

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:04 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, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Absent – Ms. Hui, (excused), 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."

Memorialization of Resolutions:

1. PB-9-16 – App. #WSP-04-16 – High End Vine St. Car Stereo, Inc. – Site Plan Waiver

Motion by Mr. Agnesino, seconded by Mr. Teefy to adopt resolution PB-9-16. 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. PB-10-16 – App. #WSP-02-16 – AFC Urgent Care of Williamstown – Site Plan Waiver

Motion by Mr. Crane, seconded by Mr. Agnesino to adopt resolution PB-10-16. 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.

3. PB-11-16 – App. #WSP-02-16 – AFC Urgent Care of Williamstown – Sidewalk Waiver

Motion by Mr. Agnesino, seconded by Mr. Crane to adopt resolution PB-11-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-12-16 – App. #WSP-01-16 – Daniel Doan – Site Plan Waiver

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-12-16. 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.

5. PB-13-16 – App. #WSP-01-16 – Daniel Doan – Sidewalk Waiver

Motion by Mr. Agnesino, seconded by Mr. Caligiuri to adopt resolution PB-13-16. 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.

6. PB-14-16 – App. #1792 – Lawrence A. Pray Builders, Inc. – One Year Extension

Motion by Mr. Agnesino, seconded by Mr. Teefy to adopt resolution PB-14-16. 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.

7. PB-15-16 – App. #437-SP & #1809 – Williamstown Assembly of God – One Year Extension

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-15-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waivers:

1. #WSP-05-16 – Williamstown Assoc. c/o RD Management, LLC

Present – Richard Hoff, applicant’s attorney, Michael Rossi, VP of Construction for RD Management.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application. 2. A copy of the applicant’s supporting documentation, photographs of the proposed business, and property survey. 3. Letter dated January 25, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to outfit a vacant 21,000 square foot unit in an existing strip store center with an indoor trampoline park known as Rockin’ Jump. The property is located at 1173 S. Black Horse Pike also known as Block 11301, Lot 4 in the RG-C Zoning District.

Mr. Hoff introduced himself as the applicant’s attorney. Mr. Hoff stated that the application before the Board is a site plan waiver application for RD Management who has a new tenant for the Williamstown Shopping Center. The Board’s packets contain the operation of the business proposed for the space. RD Management has spent a considerable amount of money upgrading the facades on the buildings located in the shopping center. He addressed the items listed in the Zoning Officer’s letter. With regard to the comment concerning a dumpster, Mr. Hoff stated that there will be dumpster on site for the tenant. They will comply with the law regarding recycling materials. They are proposing a façade sign which is depicted in the renderings submitted to the Board. If the lease allows for signage in the existing pylon sign then the tenant will be able to have a sign there as well. There aren’t any changes proposed for the existing pylon sign. Mr. Hoff commented on the statement concerning the illegal lawn signs. He stated that they do not have any say in that issue as they are not instructing their tenants to put those signs up. If they are not permitted then the Zoning Officer should cite the tenants for putting those illegal signs up.

With regard to the light fixtures, the applicant agreed to paint the concrete bases at the bottom of the light fixtures. They agreed to monitor the issue of the cracks in the parking lot and to address those issues before the last tenant occupancy. The applicant was not in agreement with the Zoning Officer’s statement regarding landscaping along the frontage of the Black Horse Pike. They do not want to put landscaping in the front of the site as it may be the DOT right-of-way. In addition they do not want to block any visibility to the site and any landscaping would be a maintenance issue. The applicant is requesting that the landscaping comment not be imposed as a condition of their approval. They do agree that they need to obtain a Certificate of Occupancy from the Construction Official. Mr. Caligiuri asked if this shopping center is part of a redevelopment area and if so then the applicant, RD Management, would be the redeveloper of record and responsible to follow the redevelopment plan which would include landscaping. Mr. Hoff stated he would agree with that statement if they were proposing any changes to the site; however they are not proposing any changes to the exterior of the site or before the Board with a site plan; they are only proposing what is a permitted use to occupy one of the units. Mr. Caligiuri replied that they do appreciate the new tenant; however he was hoping they would do something more to make the shopping center more attractive. Mr. Hoff stated that the applicant has been working on the site and it looks a lot different than it did a couple of years ago. He commented that it is all economy driven and if they continue to get more tenants then they can do more to improve the site.

Ms. Flaherty stated that some low lying landscaping would attract new tenants and help the shopping center to be more viable. She did not intend the landscaping to be large trees or bushes but just some low lying landscaping to be planted in the spring. There was some discussion by the Board on the matter; Mr. Crane commented that he did not see the need for landscaping at this time. He stated applicant has been working on making improvements to the site and it is good for the town that he is starting to get new tenants. Ms. Flaherty replied that it can be something that is done at a later date as with the parking lot, before the last tenant occupancy.

Site Plan Waivers: (continued)

1. #WSP-05-16 – Williamstown Assoc. c/o RD Management, LLC (continued)

The parking lot will eventually need a top coating and restriping so if RD Management is in agreement, they can do the parking lot and landscaping at the same time. Some of the Board members commented on the maintenance of the landscaping and there not being any sprinkling system on the site. Ms. Flaherty replied that there are types of low lying landscaping that does not require much maintenance. Mr. Hoff commented that any prospective tenants will make demands for things such as signage or landscaping and the repairing of the parking lot before they will sign a lease agreement. Ms. Flaherty commented on the existing freestanding sign which cannot be seen from the highway. She stated that the property owner should do something to make the sign more visible for their tenants so that they do not have to put out the illegal lawn signs. In order for their tenants to be successful the signage must be visible from the highway. Mr. Hoff stated that he would be happy to work with Ms. Flaherty with regard to the freestanding sign as visibility is the key to the shopping center and the tenants being a success. Mr. Teefy asked where the sign might be moved. Ms. Flaherty commented that the freestanding sign can be moved to the area where the illegal signs are now or closer to where the Dollar General store is located. Mr. Masterson stated that if the town starts enforcing the ordinance with regard to the illegal signs then the tenants may put pressure on the owner to do something about the signage.

Mr. Cooper stated that he was at the site a few months ago and noticed the columns in front of the store fronts are cracked and chipped and in need of repair. Mr. Rossi was sworn in by Mr. Rocco. Mr. Rossi testified that they redid the entire façade and all of the columns in the shopping center. They removed the stucco from the columns and replaced it with cultured stone. Mr. Teefy stated that site has been an eyesore for many years and he appreciates the owner making the repairs to the site and making it look more appealing. It has been part of a redevelopment zone for many years and nothing has been done until now. He believes that the Rockin Jump business will be a huge success in the town since there isn't anything like that around.

Mr. Rocco stated that as a condition of approval, the applicant will insure the light fixtures are maintained and the bottoms are painted. With regard to the signage, the applicant has agreed to work with the Zoning Officer to see if anything can be done with the location of the freestanding sign. Mr. Masterson asked where the dumpster will be located. Mr. Rossi stated that the dumpster will not be visible to the customers or from the highway and will be located behind the tenants unit. Mr. O'Brien inquired as to the issue of the landscaping noted in the Zoning Officer's report. Mr. Crane stated that he did not see any need for landscaping or the additional escrow for the Planner's review at this time.

Motion by Mr. Agnesino, seconded by Mr. Crane to grant the site plan waiver approval subject to the conditions outlined above by Mr. Rocco. 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-06-16 – M&E Associate Partnership c/o Eric Becker

Present – Len Schwartz, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Photographs of the property and proposed signage. 3. A copy of the property survey. 4. Letter dated January 25, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is applying for a site plan waiver in order for the existing Deals store to change their signage to a Dollar Tree store. The Dollar Tree Company has owned the Deals store however they wish to change the sign to indicate it is a Dollar Tree. The property is located at 111 S. Black Horse Pike, also known as Block 3201, Lot 5 in the Commercial Zoning District.

Site Plan Waivers: (continued)

2. #WSP-06-16 – M&E Associate Partnership (continued)

Mr. Schwartz introduced himself as the applicant's attorney. Mr. Schwartz stated that the only change being made to the site is that the Dollar Tree signs will replace the existing Deals signs both on the façade and on the freestanding sign out along the frontage. Mr. Becker, the applicant, agreed to provide some landscaping on the property. Mr. Schwartz submitted a copy of the proposed landscaping plans which was marked as Exhibits A-1 and A-2. The landscape plans were prepared by Brian Myers and the landscaping is proposed to be installed in the spring.

With regard to the proposed signs the applicant has agreed that they will not be neon signs. The façade sign is backlit behind each letter. Mr. Becker agreed that he would take care of any issues in the parking lot noted in Ms. Flaherty's letter. There are no changes with regard to the trash dumpster or recycling. The issue of sidewalk in Ms. Flaherty's letter has been rescinded so that no sidewalk or the need for a sidewalk waiver is required. Ms. Flaherty's letter noted that there are areas on the building in need of repainting. She will send Mr. Schwartz the photographs she took which show the specific areas she mentioned. Mr. Schwartz stated that Ms. Flaherty raised the issue of the Certificate of Occupancy and ownership of the business. Mr. Schwartz stated that the current business, the Deals store, has been owned by the Dollar Tree Company, so there isn't any change in occupancy as far as the business owner; they are just changing the name and the signs to reflect that it is a Dollar Tree store. There was further discussion on the matter with Mr. Schwartz agreeing to provide proof to the Construction Official that the Dollar Tree Company is the owner of record and there is no change in ownership so a new Certificate of Occupancy will not be required. Mr. Rocco asked if the applicant is agreeable to the additional \$500.00 escrow for the planner to review the landscaping plan; Mr. Schwartz stated they will comply.

Mr. Rocco reviewed the conditions of approval; the applicant has agreed to install landscaping according to the plans submitted and to be reviewed by the Board's Planner, in the spring. The applicant will work with Ms. Flaherty with regard to the areas in need of repainting on the building as well as making the necessary repairs to the parking lot. The applicant will agree that the signage will not be neon and the applicant will provide proof that there is no change in occupancy and if there is a change then a Certificate of Occupancy will be required. Motion by Mr. Teefy, seconded by Mr. Caligiuri to grant the site plan waiver subject to the conditions stated above. Mr. Agnesino asked why there is a requirement for additional money for landscaping when the last applicant did not have to provide any landscaping and it's really the same type of application. Mr. Rocco stated that it's the Board's discretion. Ms. Flaherty commented that the original landscaping was removed and she is requesting they provide some of the landscaping on the site that was originally approved. 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.

3. #WSP-07-16 – Anthony DeAngelo/Penske – Site Plan Waiver

Present – Anthony DeAngelo, applicant, Peter Klein, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application and explanation of the proposed use. 2. A sketch of the proposed layout of vehicles on the site and a survey of the property. 3. Letter and photographs dated January 25, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting a site plan waiver in order to be permitted to store used vehicles that are traded to the Turnersville Auto Mall. The vehicles will then be presented to wholesalers who are interested in purchasing them. The property is located at 1835 N. Black Horse Pike, also known as Block 201, Lot 44 in the Commercial Zoning District.

Site Plan Waivers: (continued)

3. #WSP-07-16 – Anthony DeAngelo/Penske (continued)

Mr. DeAngelo and Mr. Klein were sworn in by Mr. Rocco. Mr. Klein stated that the letter he submitted as part of the application describes the proposed use. They would like to utilize part of the existing used car facility as a storage lot for previously owned vehicles as well as conduct a sealed bid auction at the site for those vehicles. Wholesalers would come to the site approximately twice a month to inspect, test drive, and bid on the vehicles being stored. The hours are proposed as 7:30 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. They do not use multi-vehicle haulers to bring the cars to the site; the cars will be brought to the site individually. On a sale day, they will typically have about fifty wholesalers come to the site; usually about twenty at a time, who will be bid on the vehicles they are interested in purchasing. At the end of the day the bids are opened and the winners declared. Within the next week the winners of the vehicles will come to the property to pick up the vehicles usually with a flat-bed truck or individually. If a car hauler is needed, they will make arrangements for the cars to be moved back to the Turnersville Auto Mall for pick up.

There will be two full time employees on the site and on sale days they will have an additional one to two employees on site. With regard to parking, Mr. Klein stated that he attached a parking plan. The plan shows parking for 142 storage vehicles, 33 spaces for guest and employee parking spots, and five spots for Mr. DeAngelo's use. With regard to signage, the proposed vehicle storage use does not have a need for a sign; however they are willing to work with the town and install a sign in the existing space that will communicate a "Welcome to Monroe Township" message. The tenant will pay for the design and installation of the sign insert; however when and if they do not continue to use the property for their business, the town is of the understanding that Mr. DeAngelo has the right to replace that sign for another potential tenant who may lease the property. Mr. Teefy agreed that if Mr. DeAngelo gets another tenant, they will move the sign to another location.

Mr. DeAngelo will continue to utilize part of the site for his small used car business and he will maintain an office on the second floor of the office building. Mr. Klein stated that all the financial dealings will be handled at the auto mall and not at Mr. DeAngelo's site. Mr. Masterson commented that based on the parking diagram there is only a sixteen foot drive isle for cars to maneuver. Mr. Klein stated that the parking spaces are eight by sixteen spaces. They do not have any retail customers at the property just the wholesalers who will move the cars. They typically park the trucks and vans in areas where they have more space. Mr. Masterson stated that he has an issue with the drive isle where the wholesalers have to park and maneuver through the site for safety reasons. After further discussion the applicant agreed to redesign some of the parking areas to accommodate a larger drive isle.

With regard to the Atlantic Electric Company tower, the applicant has acquired plastic barriers to prevent anyone from driving back to the electric company tower. Mr. DeAngelo provided an email from the electric company which states they do not have any issues with the proposed use on the site. No maintenance will be done on the vehicles at this site; however from time to time it may be necessary to change a car battery or to jump the battery. They will utilize the existing dumpster on the site. The property does not have sidewalk and they will request the waiver. Whatever the contribution it is acceptable to the applicant. With regard to landscaping, Mr. DeAngelo has done a very nice job in maintaining the site and providing some landscaping throughout the site. It was determined that maybe some nice flower pots could be positioned on the wall located along the Black Horse Pike with some nice foliage and Mr. Klein stated that he did not have a problem with funding and maintaining the flower pots. Ms. Flaherty stated that the flower pots/planters are appropriate but the Board's Planner should still look at what is being proposed. Ms. Flaherty also commented that a continued occupancy inspection is required which is a basic inspection. Mr. Teefy commented on how well maintained Mr. DeAngelo has kept his property for his business and the tenants he has had over the years.

Site Plan Waivers: (continued)

3. #WSP-07-16 – Anthony DeAngelo/Penske (continued)

Mr. Agnesino expressed his concern with oil leaking from the used vehicles into the ground. Mr. Klein replied that the cars are inspected and repaired at the auto mall site; however if they have a vehicle that has too many issues that cannot or is not worth repairing, they sell them as scrap vehicles and will not bring them to this site.

Mr. Rocco reviewed the conditions of approval for the Board. The applicant will submit another parking plan for the Board's Planner to review to insure the safety of the site as well as submitting the type of planters or pots and foliage to be used for landscaping for the planner's review and an additional five hundred dollars in escrow to cover the cost of the review. The applicant will work with the town with regard to the signage. Motion by Mr. Agnesino, seconded by Mr. Masterson to grant the site plan waiver subject to the above noted conditions. 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 reviewed the sidewalk waiver request by the applicant. It was determined that the contribution of \$1000.00 will be required in lieu of installing sidewalk. Mr. Klein was in agreement to make the contribution. 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.

Approval of Minutes:

1. 1/14/16 regular meeting.

Motion by Mr. Crane, seconded by Mr. Teefy to approve the minutes from the January 14, 2016 regular meeting. Voice vote; all ayes, motion passed.

Reports:

1. Mr. Teefy stated he recently met with a marketing team. They went through the history of the town and the marketing team thought the town has many assets and positive qualities in which to draw more development. Mr. Teefy stated that they emphasized they wanted to focus on drawing in more commercial development first and then they would focus on destinations for guests and more housing.

2. Mr. Teefy informed the Board that there is someone who is interested in purchasing the Washington Hotel, so there may be something coming along there in the future. He invited the Board to a meeting that will be held on March 3, 2016 in Town Hall for a presentation by Jef Buehler from the DCA's Downtown Main Street program.

3. Mr. Teefy stated that new owners have purchased the Pike Inn and are interested in demolishing the building and proposing a mixed use development on that site. They may also purchase the property next store to the site which has already been approved for a strip store development.

Adjournment:

The meeting was adjourned at 8:20 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