

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. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Absent – Ms. Flaherty, (excused), Ms. Hui, (excused). Also present – Mr. Rocco, Solicitor, Ms. Pellegrini, Planner, Mr. Jordan, Engineer.

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-35-16 – App. #WSP-16-16 – Amos Stoltzfus – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-35-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-36-16 – App. #WSP-17-16 – H & M Development, LLC – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-36-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-37-16 – App. #WSP-19-16 – Rinh Kim – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Caligiuri to adopt resolution PB-37-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-38-16 – App. #WSP-22-16 – Briana Bueno Moran – Site Plan Waiver Approved

Motion by Mr. Caligiuri, seconded by Mr. Masterson to adopt resolution PB-38-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

5. PB-39-16 – App. #WSP-23-16 – Adversary Fitness – Site Plan Waiver Approved

Motion by Mr. Crane, seconded by Mr. Cooper to adopt resolution PB-39-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

6. PB-40-16 – App. #WSP-25-16 – Deborah Savigliano – Site Plan Waiver Approved

Motion by Mr. Scardino, seconded by Mr. Masterson to adopt resolution PB-40-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waivers for Board Action:

1. #WSP-12-16 – Endurance Automotive, LLC – Site Plan Waiver

Present – William Ziegler, applicant’s attorney, Dan Duzenski, tenant, William O’Neill, tenant, Vincent & Lisa Occhiolini, property owners/Cecil Group.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application. 2. Letter dated January 27, 2016 prepared by Fred Seeber, Pinelands Commission. 3. Photograph of the proposed sign. 4. Letter dated April 11, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to continue the use of the previous tenant and operate an automotive body shop. The property is located at 4335 S. Black Horse Pike, also known as Block 6401, Lot 16 in the RD-C Zoning District.

Mr. Ziegler introduced himself as the applicant’s attorney. He stated that his clients would like to occupy a building that was previously used for an automotive body shop and continue that use. The business will be open Monday through Saturday with the hours of 6:00 a.m. to 5:00 p.m. They have one employee right now but anticipate a maximum of three employees. There is ample parking on the property for the business. They are proposing signage which will fit into the existing frame. Mr. Ziegler asked his clients about the installation of a paint booth. Mr. O’Neill stated that there is an existing paint booth that complies with all of the State requirements. They will have the paint booth recertified by the State. Mrs. Farrell commented that they should submit a copy of that recertification to the office.

Mr. Ziegler stated that they are also planning to improve the existing sign pole where there sign will be located. Mr. Ziegler asked for a waiver from providing a copy of the lease at this time because the applicant’s and the property owners are still negotiating some of the terms. He stated that he will submit a copy of the signed lease to the office. Mr. Teefy asked where the cars will be stored that are waiting for repair. Mr. Ziegler stated that all the cars will be stored in the rear of the building and not visible from the road. Mr. Cotton inquired about cars for sale along the access road off of Piney Hollow Road. The applicants testified that those are not their cars; someone else is putting those cars out there and where the cars are being parked is not the owner’s property. Mr. Cooper inquired about the used car lot at the front of the property. Mr. Ziegler stated that car lot has existed there for thirty-five years and will remain on the property. Mr. Teefy asked if the owners will be painting the existing rusted fencing. Mr. Occhiolini stated that he has the paint already and will be painting the fence. Mrs. Farrell stated that Ms. Flaherty wanted to know how many vehicles will be stored on the property at one time. Mr. O’Neill stated that there will be a total of fifteen vehicles at one time. Mrs. Farrell commented that the Zoning Officer does ride around and check on businesses so if she sees it getting out of control she will send notice. Mr. Scardino asked how the applicants will dispose of the hazardous waste such as paint thinners and paint. Mr. O’Neill replied that they are switching there paint system to water based which is better for the environment and the waste can go right into the regular trash. They hope that by using this new technology it will be better for their business.

Mr. Rocco reviewed the conditions of approval for the Board. The owner/applicant will repair the existing sign and use the existing sign box. The owner will paint the existing rusted fencing. Motion by Mr. Teefy, 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, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

2. #WSP-24-16 – Vincent Bruzzese – Site Plan Waiver

Present – Vincent Bruzzese, applicant, Michael Bruzzese, applicant’s uncle.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application. 2. Letter and photographs dated April 11, 2016 prepared by Rosemary Flaherty, Zoning Officer.

Site Plan Waivers: (continued)

2. #WSP-24-16 – Vincent Bruzzese (continued)

The applicant is seeking a site plan waiver in order to convert an existing building unit back to a residential use. It was a residential use that was converted to a warehouse which is no longer operating out of the unit. The property is located at 206-210 S. Main Street, also known as Block 3206, Lot 8 in the RG-TC Zoning District.

Vincent and Michael Bruzzese were sworn in by Mr. Rocco. Vincent Bruzzese stated that the former apartment was converted to a light warehouse use that stored tee-shirts and promotional products. He would like to convert the unit, 210B, back into an apartment for his personal use. Michael Bruzzese testified that the property was owned by his brother, Vincent's father, who passed away a couple of years ago. Vincent and his brother inherited the property and Vincent would like to live at this location. The unit is located on the Poplar Avenue side of the building. The building has nine parking spaces for three apartments and two businesses. Mr. Masterson stated that the Zoning Officer's letter indicated the address should be clearly shown on the units for emergency purposes. Mr. Bruzzese replied that he has already taken care of that issue. He also stated that he will submit for all the necessary approvals with zoning and construction for the Certificate of Occupancy. Motion by Mr. Agnesino, seconded by Mr. Caligiuri to grant the site plan waiver. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Public Hearings:

1. #466-SP – Holiness Worship Center – Minor Site Plan

Present – Connie Smith, pastor, Ken Moninghoff, applicant's engineer, Len Schwartz, applicant's attorney.

Member's packets contained: 1. Report dated February 9, 2016 prepared by Ray Jordan. 2. Report dated March 1, 2016 prepared by Tim Kernan. 3. A copy of the applicant's minor site plan.

The applicant is proposing to construct a 1,800 square foot multi-use daycare facility with associated improvements and parking. The property is located at 1480 North Tuckahoe Road, also known as Block 14501, Lot 22 in the R-2 Zoning District.

Mr. Schwartz introduced himself as the applicant's attorney. Mr. Moninghoff and Ms. Smith were sworn in by Mr. Rocco. Mr. Moninghoff stated his credentials as a professional licensed engineer for the Board. The Board accepted Mr. Moninghoff as an expert in his field of civil engineer. Mr. Schwartz stated that the property is located on Tuckahoe Road right across the street from Peach Country Tractor. There is an existing church at the back of the property which also contains a daycare center. The proposed new daycare center will have four rooms to accommodate twenty-two students, four teachers, an administrator, and teacher's aide. The applicant is requesting waivers with regard to the size of the parking spaces, the drive aisle, the width of the access drive, and installation of sidewalks. Also a variance is required for the percentage of lot coverage where twenty-five percent is the maximum and the applicant is proposing just over thirty-six percent. The building will not be used for any church services or church activities.

Mr. Moninghoff displayed the proposed site plan for the Board. It depicted the one story eighteen hundred square foot building in the front of the property that is proposed for the daycare.

Public Hearings: (continued)

1. #466-SP – Holiness Worship Center (continued)

He stated that the church will still maintain the existing daycare as well as the new daycare. The daycares are not in operation during church services. The access drives and parking for the existing church and daycare will remain the same. The property also contains a three hundred and fifty square foot one story building which is used for storage, a shed, and a small outdoor play yard that is fenced in. The church and daycare are serviced by well and septic; a new well and septic system are proposed for the new daycare. Drainage on the property will not change; the property currently drains from the back to the front. They are proposing a one hundred and forty foot long stone trench on their side of the property to mitigate any runoff out to Tuckahoe Road.

Mr. Moninghoff displayed the architectural rendering and floor plan for the new daycare building. Additional paving is proposed for the parking area which will include two handicap parking spaces as well as handicap ramps for access to the facility. Traffic flow in and out of the property will not change. Landscaping plans and lighting plans were submitted. They will have to remove four trees and move the sign back to insure the sight triangle is clear. A new sign is being proposed and they will submit a sign plan to the professionals. Mr. Moninghoff reviewed the waiver requests and the one variance for the lot coverage. He stated that the plans that were submitted for review have been revised based on the reports from the County and the Board's professionals. The professionals have not reviewed the revised plans but he has a set with him. Ms. Pellegrini asked how the use of the existing three hundred and fifty square foot building will interact with the use of the new building. Mr. Moninghoff replied that it is now used for storage for the daycare and will continue to be used that way. Ms. Smith commented that they are planning to use the small building for an office for the daycare.

Mr. Jordan reviewed his report for the Board. He stated that there are some submission items that must be provided by the applicant. Mr. Moninghoff stated that they have provided the necessary items listed in Mr. Jordan's report on the revised plans. Mrs. Farrell asked them to just go over the items and reply to the ones that have been addressed. They have provided the will serve letters from Atlantic Electric and South Jersey Gas. Mr. Jordan stated that he would recommend the application be deemed complete. Motion by Mr. Agnesino, seconded by Mr. Crane to deem application #466-SP complete. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Mr. Jordan stated that the plan indicates there are nine existing parking spaces and two handicap spaces; however there aren't any delineated parking spaces. Mr. Moninghoff stated that the revised plan does show the existing parking spaces. Mr. Jordan asked that Mr. Moninghoff show exactly how a vehicle enters and exits the parking spot. He commented that it will be difficult for cars to pull in and out in the fifteen foot drive aisle. Ms. Pellegrini asked if it was possible to expand the width of the parking area next to the church. Mr. Moninghoff stated that they could expand into the grass area. Mr. Jordan stated that they do not have any issues with the proposed reduction in the size of the parking spaces to 9 x 18; the handicap spaces will not be reduced in size. It was difficult to determine how many parking spaces are required because the plan did not indicate the makeup of the church/daycare center; however Mr. Moninghoff stated he did include an explanation on the revised plans and determined they only require fifteen parking spaces. Mr. Jordan requested that each sheet of the plans show the handicap spaces one of which must be van accessible.

Mr. Jordan stated that the existing egress driveway encroaches onto the adjacent property and asked if there is a cross access easement in place. Ms. Smith stated that the church has been there for fifteen years and has used that driveway the way it is now. She is not aware of any access easement. The Cross Keys Airport is the owner of the adjacent lot. Ms. Pellegrini asked if the section of the drive that is on the adjacent lot is not used, can it be grassed so it's not used.

Public Hearings: (continued)

1. #466-SP – Holiness Worship Center (continued)

Ms. Pellegrini stated that they have to be careful with this issue due to the width of the exit drive. The Board needs to determine the minimum width they're willing to accept for the exit drive. Mr. Moninghoff stated that the width of the portion of the drive that is on the church property is nine feet. They are planning to extend the width to eleven or twelve feet which is on the revised plan. Mr. Masterson commented that he could not tell the width of the egress driveway from the plan. Mr. Moninghoff stated that he would have to delineate it better on the revised plans. Ms. Pellegrini commented that the small building at the front of the site should be removed if it's not needed in order to improve the circulation on the site. She also inquired as to the building being in the easement requested by the County for additional right-of-way. Mr. Moninghoff replied that the building is very close but it is not within the easement. Mrs. Farrell asked if the applicant was willing to remove the building. Ms. Smith replied that they just spent money on a new roof and siding about three years ago and they do use the building for storage. Ms. Pellegrini suggested working with the adjacent property owner and the County to provide a shared driveway. Mr. Moninghoff stated that he will revise the plans to clearly show the maximum width they can make the driveway using all the area they have available. Mr. Schwartz stated that if it's not adequate they will work with the adjacent property owner and the County for a shared driveway. Mr. Teefy expressed his concern with the shared driveway and the more intense use proposed for the property as well as how close the driveway is to the existing storage building.

Mr. Masterson stated that he is also concerned with the angle of the parking spaces and the spaces at the church not being delineated. Ms. Pellegrini stated that she does address the issue in her report. Mr. Jordan stated that since the sidewalk around the building is flush with the parking area they recommend wheel stops or bollards be provided to prohibit vehicles from encroaching onto the sidewalk. The increase in the impervious coverage is minimal but the applicant should insure that there isn't any impact to the adjacent properties. Mr. Moninghoff stated that they added a stone trench along the side property line to mitigate any impact to the adjacent properties and the County roadway. The new well and septic must be installed according to the NJDEP and County requirements. Mr. Jordan inquired as to how the trash is handled at the property. Ms. Smith replied that they have two Township trash receptacles and one recycling receptacle. The applicant must post a performance bond and inspection fees and is subject to all outside agency approvals.

Mr. Scardino inquired as to where a new septic system and new well will be located on the site as there doesn't appear to be enough room on the site with the additional parking spaces and paving and the requirement for the septic system to be at least one hundred feet from the well. Mr. Moninghoff stated that they do show the new well in the front of the property and the new septic system; however the septic system does not appear to be a minimum of one hundred feet from the well. Mr. Jordan replied that the applicant will need approval from the NJDEP and the County Health Department with regard to the well and septic. There was some discussion concerning the outstanding issues as they relate to the plans that were submitted and reviewed as opposed to the revised plans which were not reviewed by the professionals. Ms. Farrell stated that she did not want the applicant to submit the revised plans based on the professional's review letters until after comments were made and discussed at this evening's meeting in case there were additional changes. Mr. Masterson questioned whether the Board would get to revisit the revised plans and the outstanding issues if they give an approval this evening. Ms. Farrell replied that they would not but they rely on the professional's to make sure all the outstanding issues are addressed and all the necessary approvals are obtained.

Ms. Pellegrini reviewed her report for the Board. The applicant has agreed to submit a survey. She asked for acknowledgement that the applicant will receive all the necessary approvals associated with operating a daycare center. Ms. Smith testified that they are a licensed facility now and when the new daycare is finished the State will come and do their inspections in order for them to obtain the licensing for that facility.

Public Hearings: (continued)

1. #466-SP – Holiness Worship Center (continued)

With regard to the bulk requirements there is an existing non-conformity for the small building that sits very close to the road. There are also pre-existing side yard nonconformities. The one variance that is needed is for lot coverage as they are expanding the impervious coverage from thirty percent to thirty-six percent which makes it more nonconforming. Ms. Pellegrini stated that compliance with buffering and landscaping still has to be determined as there wasn't a lot of information provided on the initial plans. The applicant must show the clearing limits, the proposed buffer areas, and the existing wooded areas. A stone trench was added into the buffer area which will limit plantings in that area. Mr. Moninghoff stated that the trench is only eighteen inches wide so it will not impair the planted buffer area.

There is an issue with the angled parking spaces shown on the plan as the appropriate width of the drive aisle is not being provided so a greater angle is necessary. The Board must decide on the minimum width of the drive aisle; the recommended width is twenty feet for the sixty degree angled parking stalls shown on the plans. Mr. Jordan also expressed his concern with vehicles exiting the parking stalls and the width of the drive aisle. Mr. Moninghoff replied that he will provide a greater angle for the parking stalls and perhaps try to adjust the width of the drive aisle as well. Concrete wheel stops will be required as there isn't any curbing provided on the site between the building and the parking area. Signage was not addressed but it will be addressed by the applicant on the revised plans. There isn't any sidewalk existing or proposed. In lieu of the construction of sidewalk the applicant will be required to make a sidewalk contribution of \$2,130.00 to the sidewalk fund if a waiver is granted by the Board.

Mr. Crane stated that there are too many outstanding issues with regard to the parking, the drive aisle, the driveway width, etc. that he thought the applicant should address those issues and come back to the Board before they make any decisions this evening. Mr. Masterson agreed that there are too many outstanding issues and the applicant should revise the plans and come back to the Board. Mr. Teefy commented that the site would work much better if the small building was removed with regard to the parking and the driveway.

Motion passed to open to the public.

1. Jerry Lodge, 1464 N. Tuckahoe Road, was sworn in by Mr. Rocco. Mr. Lodge expressed his concern with runoff from the site and the stone trench. He also did not want to see any buffering or landscaping eliminated between his property and the parking area. Mr. O'Brien stated that the buffer area is not being eliminated and there will be landscaping in the buffer. The applicant will be working with the Board's Planner to address those issues.

2. Glenn Groves, 1464 N. Tuckahoe Road, was sworn in by Mr. Rocco. Mr. Groves inquired as to the width of the buffer between the parking area and his property. Ms. Pellegrini stated the buffer is ten feet. Mr. O'Brien stated the buffer will not be less than the ten feet. Mr. Groves stated that he did not have any objections to the proposal but wanted to make sure the buffer will be maintained. Mr. O'Brien stated that the applicant is going to work with Ms. Pellegrini with regard to the landscaped buffer.

3. Bob Heffner, 3681 Old Black Horse Pike, was sworn in by Mr. Rocco. Mr. Heffner commented that the property is tax exempt. He asked if the applicant is charging the clients for the daycare service. Ms. Smith stated that they are a tax exempt organization; eighty-five percent of the children that attend the daycare are subsidized; they receive \$132.40 per week for fifty hours of daycare per child. They do not make any profit; all the money they take in is used for expenses. The parents are asked to contribute as well but if they cannot pay anything then they do not charge them. Mr. Heffner commented that with all the nonconformance on the property he believes the small building should be removed in order to make the site more conforming.

Motion passed to close the hearing to the public.

Public Hearings: (continued)

1. #466-SP – Holiness Worship Center (continued)

There was some discussion by the Board on whether the applicant should table the application in order to address the outstanding issues. Mr. Schwartz commented that many of the outstanding issues have been addressed already on the revised plans. Ms. Farrell stated that the second meeting in May is on the 26th. Mr. Moninghoff asked how soon before that meeting the office needs the additional information and revised plans. Ms. Farrell stated that the professionals need the revisions and additional information by May 13th. Mr. Schwartz stated that if for any reason they cannot get the information required by that date they will ask for a later meeting date and re-notice the public. Mr. Agnesino asked if it was possible to install a berm along the property line to mitigate any runoff to the neighboring property; the berm will also provide screening to the neighbors. Mr. Jordan and Ms. Pellegrini replied that they will look at all the options with regard to the buffering and the drainage. Ms. Farrell stated that the hearing will be continued to the May 26, 2016 regular meeting. No new notice will be sent and the applicant must submit their plans by May 13th. Motion by Mr. Teefy, seconded by Mr. Caligiuri to table the application and continue the hearing to the May 26, 2016 regular meeting. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. #1840 – Tuck Woods, LLC – Preliminary Major Subdivision

Present – Rick Hoff, applicant's attorney, Jay Simms, applicant's engineer, Michael Brown, applicant's traffic engineer, Don Paparone, applicant, Ken Schatz, applicant.

Member's packets contained: 1. Report dated February 24, 2016 prepared by Ray Jordan. 2. Report dated February 29, 2016 prepared by Tim Kernan. 3. A copy of the applicant's preliminary major subdivision plan.

The applicant is proposing a residential subdivision for the construction of 26 single family detached dwellings, two open space lots, and one stormwater management basin. The property is located at Tuckahoe Road and Butler Drive, also known as Block 12901, Lots 5, 5.01, 5.02, 5.03, 5.04, 5.05, 8, 9, and 10 as well as Block 139.0102, Lot 1, in the R-2 Zoning District.

Mr. Simms, Mr. Brown, Mr. Paparone, and Mr. Schatz were sworn in by Mr. Rocco. Mr. Hoff introduced himself as the applicant's attorney. He stated that the applicant had originally submitted a plan for townhouses but after talking with the professionals and administration they redesigned the plan for twenty-six single family homes. Mr. Simms displayed an aerial photograph for the Board which was marked as Exhibit A-1. The aerial photograph depicted the surrounding uses which are primarily residential with the Williamstown High School being located on the opposite side of Tuckahoe Road. Mr. Simms also displayed the previously submitted plan which depicted ninety townhomes in order to show the flexibility of the R-2 Zone in terms of the density and what the applicant could build on the site. That plan was marked as Exhibit A-2. Mr. Hoff displayed the plan showing the proposed twenty six single family homes which was marked as Exhibit A-3. He stated that if the Board was to grant approval on this plan they will withdrawal the townhouse application.

Mr. Simms stated that nine of the twenty six proposed homes will be located on Butler Drive, thirteen on a cul-de-sac shown as Nichols Court, and four at the entrance to the Twelve Oaks subdivision. The lot sizes vary from eleven thousand square feet to nineteen thousand square feet. Parking is provided in garages and driveways and the number of parking spaces meets the RSIS requirements. The size of the roadways meet the RSIS standards as well including the bulb of the cul-de-sac. With regard to the open space the site contains a little over seven acres. Water runoff from the site generally drains towards the wetlands area located just below the proposed stormwater management basin. Any runoff from the roadway will be collected through piping to the basin which conforms to the NJDEP Best Management Practices.

Public Hearings: (continued)

2. #1840 – Tuck Woods, LLC (continued)

The four units proposed at the entrance to the Twelve Oaks subdivision will drain to the basin located in that subdivision. The units located on Butler Drive generally drain toward the inlet that crosses the road and drains towards the basin on the other side. A small portion of the lots will drain out towards Butler but the majority will drain back towards the inlets at the rear of the lots. The site does meet the requirements of a cluster development consisting of more than twenty acres, having open space of forty-two percent where thirty-five percent is required with five continuous upland acres and meeting the requirements in width and length. The site will be serviced by public water and sewer located in Butler Drive. The cluster development does trigger bulk variances for side and rear yards as well as lot area and lot width. All twenty-six lots will require rear yard setback variances where seventy-five feet is required and twenty-five feet is proposed. Lot area variances are required for three of the four lots located on Twelve Oaks Drive as well as sixteen other lots within the subdivision off of Butler Drive. With regard to lot frontage, proposed Lots 15, 16, and 17 have lot frontages of fifty feet where eighty feet is required and one open space lot has a frontage of twenty feet and the basin lot does not have any lot frontage. The minimum driveway side yard setback is ten feet; variances are required for Lots 15 and 17 which encroach into the ten foot side yard. Lot width variances are required for Lots 2-9, 11-13, 19-21 which have a lot width of eighty-five feet where ninety feet is required. In addition Lot 24, the open space lot only has a lot width of twenty feet and requires a variance. With regard to lot depth, variances are required for all of the lots having less than one hundred and eighty feet.

Mr. Simms testified as to his credentials as a professional planner as well. He stated that the deviations from the code with regard to the bulk variances is consistent with a cluster development where the open space component is increased. The current plan will generate approximately seventy-eight residents and of those residents only about thirteen school aged children as opposed to the previous submitted plan for townhouses. In addition this plan will decrease the impact with regard to traffic and is consistent with the surrounding uses. He stated that the only detriment may be the decrease in the overall lot size but the benefits of the cluster development far outweigh any detriment. Mr. Jordan asked the applicant to explain the noted preserved open space area on the plan shown as being dedicated to Reverend Dr. Rutherford V. Nichols. Mr. Hoff commented that they thought the issue of the open space might be better determined at final approval since they do not know as of yet who will take ownership of the open space and the basin. They do not feel that twenty six lots can support a homeowner's association that will be required to maintain the open space and the basin.

Mr. Jordan reviewed his report for the Board. He stated that after reviewing the submission requirements he would recommend the application be deemed complete. Mr. Caligiuri informed Mr. O'Brien that he was recusing himself from voting on this application. Motion by Mr. Teefy, seconded by Mr. Masterson to deem application #1840 complete. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

The applicant is requesting a waiver from providing the depiction of gas, electric, telephone, and television lines as these are determined by the utility companies at the time of construction. The traffic report submitted was based on the plan for the townhouse development; Mr. Jordan asked that the traffic report be updated to depict the traffic for the proposed plan. The applicant agreed to update the traffic report. A waiver from providing a construction schedule is being requested until they return for final approval. With regard to lighting, the applicant should provide street lights with recessed cobra luminaires. The applicant agreed to this request. Mr. Jordan asked that the detail for the cul-de-sac be reviewed by the Township's Fire Official for the turning radius to insure the fire equipment can maneuver in that space. There are a few minor issues with regard to the rear lot grading and Mr. Jordan will go over those issues with the applicant's engineer. The applicant has agreed to provide architectural plans with the plans for final approval.

Public Hearings: (continued)

2. #1840 – Tuck Woods, LLC (continued)

Mr. Jordan stated that there are some outstanding issues with regard to the stormwater management but he can go over those issues with the applicant's engineer before final. Mr. Hoff agreed that they have reviewed Mr. Jordan's comments and they will be able to work out the issues raised. Mr. Jordan recommended that a five foot high black coated vinyl fence be provided around the basin. Mr. Hoff asked that this issue be deferred to final as it coordinates with the issue of the open space and basin ownership. There are a number of outstanding issues regarding the Environmental Assessment; Mr. Hoff stated that they are in the process of updating the information for the Environmental Assessment and will submit the information to Mr. Jordan before final. The applicant must post all required performance bonds and inspection fees and the application is subject to approval from all necessary outside agencies.

Ms. Pellegrini reviewed her report for the Board. The cluster development is a permitted use in the zone and the applicant has met all the requirements for a cluster development. Testimony has been provided regarding the numerous bulk variance requirements. With regard to the driveway side yard variances for Lots 15 and 17, Mr. Simms stated that they can make adjustments so they will not need those variances now. Ms. Pellegrini stated that all of the lots that require bulk variances are listed in the report. The application does comply with the RSIS standards for parking and the interior streets. Sidewalk is provided along the frontages but not along Tuckahoe Road in front of the open space lot; a waiver is required. The open space is required to be easily accessible from all parts of the development. The plan does not conform as Lot 25 is not accessible from the cul-de-sac unless the proposed twenty foot wide access easement is to be utilized for that purpose. Mr. Simms stated that it is to be used for that purpose. A waiver is required for the section of open space that goes out to Butler Drive for not being the minimum width of fifty feet. Ms. Pellegrini stated that she did not have a problem with that waiver. Usable recreation has not been addressed on the plans and the Board should decide the usefulness and functionality of the open space. Mr. Hoff stated that those are some of the issues to be discussed. Whether the noted preserved open space should be left in a natural state or whether the town would like to have it be more accessible for active recreation. Mr. Teefy stated that he would prefer it remain in a natural state.

The landscaping design around the basin should be enhanced. The plan proposes grading within the twenty-five foot perimeter buffer. Ms. Pellegrini stated that they recommend the plan be revised to include supplemental plantings in the perimeter buffer along the south side of the basin. Mr. Simms stated that they would work with Ms. Pellegrini's office on that issue. A waiver is required for not providing additional landscaping along the Tuckahoe Road frontage of Lot 25, the open space lot. A waiver is also required for the extensive clearing to accommodate the lot development and stormwater management facilities. The applicant is requesting a waiver from showing all trees with a diameter of five inches or more on the plans to determine if any should be preserved. Trees greater than twenty-five inches in diameter are considered specimen trees and must be preserved based on the conditions of Chapter 175-147F(2). Ms. Pellegrini stated that they are encouraging preservation of all the natural wooded areas and the applicant should provide the clearing limits and where the natural vegetation is supposed to remain on the plans. The applicant agreed to provide that information on the plans. With regard to ownership of the basin, Ms. Pellegrini stated that this development does not meet the ordinance requirements for a homeowner's association and as such ownership of the basin and open space should be discussed by the Board. Mr. Teefy commented that the Township would end up with the basin anyway since there aren't enough homes in the development to sustain maintenance. Mr. Agnesino stated that there is a formula for the applicant to pay for the maintenance of the basin if the Township takes ownership. Mr. Agnesino commented on the drainage on Butler Drive into the one inlet with the increased number of homes. Mr. Jordan replied that he does address that issue in his letter. Mr. Agnesino asked if they are digging up Butler Drive to access the water and sewer. Mr. Simms stated that they will be accessing the water and sewer off road and not on Butler Drive.

Public Hearings: (continued)

2. #1840 – Tuck Woods, LLC (continued)

Signage is not shown on the plans and the applicant should discuss any proposed signage for the development. Mr. Hoff stated that they have not decided on the signage as of yet but will provide that information at final. Ms. Pellegrini stated that a drainage easement will be required across a portion of Lot 25. Mr. Simms replied that they are using that area for the basin outfall and that they will make a provision for an easement. The applicant will be required to meet their COAH responsibilities. With regard to the contribution in lieu of providing sidewalk along the Tuckahoe Road frontage the applicant is required to make a \$10,305.00 contribution. The applicant was in agreement with the contribution as long as the waiver is granted by the Board. The applicant will also be required to enter into a Developer's Agreement with the town.

Mr. Teefy stated that there aren't enough homes for a homeowner's association to maintain the basin and open space. He didn't understand why the issue should be deferred until final when everybody understands there will not be a homeowner's association that will maintain the basin. Mr. Hoff stated that it's fine with them to address the issue now but there is still the open space component as well. He stated that it will be left natural but someone has to own and maintain the open space. There was further discussion on whether the town would want the responsibility of the open space. The issue of the open space and the basin ownership will be deferred to final.

Mr. Agnesino asked the radius of the cul-de-sac as a trash truck needs a forty foot radius to get around. Mr. Simms replied that it has a forty-five foot radius. He asked if there will be on street parking on the cul-de-sac. He stated that if there are two trash receptacles in front of every house, a mailbox, and a car parked on the street it will be difficult for the trash truck to maneuver around and pick up the trash as well as the mailperson to get to the mailboxes. Mr. Cooper inquired as to the homeowners being able to have enough room for pools, decks, and sheds with the reduced rear yard setbacks. Mr. Simms stated that they shouldn't have any problems.

Motion passed to open the hearing to the public.

1. Valencia Nichols, 583 N. Tuckahoe Road, was sworn in by Mr. Rocco. Ms. Nichols stated that she owns Lots 6, 7, and 5.02. She was concerned with the water runoff onto her properties. She stated that after the Twelve Oaks subdivision was built she noticed that there was more water runoff on the property behind her. Mr. Simms stated that there will be inlets along the property line. Those inlets will be low points so that any water that runs down will collect into those inlets and then get piped into the basin. Mr. Agnesino asked who is going to maintain the rear yard drains. He stated that those rear yard drains can create a maintenance problem for the Township and asked if the property owners can be responsible. There was some question as to whether the drains are located on the individual lots or in the open space. It was determined that the drains are in the open space and would be the Township's responsibility if the Township accepts ownership of the open space. Mr. Teefy asked Ms. Nichols if she would like to see the dedicated open space area kept natural. Ms. Nichols replied that she would like to see it remain in its natural state.

2. Barbara Winklespect, 955 N. Beecham Road, was sworn in by Mr. Rocco. She stated that she didn't agree the fencing around the basin should be vinyl stating that it should be some kind of metal. Mr. Agnesino responded that the fencing is proposed to be vinyl clad chain link fencing. Ms. Winklespect commented that the location of this development is close to the airport and asked if shuttle transportation will be provided to any of the small airports. Mr. Simms replied there will not be a shuttle service. She questioned the Board on how much buildable open space is left in the town. Mr. O'Brien replied that he did not know how much open land was left but that much of the town is located in the Pinelands where there are certain restrictions on building. Mr. Teefy stated that there is a lot of open land but some of the land already has approvals for development that hasn't been built as of yet.

Public Hearings: (continued)

2. #1840 – Tuck Wood, LLC (continued)

Ms. Winklespect commented that they know the square footage of the town but they do not know how much open land is left in the town. She stated it's important to preserve the natural environment. Mr. O'Brien replied that they cannot tell developers or anyone else that they can't buy property in town. Ms. Pellegrini replied that all development is governed by the town's zoning plan. She commented on the lack of commercial development in this area as well as public transportation. She also commented on the lack of quality of materials on the newer homes being built. Ms. Winklespect was under the impression this development was for student housing. The Board responded that it was not student housing but single family homes that would generate approximately seventeen school aged children.

Motion passed to close the hearing to the public.

Mr. Rocco reviewed the bulk variances and waivers for the Board. Motion by Mr. Teefy, seconded by Mr. Masterson to grant the sidewalk waiver conditioned upon the applicant making a sidewalk contribution of \$10,305.00 in lieu of installing sidewalk along the open space frontage on Tuckahoe Road. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Mr. Cooper. Abstentions – Zero. 7 ayes, 1 nay, motion passed. Motion by Mr. Teefy, seconded by Mr. Cooper to grant preliminary major subdivision approval conditioned upon the comments in the professional letters and stated on the record. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Reports:

1. Ms. Farrell distributed the Financial Disclosure Statements to the Board. She stated that the Board members can fill out their information online and that is must be done by April 30th.

2. Mr. Teefy stated that they hosted a Gloucester County Chamber of Commerce event today at the Grand Theater. The members of the Williamstown Chamber of Commerce were present as well as various business owners. There were a lot of ideas discussed with regard to generating interest for business in Monroe Township.

Adjournment:

The meeting was adjourned at 10:00 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