

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:08 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, Ms. Hui, Mr. O'Brien. Absent – Mr. Cotton, (excused), Mr. Kernan, (excused), Mr. Jordan, (excused). Also present – Mr. Rocco, Solicitor.

Proper notice of this meeting was given as required in 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-46-16 – App. #1844 – K. A. Priest, LLC – Minor Subdivision Approved

Motion by Mr. Agnesino, seconded by Mr. Cooper to adopt resolution PB-46-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

2. PB-47-16 – App. #1845 – Loring, Inc. – Minor Subdivision Approved

Motion by Mr. Agnesino, seconded by Mr. Crane to adopt resolution PB-47-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

3. PB-48-16 – App. #WSP-21-16 – Mitchell Helton – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Crane to adopt resolution PB-48-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

4. PB-49-16 – App. #WSP-27-16 – MJB Investments, LLC – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-49-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

5. PB-50-16 – App. #WSP-28-16 – Roxann Gerard – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-50-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

6. PB-51-16 – App. #1829 – RJP Homes, LLC – One Year Extension Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-51-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

7. PB-52-16 – App. #1841 – Ravinder Singh – 60 Day Deed Extension Approved

Motion by Mr. Agnesino, seconded by Mr. Crane to adopt resolution PB-52-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Ms. Hui. Nays – Zero. Abstentions – Zero.

Site Plan Waivers – for Board Action:

1. #WSP-26-16 – Brett Wolvin – Site Plan Waiver

Present – Brett Wolvin, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application with photographs. 2. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is before the Board for a site plan waiver as a new tenant in an existing strip store shopping center known as the Williamstown Pavilions. The property is located at 1809 N. Black Horse Pike, also known as Block 701, Lot 30 in the Commercial Zoning District.

Mr. Wolvin was sworn in by Mr. Rocco. He stated that he is before the Board for a site plan waiver for his retail design center which includes decks, awning, and fences. He will not be storing any equipment at this location and he intends to utilize the existing sign box for his signage.

Ms. Flaherty reviewed her report for the Board. She stated that she did not have any issues with the application with the exception of the illegal banners on the property along the Black Horse Pike. She stated that as a condition those banners must be removed. Mr. Crane asked if the banners were this applicant's responsibility. Ms. Flaherty stated it is the property owner's responsibility to have them removed. If they aren't removed she will remove them and notify the property owner once again that they are not permitted. She also stated that the applicant must complete a zoning permit application for the business and the sign as well as obtaining a Certificate of Occupancy. Mr. Wolvin stated he had his zoning permit application with him ready for submission.

Motion by Mr. Crane, seconded by Mr. Masterson to grant site plan waiver approval. 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-30-16 – William Hargrove – Site Plan Waiver

Present – William Hargrove, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application with photographs. 2. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is before the Board for a site plan waiver concerning his existing vehicle storage on property located at 1401 N. Black Horse Pike, also known as Block 701, Lot 10 in the Commercial Zoning District.

Mr. Hargrove was sworn in by Mr. Rocco. He stated that he is before the Board for approval for his existing vehicle storage yard. Ms. Flaherty reviewed her letter for the Board. She stated that the property is very well maintained and there were no violations. The vehicles are all stored in a fenced area with a locked gate. Mr. Crane asked Mr. Hargrove if he stores the vehicles for a car dealer. Mr. Hargrove replied that he stores cars for the KIA dealer. Mr. Cooper inquired as to how long the cars are on the property. Mr. Hargrove stated some cars may be there for a few weeks but they really rotate on a regular basis. Mr. Cooper expressed his concern with oil leakage and such. Mr. Hargrove replied that the cars are all brand new cars so he didn't think there would be any leakage of fluids.

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

Site Plan Waivers: (continued)

3. #WSP-31-16 – John Simmermon – Site Plan Waiver

Present – John Simmermon, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application and photographs. 2. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer. 3. Letter dated April 28, 2016 prepared by Warrant Stewart, Rescue Captain Monroe Township EMS.

The applicant is proposing to construct an eighty foot by thirty-four foot addition on his existing five bay garage for storage of vehicles and other evidence collected from motor vehicle crashes. The property is located at 1107 N. Tuckahoe Road, also known as Block 13801, Lot 17 in the Business Park Zoning District.

Mr. Simmermon was sworn in by Mr. Rocco. He testified that he is before the Board for a site plan waiver in order to construct an addition onto his existing building for storage. Ms. Flaherty reviewed her letter for the Board. She stated that the site is very well maintained and is located in the Business Park Zone. The applicant is proposing an addition to the existing garage in order to store evidence for the Township Police Department that is collected from accidents. She stated that there should not be any sales or auctions of vehicles from the site. Mr. Simmermon testified that there will not be any vehicle sales or auctions. Ms. Flaherty commented that the addition will require the reduction to the existing buffer which is just a waiver per ordinance 175-93. Mr. Simmermon will be installing additional landscaping in a new buffer once construction is complete.

Motion by Mr. Agnesino, seconded by Mr. Caligiuri to grant site plan waiver approval. 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.

4. #WSP-33-16 – Ace Plumbing and Heating – Site Plan Waiver

Present – Larry Berman, applicant, Joseph Saber, property owner, Brian Duffield, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application and certified survey. 2. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is before the Board as a new tenant in an existing plumbing and heating warehouse building known as Saber & Sons. The property is located at 130 Jefferson Avenue, also known as Block 3401, Lot 1 in the RG-C Zoning District.

Mr. Crane and Mr. Scardino both informed Mr. O'Brien that they have done business with Mr. Saber. Mr. Rocco stated that it is not a conflict and they were okay to vote on the application. Mr. Duffield introduced himself as the applicant's attorney. Mr. Berman and Mr. Saber were sworn in by Mr. Rocco. Mr. Duffield stated that Mr. Berman is currently in agreement to acquire Mr. Saber's existing business. No site additions or alterations are proposed. Ms. Flaherty reviewed her letter for the Board. She commented that there are a few plumbing trucks parked across from the warehouse; if the applicant is going to continue to use that area to park the trucks she wanted the area to have a stone bed or blacktop so that the trucks are not parked directly in the grassy area. With regard to signage the applicant will be using the existing signage just changing the name. Mr. Teefy commented that Saber & Sons has been a name in town for many, many years and he hated to see it change. Mr. Saber agreed that it is sad but it's good for Mr. Berman and Mr. Berman will retain Mr. Saber's children as employees.

Motion by Mr. Crane, seconded by Mr. Masterson to grant site plan waiver approval. 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.

Site Plan Waivers: (continued)

5. #WSP-35-16 – 5 Star Property Management & Landscaping, LLC – Site Plan Waiver

Present – John Kasylo, applicant’s attorney, John Towers, applicant.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application and site layout. 2. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to locate his property management and landscaping business at property located at 1453 Glassboro Road, also known as Block 15001, Lot 4 in the BP Zoning District. The property currently contains a single family dwelling and several other buildings.

Mr. Kasylo introduced himself as the applicant’s attorney. Mr. Towers was sworn in by Mr. Rocco. Mr. Kasylo stated that the applicant’s property holding company, Brent and Hannah Holdings, LLC are the contract buyers of the property located at 1453 Glassboro Road. 5 Star will be the operating entity on the property also owned by Mr. Towers. Mr. Towers stated that they do indoor and outdoor maintenance, lawn service, mulching, tree removal, etc. He stated that it’s hard to find a location where he will be permitted to park his commercial vehicles. Mr. Kasylo stated that they are the contract buyers of the property and in the lease there is a stipulation that the current owner remain in the single family home until December 1, 2016. Many of the issues raised in Ms. Flaherty’s letter will not be able to be addressed until December, in particular their boats and other debris on the site. Ms. Flaherty replied that she cannot give him a permit to allow boats and other inoperable vehicles on the site. The BP Zone does allow for multiple uses so it’s not an issue if Mr. Towers operates his business from there. A violation will be issued to the current property owner for the removal of the boats and other debris.

Mr. Towers stated they will probably go to settlement at the end of June or the beginning of July. Mr. Crane asked if the Board should give the applicant a three month window to clean the property up after the current tenant vacates in December. Mr. Kasylo replied that Mr. Towers can start cleaning up some of the items in Ms. Flaherty’s letter that don’t relate to the current owner’s property so to speak, but the land he can work on once he is the owner. He cannot get rid of their personal items or vehicles. Ms. Flaherty stated that she will make sure the current owner has plans to remove their stuff from the site before December. Mr. Teefy stated that this property was a very nice property at one time and he hopes Mr. Towers will clean it up and make it a nice property once again since he is in the landscaping business. Ms. Flaherty stated that one of the things she wanted Mr. Towers to place on the record is that he will not be bringing any materials he removes from a property he is working at to this site. Mr. Towers stated that the only thing he brings back is wood because they sell it. Ms. Flaherty asked how the wood is stockpiled. Mr. Towers stated that he did submit a layout of how he is proposing to use the property. The plot plan indicates that the wood will be stored along the property line with Lot 4.03 and wood splitting would be done there as well. The wood will be stored on pallets. He also would like to be able to stockpile rock and mulch on the site. Ms. Flaherty stated that she would like Mr. Towers to make an appointment to meet with her so they can go over the proposed layout with regard to the parking of vehicles and storing of material on the site; this will be a condition of approval. She also inquired as to the single family home and whether or not it is a rental. Mr. Kasylo stated that after the current owner vacates in December or before that, it will become an office; however they would like the opportunity, if they are able to use one of the other buildings as an office, to use it as a rental. Ms. Flaherty stated that they can use it as a rental but they need to obtain a Certificate of Occupancy and register it with the Clerk’s office. Mr. Towers asked if he need to do that for the current resident. Ms. Flaherty replied that he should contact the Clerk’s office and inform them that there is a change of ownership of the property. She also recommended that Mr. Towers submit his landscaping plan to the office for the Board Planner’s review. An additional escrow fee of \$500.00 will be required for that review. Ms. Flaherty noted that there isn’t any sidewalk; however if the Board waives the sidewalk requirement they cannot ask for a payment in lieu due to the recent court case. She didn’t think sidewalk was necessary in this area. Mr. Teefy stated he was in favor of waiving the sidewalk.

Site Plan Waivers: (continued)

5. #WSP-35-16 – 5 Star Property Management (continued)

He asked if the parking has to be separated for the employees and the rental property. Mr. Kasylo stated they will have dedicated spaces for the rental property if it gets to that point. Mr. Masterson asked if the proposed wood stockpiling area is right up against the property line with Lot 4.03. Ms. Flaherty stated that is why she asked to meet with Mr. Towers to go over the parking schedule and the areas where material will be stored on the site. She will bring it back to the Board next month so they can see the layout of how the site will function. Mrs. Farrell commented that a zoning permit will not be able to be issued until the applicant goes to settlement. Ms. Flaherty stated that the applicant can apply for the permit if the current owner signs the form as the property owner. Mr. Kasylo stated that current owners are not very cooperative so he didn't think they would sign the paperwork. Ms. Flaherty replied that Mr. Towers does have a temporary office trailer on another site.

Motion by Mr. Agnesino, seconded by Mr. Teefy to grant the sidewalk waiver. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Mr. Cooper, Mr. Teefy. Abstentions – Zero. 7 ayes, 2 nays, motion passed.

Motion by Mr. Masterson, seconded by Mr. Crane to grant site plan waiver approval with the conditions stated on the record. 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.

Correspondence:

1. MMUA Annual Report (2016)

Member's packets contained: 1. A copy of the MMUA Annual Planning Board Update

Mr. Agnesino commented that it was a good report. Mr. Scardino asked if developers can be required to install irrigation wells for sprinkler systems rather than drawing from the city water. There was some discussion on the matter concerning the installation of individual wells. Mr. Scardino indicated that he meant it more for commercial development such as the new commercial area along Berlin Cross Keys Road. Mr. Teefy replied that it is a good idea. Mr. Caligiuri commented that a surface water discharge permit would be required as the surface water has to meet certain criteria to insure the water coming out of the well isn't contaminated.

There was some discussion on the proposed future modifications and Ms. Flaherty asked how the Township and/or the residents of those areas are notified of any modifications. There was some discussion on the issue of the Crystal Lake area. Mr. Teefy gave a brief background on the issues regarding the cesspools in that area and the proposal to bring public sewer there but the residents didn't want it especially because some of them had already spent the money to install septic systems. Mr. Caligiuri commented that the Diamond Lakes area had money from FEMA to help them offset the costs of installing public sewer because the cesspools are so bad but the residents refused to have public sewer installed.

Public Portion:

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

Approval of Minutes:

1. 4/14/16 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Cooper to approve the minutes from the April 14, 2016 regular meeting. Voice vote; all ayes, motion passed. Mr. Caligiuri abstained.

Reports:

Mr. Teefy commended the police department on their apprehension of the person who was illegally renting out abandoned homes in the Forest Hills development.

Mr. Teefy also informed the Board that they had a meeting regarding the Fries Mill Road and Route 322 intersection. There is another meeting scheduled with Al Manka on May 26th. In addition there is a meeting scheduled in June for possible development of college housing for Rowan University on the property across from the Hunter Woods sign “the Cassidy” tract. Wawa may also be back in with regard to that property.

Mr. Teefy commented that the Music Festival is coming up soon but the most important event is Memorial Day and the parade. He asked the Board and their families to come out and support the veterans. New banners are being added at the memorial; Main Street will have yellow ribbons and POW-MIA flags. He stated that he appreciates everyone who is helping to make it a special and successful day for the vets.

Ms. Flaherty stated that the grand opening for the Bearded Guitar business located on the corner of Poplar and Main will be held on Saturday. She also asked the Board to keep the Martucci family in their prayers, they are the new owners of the Arts Studio on the corner of Washington Avenue and Main Street, as they just recently lost their grandson.

Mr. Crane inquired about the litigation that prevents the Board from collecting a fee in lieu of installing sidewalk. Ms. Flaherty replied that the Builder’s League challenged the ordinance and if the town continues to collect the fees they will sue the town. She suggested that the Board members visit the sites for future applicants in order to determine if they want the sidewalk installed in that location. It will depend on the location as to whether curbing would be required such as if it’s on a County road. Mr. O’Brien stated that the engineer from the County will go out and determine if curbing is required. Mr. Cooper reported to Ms. Flaherty concerning a property at 401 Bluebell with high grass. She stated that it’s usually a Board of Health issue but she would go out and look at the property.

Adjournment:

The meeting was adjourned at 8:07 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