

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:03 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Crane, Mr. Cooper, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Absent – Mr. Caligiuri, (excused), Mr. Cotton, (excused), Ms. Hui, (excused). Also present – Mr. Rocco, Solicitor, Mr. Kernan, Planner, Mr. Jordan, Engineer.

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 15, 2015.

Chairman O'Brien read the following statement: "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."

Public Hearings:

1. #1842 – Dorothy Adler – Minor Subdivision

Present – Dorothy Adler, applicant, Vince Pantarelli, developer.

Member's packets contained: 1. Report dated October 5, 2015 prepared by Tim Kernan. 2. A copy of the applicant's minor subdivision plan.

The applicant is proposing to subdivide a 35,071 square foot lot into two lots. Lot 21 will measure approximately 17,820 square feet and proposed lot 21.01 will measure 17,251 square feet. A single family dwelling with a wood deck exists on Lot 21 and a new single-family dwelling is proposed to be constructed on Lot 21.01. The property is serviced by public water and sewer and is located in the R-2 Zoning District at 1720 Fries Mill Road, also known as Block 128.0203, Lot 21.

Ms. Adler and Mr. Pantarelli were sworn in by Mr. Rocco. Mr. Pantarelli testified that he is the developer of the Serenity Woods subdivision and Ms. Adler's property is on the corner of that subdivision. Ms. Adler would like to reduce the size of her property as it's too much for her to maintain and pay the taxes on since her husband passed away. If approved the new lot will stay in Ms. Adler's name but Mr. Pantarelli will market the lot for her.

Mr. Kernan reviewed his report for the Board. Mr. Kernan stated that there are two submission requirements not shown on the plan. The first is from showing all existing structures and wooded lands within the subdivision and two hundred feet beyond. He stated that he would support waiving that submission requirement. The second is from showing any existing or proposed utility easements on the property. He asked Ms. Adler and Mr. Pantarelli to address whether or not there are any existing or proposed utility easements on the property. Mr. Pantarelli stated that there are not any existing or proposed utility easements on the property. Motion by Mr. Agnesino, seconded by Mr. Cooper to grant the submission waiver and deem application #1842 complete. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

There are several bulk variances required because there have been changes to the ordinance since the Serenity Woods subdivision was approved. The lot size used to be approximately 13,000 square feet and now approximately 32,000 square feet is required, along with changes to the rest of the bulk standards. A variance for the front yard setback for the new lot 21.01 is required where fifty feet is required the applicant is proposing thirty feet. This is consistent with the front yard setbacks in the Serenity Woods development. There is a pre-existing nonconforming side yard setback on Lot 21 where twenty-five feet is required and there is twenty-three feet. Mr. Kernan commented that there is a stone driveway/parking area on Lot 21 that may encroach onto proposed Lot 21.01. The applicant should provide the required setback. Mr. Pantarelli stated that he would correct that issue.

Public Hearings: (continued)

1. #1842 – Dorothy Adler (continued)

A variance is required for the rear setback on proposed Lot 21.01 where seventy-five feet is required and the applicant is proposing twenty-five feet which is consistent with the rear yard setbacks in the Serenity Woods development. Variances are required for both Lot 21 and proposed Lot 21.01 for lot depth where two hundred feet is required and proposed Lot 21.01 is proposed to have a lot depth of one hundred feet and Lot 21 is proposed to have a lot depth of one hundred and fifty feet. The bulk standards for lot width and lot frontage comply with the requirements.

With regard to sidewalk, no sidewalk is proposed in front of Lot 21 or proposed Lot 21.01. Serenity Woods was approved with sidewalk on one side of the street. Proposed Lot 21.01 is on the side without sidewalk therefore there isn't any sidewalk to connect. The applicant will be required to pay \$3,000.00 to the sidewalk trust fund in lieu of providing sidewalk in front of proposed Lot 21.01. Mr. Pantarelli stated they would request that waiver. After some discussion it was determined that a sidewalk waiver is not required for the existing home and the contribution will be \$3,000.00 for the newly proposed lot with the condition that a ten foot wide graded area be provided for pedestrian access and any future sidewalk. Motion by Mr. Agnesino, seconded by Mr. Teefy to grant the sidewalk waiver subject to the \$3,000.00 sidewalk fee and the ten foot wide graded area. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Mr. Masterson asked if Mr. Pantarelli will be the builder of a new home on the new lot and if the new home will be similar to the homes on Serenity Court. Mr. Pantarelli stated that if he is the builder, depending on how long it takes to sell the lot, the home will be consistent with the homes on Serenity Court. He also stated that he is aware of the affordable housing obligation of one and a half percent for the new home.

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

Motion by Crane, seconded by Masterson to grant the required variances and minor subdivision approval. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. #395-SP – Sam's Real Estate Trust – Amended Preliminary & Final Major Site Plan

Present – Henry Kent-Smith, applicant's attorney, Aaron Bodenschatz, applicant's engineer, Dave Shropshire, applicant's traffic engineer.

Member's packets contained: 1. Report dated October 20, 2015 prepared by Tim Kernan. 2. Report dated October 14, 2015 prepared by Ray Jordan. 3. A copy of the applicant's site plan.

The applicant is proposing to amend the previously approved site plan in order to reconfigure the site with the stormwater basin now moving to the front of the property along Berlin Cross Keys Road and to provide a second access point by connecting into the Sam's Club parking lot. The property is located on Berlin Cross Keys Road also known as Block 101, Lot 3.01 in the Business Park Zoning District.

Mr. Kent-Smith introduced himself as the applicant's attorney. He stated they were before the Board in May and the Board granted approval for amended preliminary and final site plan. At that time they did discuss the issue of obtaining an interconnection with the Sam's Club which was not granted by the property owner at that time. Since then the property owner has consented to allow that interconnection and the applicant has revised the plans to accommodate that change.

Public Hearings: (continued)

2. #395-SP – Sam’s Real Estate Trust (continued)

Mr. Bodenschatz, Mr. Shropshire, Mr. Kernan, and Mr. Jordan were sworn in by Mr. Rocco. Mr. Bodenschatz displayed the previously approved plan for the Board. He stated that they did show a possible future connection with Sam’s Club on the plan at that time. Now that they have the interconnection they reconfigured the site to improve the layout and the drainage. The long side of the fueling canopy is now reoriented to be parallel with Berlin Cross Keys Road which allows for a more efficient flow of traffic within the site. The stormwater management basin that was previously located at the rear of the property is now at the front of the property along Berlin Cross Key Road. There is a large planted area between Sam’s Club and this site which they can now preserve due to the relocation of the basin. The redesign pushes the fueling station closer to Berlin Cross Keys Road so they are able to provide a buffer area to the apartment complex behind the site.

Mr. Jordan reviewed his report for the Board. He recommended that the application be deemed complete. Motion by Mr. Agnesino, seconded by Mr. Kozak to deem application #395-SP complete. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O’Brien. Nays – Zero. Abstentions – Zero. Mr. Jordan asked that the applicant list the approved variances and waivers granted on the plans. Mr. Kent-Smith agreed that they would add them to the plans. With regard to the lighting levels especially under the canopy, they are above what the ordinance allows; however the applicant has stated that the lighting levels proposed are a Federal requirement due to the nature of the operation. The hours of operation have been addressed previously and are proposed to be Monday through Saturday from 6:00 a.m. to 9:00 p.m. and on Sunday from 9:00 a.m. to 7:00 p.m. The applicant is proposing grading on adjacent properties; Mr. Jordan asked for permission from the adjacent property owner prior to any construction activity. Mr. Kent-Smith stated that he has spoken to Mr. Guzzo and has sent him a copy of the revised plan and he is okay with the proposal and pleased that they moved the facility further away from his property.

There are a few minor discrepancies with regard to the drainage that the applicant has agreed to address. The applicant will not be providing the ten foot access way around the perimeter of the basin as per the ordinance but since the site is privately owned and maintained Mr. Jordan commented that they do not have any issue with the applicant receiving a waiver from this requirement. With regard to traffic issues Mr. Jordan stated that the traffic report is being revised for the County. Mr. Shropshire stated that they anticipate having a better traffic result since most of the trips will be internal to the site rather than to and from Berlin Cross Keys Road. They are revising the report for the County. They will provide a copy of the revision to the Board. Mr. Jordan stated that he never received an updated Environmental Assessment addressing the issues from his previous report. Mr. Kent-Smith stated they will provide that update to Mr. Jordan. The fueling station will use the existing trash receptacles at Sam’s Club.

Mr. Kernan reviewed his report for the Board. He stated that the previously granted variance for the buffer is still required however the buffer has gotten wider and more conforming but still doesn’t meet the requirements for width or composition. He asked that the Board condition any approval on the applicant’s engineer working with him to beef up the landscaping around the perimeter of the site. The applicant agreed to work with Mr. Kernan’s office with regard to the landscaping and buffering. He stated that the applicant should indicate on the plan the existing trees along the southwest property line noting which trees will remain and which will be removed. The applicant agreed to provide that information. In the rear area adjacent to the apartment complex Mr. Kernan suggested adding to the landscaping to create a better visual between the apartment complex and the fueling station.

Public Hearings: (continued)

2. #395-SP – Sam’s Real Estate Business Trust (continued)

With regard to signs they will be the same as previously discussed; three façade signs, two of which will exceed the maximum size allowed. There was some discussion with regard to the necessity of a stop sign when exiting the fueling station out to Diane Drive. After some discussion it was stated that one is not needed there since most of the traffic will now come from the Sam’s Club and more than likely exit that same way rather than going to the light at Diane Drive and Berlin Cross Keys Road.

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

Mr. Rocco reviewed the relief granted at the May meeting on the previous application for this site. Mr. Kent-Smith agreed that the previously granted variances and waivers are still applicable to this amended application. The applicant agreed to comply with the comments in the professionals reports. The applicant’s engineer agreed to work with Mr. Kernan with regard to the landscaping and buffering. Mr. Kent-Smith added that they do need a waiver from providing the ten foot access way around the basin which they did not request previously. Motion by Mr. Kozak, seconded by Mr. Agnesino to reaffirm the previously granted variances and waivers, the new waiver and all conditions agreed to and stated on the record and amended preliminary and final major site plan. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 10/08/15 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Kozak to approve the minutes from the October 8, 2015 regular meeting. Voice vote; all ayes, motion passed.

Reports:

1. Mr. Teefy stated that the amendment to the Williamstown Square Redevelopment Plan was discussed at the ordinance meeting. The amendment will allow the town to receive Pinelands’ approval on the Acme Redevelopment Plan where the residential component was removed and added to the Williamstown Square plan. There was discussion on the owner of the Acme site making improvements to the store front facades.

Mr. Teefy informed the Board that a promotional video is in the process of being filmed that will promote the town and help to stimulate economic development. Owners of businesses located in town as well as developers, and himself are part of the video promotion that will hopefully be completed by December.

Mr. Teefy spoke about the decorated scarecrows along Main Street and the Halloween Parade that is scheduled for Saturday night. The winners of the scarecrow contest will be announced at the parade.

The next and only meeting in November is scheduled for November 12, 2015. There is only one meeting in December as well and that meeting is scheduled for December 10, 2015.

Adjournment:

The meeting was adjourned at 8:00 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. The tape of the meeting is stored in the office of the Board. Ninette Orbaczewski, Clerk Transcriber.