

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:00 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

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

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 8, 2016.

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."

Site Plan Waivers:

1. #WSP-04-16 – High End Vine Street Car Stereo, Inc.

Present – Santos Perez, applicant, James Herman, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Photographs of the property. 3. Photographs of the proposed signage and a plot plan of the site. 4. Letter dated January 11, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to lease space in an existing commercial building located at 1982 North Black Horse Pike, also known as Block 502, Lot 2 in the Commercial Zoning District, for the purpose of installing car stereos, remote starts, lighting, and performance upgrades in motor vehicles.

Mr. Perez was sworn in by Mr. Rocco. Mr. Herman introduced himself as the applicant's attorney. Mr. Perez stated that he is proposing to open a commercial business in an existing building for the purpose of installing car stereos and performance accessories. He currently owns and operates the same business in Philadelphia and is looking for a second location. Mr. Teefy asked if all the work done on the vehicles is done inside the building. Mr. Perez stated that all the work is done indoors. Mr. Agnesino inquired if the applicant is proposing to have a dumpster for trash and recyclables. Mr. Perez stated that he currently uses a waste management company in Philadelphia and will do the same here. Mr. Masterson commented on the testing of the car stereos and the volume with regard to the surrounding residential uses. Mr. Perez stated that all the testing of the stereo equipment is done indoors.

The Board reviewed Ms. Flaherty's letter. She stated that she did visit the site and it is typical for this type of use. She stated that a Certificate of Occupancy is required from the Construction Office and if at that time they determine there are any ADA requirements, the applicant will have to comply with those requirements. Mr. Herman stated that the owner of the property will take responsibility for any ADA requirements. Mr. Masterson asked if the applicant plans to make any other modifications to the building other than the signage. Mr. Perez stated that they plan to paint the inside of the building; however there aren't any changes to the exterior of the building proposed. He is going to utilize the existing sign boxes on the building and replace the sign face. The sign boxes are internally illuminated. He may add some additional lighting for security purposes. Mr. Rocco asked Mr. Perez what the typical customer purchases from his business. Mr. Perez stated that typically its lighting, headlights, LED lighting is big now. The real big stereo equipment from the 80's and 90's is not really in demand. Mr. Rocco asked the length of time it takes to complete work on a vehicle. Mr. Perez replied that it depends on the installation; typically a remote start takes about two hours; however he may have a car that is onsite for month if they are completely redoing the interior with upgrades. Depending on the installation, most people will drop the vehicle off; however some people will wait if the installation is only going to take an hour or so.

Site Plan Waivers: (continued)

1. #WSP-04-16 – High End Vine Street Car Stereo, Inc. (continued)

Mr. Cooper inquired as to the proposed signage. Mr. Perez stated that there are two existing signs on the building and he plans to replace the sign face. There is also a sign pole out along the frontage that he would like to add a sign box on with his sign. The pole signs are illuminated, he just wants to add a new sign box with his business logo. The property owner is planning to have the sign box installed on the existing sign pole. Ms. Hui commented on the fencing and the ingress and egress. Mr. Perez stated that there is fencing along the right side of the property and there are two means of ingress and egress; one on the Black Horse Pike and one on Prosser Avenue. Mr. Masterson asked if the applicant will need to specify where and how many dumpsters he is proposing on the site. Mr. Perez stated that he is unfamiliar with how the trash removal works on this site; he was actually contemplating asking the one tenant who has a dumpster to share it with him and he would pay for half the cost. He stated that he would work on that issue and if he cannot share the dumpster he will contact the waste management company he currently uses.

Motion by Mr. Agnesino, seconded by Mr. Scardino to approve the site plan waiver. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. WSP-02-16 - AFC Urgent Care of Williamstown

Present – George Matteo, applicant's attorney, Robert Stoelker, applicant's engineer, Rick Fiorile, applicant's contractor.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. A copy of the proposed site plan and floor plan. 3. A copy of the applicant's proposed signage. 4. Letter and photographs dated January 11, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to convert the existing commercial building, formerly known as Wachovia Bank, into an urgent care facility. The applicant has demolished part of the bank drive-thru area and future plans are to construct a small addition in that area. The property is located at 165 South Black Horse Pike, also known as Block 3201, Lot 9, in the Commercial Zoning District.

Mr. Matteo introduced himself as the applicant's attorney. Mr. Stoelker and Mr. Fiorile were sworn in by Mr. Rocco. Mr. Matteo stated that the application before the Board is to request a site plan waiver in order to convert an existing former bank building into an urgent care medical facility. Mr. Stoelker gave a brief overview of the project. Mr. Stoelker stated that they are converting the old bank building into an out-patient urgent care medical facility. They plan on constructing a five hundred square foot addition in the area where they removed the drive thru canopy which will be used for examination rooms. Mr. Fiorile stated that there were six drive thru lanes that totaled about twenty-two hundred square feet, which has now been removed. All of that area will be resurfaced. Of the twenty-two hundred square feet they will be putting back five hundred and eight feet in the addition that will run parallel with the back of the building. The addition will house four examination rooms and an egress hallway with a closet. They will be recoating the entire parking lot, striping it, and marking out a fire lane. They are not increasing the impervious coverage on the site. With regard to the existing landscaping, Mr. Fiorile stated that he will be removing the bushes that are old and overgrown and adding new landscaping materials. Mr. Cooper asked if the applicant has any objection to working with the Board's Planner with regard to the type of landscaping to be used. With regard to the existing air conditioning units, they will be removed. New HVAC equipment will be installed on the roof of the building. Mr. Fiorile stated that he would work with the Board's Planner concerning the landscaping.

Site Plan Waivers: (continued)

2. #WSP-02-16 – AFC Urgent Care (continued)

Mr. Stoelker explained that there are typically five employees on site and the hours of operation are generally 8:00 a.m. to 8:00 p.m. They will be adding some parking spaces in the back and anticipate having approximately twenty parking spaces which is adequate based on his experience for this type of use. Mr. Stoelker stated that they have a parking layout; however he did not bring that layout with him this evening, but it does allow for twenty parking spaces. Mr. Masterson suggested that the parking layout be submitted to the Board's professionals for their review to insure there is adequate parking. Mr. Matteo stated that they will submit the parking layout. Mr. Rocco stated that it would be more of a submission rather than a review by the professionals.

Mr. Rocco asked the applicant if they are aware of the sidewalk requirements. Mr. Matteo stated they were made aware of that issue in Mrs. Flaherty's letter. He stated that they are asking the Board to waive the sidewalk requirement and to accept a sidewalk contribution in lieu of installation. Mr. Rocco reviewed the conditions of approval discussed this evening. The applicant agreed to post an additional five hundred dollars in escrow for the Board's Planner and agreed to work with him on the appropriate landscaping for the site. The applicant also agreed to submit a parking layout to the Board office.

Motion passed to open the site plan waiver application to the public.

1. Robert Heffner, 3681 Old Black Horse Pike, was sworn in by Mr. Rocco. Mr. Heffner stated that when the bank was in operation, it was illegal to make a left hand turn onto Poplar Street to the traffic light from the first access driveway. He suggested that the Board impose the same condition on this applicant to have signage that will allow a right hand turn only out of the access drive closest to the intersection. The Board agreed that the applicant should have signage indicating a right turn only at that access drive closest to the intersection.

Ms. Hui commented that the Township recently adopted a Complete Streets Policy and since this site is close to the Main Street area and there are a lot of pedestrians, would the applicant be amenable to installing bike racks on the site. The applicant agreed that they would install bike racks. Mr. Matteo wanted to be sure the site identification signage was part of the approval for the site plan waiver. Mr. O'Brien stated that it is included.

Motion by Mr. Teefy, seconded by Mr. Masterson to grant the site plan waiver subject to the conditions previously stated. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy. Nays – Zero. Abstentions – Zero.

There was further discussion on the sidewalk waiver and the amount of the fee. The Board agreed that the applicant would be required to make a \$2,000.00 sidewalk contribution in lieu of installing sidewalks if the sidewalk waiver is approved. Motion by Mr. Crane, seconded by Mr. Caligiuri to grant the sidewalk waiver and accept the \$2,000.00 sidewalk contribution in lieu of installing sidewalk. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Mr. Cooper. Abstentions – Zero.

3. #WSP-01-16 – Daniel Doan/Sugar Nails

Present – Daniel Doan, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Photographs of the proposed signage. 3. A survey of the property and interior floor plan. 4. Letter with attached photographs dated January 11, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to relocate his nail salon business to an existing building located at 929 South Black Horse Pike, also known as Block 3303, Lot 25 in the RG-C Zoning District.

Site Plan Waivers: (continued)

3. #WSP-01-16 – Daniel Doan/Sugar Nails (continued)

Mr. Doan was sworn in by Mr. Rocco. Mr. Doan testified that he purchased this existing building on the Black Horse Pike for the purpose of relocating his nail salon business from the old Acme shopping center. Mr. Agnesino stated that the parking area is currently all grassed over. He commented that Mr. Doan is proposing to have a stone parking area with a paved area for a handicap parking space. Mr. Doan stated that there is sidewalk in front of the building and he will connect that sidewalk to the handicap parking area. He agreed to comply with the ADA requirements. Mr. Agnesino commented that Mr. Doan will have to remove the grass from the parking area; he cannot put the stone on top of the grass because the grass and weeds will grow through the stone. Mrs. Flaherty suggested that Mr. Doan hire a professional to do that work for him. Mr. Agnesino stated that the applicant can use the Township services with regard to trash and recycling. Mr. O'Brien asked Mr. Doan if he would be willing to provide additional escrow money, five hundred dollars, in order to work with the Board's Planner concerning the landscaping along the Black Horse Pike and the frontage and sides of the property. Mr. Doan agreed to post the additional escrow and work with the Board's Planner. Mr. Doan stated that he has started cleaning up the property. Mr. O'Brien stated that Mr. Doan will have to comply with the conditions of approval stated in Mrs. Flaherty's letter in order to receive his Certificate of Occupancy. Mr. Doan agreed to comply with the conditions stated in the letter and required by the Board.

Mr. Rocco stated that there is a requirement for sidewalk on this property as well. Mr. Doan can request a sidewalk waiver in lieu of installing sidewalk. He reviewed the conditions of approval for the Board. Posting of the additional escrow for the Board's Planner, ADA compliance, and the parking layout submitted to the Zoning Board office. Motion by Mr. Caligiuri, seconded by Mrs. Flaherty to grant the site plan waiver subject to the conditions previously stated and listed in Mrs. Flaherty's report. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Mr. Rocco explained the sidewalk waiver and the fee in lieu of installing sidewalk. The Board agreed to assess a \$300.00 sidewalk waiver contribution in lieu of installing sidewalk if the sidewalk waiver is approved. Mr. Doan agreed to the fee. Motion by Mr. Agnesino, seconded by Mr. Caligiuri to grant the sidewalk waiver and accept the \$300.00 sidewalk contribution. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mrs. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Extension Requests:

1. #1792 – Lawrence A. Pray Builders, Inc. – Preliminary Major Subdivision

Motion by Mr. Agnesino, seconded by Mr. Crane to grant the one year extension on application #1792. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mrs. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Mr. Crane inquired as to COAH for this application. Mr. Rocco replied that COAH really does not exist anymore but the applicant will have to comply with whatever affordable housing laws are in place at the time of his final approval.

2. #437-SP & #1809 – Williamstown Assembly of God – Prelim. & Final Site Plan/Minor Sub.

Motion by Mr. Agnesino, seconded by Mr. Caligiuri to grant the one year extensions for applications #437-SP and #1809. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mrs. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 1/7/16 regular meeting.

Motion by Mr. Agnesino, seconded by Mrs. Flaherty to approve the minutes from the January 7, 2016 regular meeting. Voice vote; all ayes, motion passed.

Reports:

1. Mr. O'Brien stated that Mrs. Flaherty is the new Zoning Officer and the Board is now receiving reports from her on the site plan waiver applications that come before them. He stated that it is a big help for the Board to have her report on the applications. Mr. Crane agreed and mentioned that he has never seen a report before Mrs. Flaherty became the Zoning Officer. Mr. Masterson inquired as to getting the information in his email since he cannot pick up his packet. Mrs. Farrell stated that she can email the information to those Board members that want it in an email.

Adjournment:

The meeting was adjourned at 8:10 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