part of the new existing apartment complex. He submitted two letters of opposition from area residents who could not be present. He asked the Board to consider the traffic on Prosser Avenue when making their decision.

2. Tina Papadopoulos, 225 Prosser Avenue, was sworn in by Mr. Marmero. Ms. Papadopoulos stated that the access out to Prosser Avenue is across from Lillian Drive which is a bus stop for many young children in the neighborhood. The increased traffic creates a dangerous situation and she asked the Board to consider this issue when making their decision.

3. Mike Allen, 333 Prosser Avenue, was sworn in by Mr. Marmero. Mr. Allen expressed his concern with the four story buildings. He stated he bought his home out in the country and that this proposal is for city high rises. He also expressed his concern with the increased traffic on Prosser Avenue.

4. Harry Cardillo, 329 Prosser Avenue, was sworn in by Mr. Marmero. Mr. Cardillo also expressed his concern with the roadway coming out to Prosser Avenue and with the fact that there aren't any sidewalks, except in front of his house, on that street. He stated that people speed down Prosser Avenue all the time and that the added cars will do the same creating more of a hazard.

5. Jeff Meade, 353 Prosser Avenue, was sworn in by Mr. Marmero. Mr. Meade was also concerned about the increased traffic because people try to avoid the traffic light and use Prosser Avenue now. If the commercial is developed it will connect and create even more traffic on Prosser which was not built to sustain heavy traffic.