

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:10 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Absent – Mr. Cooper, (excused), Mr. Crane, (excused), Ms. Flaherty, (excused), Mr. Masterson, (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-53-16 – App. #WSP-26-16 – Brett Wolvin – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-53-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-54-16 – App. #WSP-30-16 – William Hargrove – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-54-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-55-16 – App. #WSP-31-16 – John Simmermon – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-55-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-56-16 – App. #WSP-33-16 – Ace Plumbing & Heating – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-56-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

5. PB-57-16 – App. #WSP-35-16 – 5 Star Property – Sidewalk Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-57-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

6. PB-58-16 – App. #WSP-35-16 – 5 Star Property – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-58-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Discussion for Board Action:

1. PB-59-16 – Designation of Block 11701, Lots 16, 17, & 19 as a Rehabilitation Area

Present – Emily Givens, Malley & Associates, Redevelopment Counsel for Monroe Township.

Member's packets contained: 1. A copy of Resolution PB-59-16. 2. A copy of Resolution R:117-2016. 3. A copy of the Rehabilitation Report prepared by Marcia Shiffman, Maser Consulting.

Ms. Givens introduced herself to the Board. She stated that she was before the Board a few weeks ago with another resolution pertaining to an area in need of rehabilitation. This is the same type of designation, rehabilitation, with certain required criteria. This property was studied by the Township's Planner and they have provided a report. The report determines that the structures and the property satisfy the criteria under the rehabilitation statute that the majority of the housing stock is older than fifty years old and that a plan for redevelopment or rehabilitation would improve those conditions. In addition and in consultation with the Zoning Officer, Rosemary Flaherty, there was a determination made that a significant portion of the structures, especially the structure on Lot 16, are deteriorated and not in good condition and that some of the properties are underutilized. All of those conditions satisfy the statutory criteria for an area in need of rehabilitation. The governing body referred a resolution to the Planning Board for their consideration and recommendation. If the Planning Board acts favorably then Resolution PB-59-16 will be adopted this evening. The town will then draft a redevelopment plan in consultation with the Township Planner which will then be recommended to the Planning Board for their consideration and review.

Ms. Hui asked why this specific block and lots were selected. Ms. Givens replied that the current property owner has a particular project that they are interested in pursuing there but the way the lot is configured and with the split zoning of the properties it would be difficult. In discussions with the Mayor and with Ms. Flaherty concerning this particular area they indicated this property owner is ready to move forward with a project for this property but they need a little assistance in terms of making it cohesive. Mr. Scardino asked why Lots 10 and 18 weren't included in the designation for the future. Ms. Givens replied that it was her understanding the focus was only on the properties that were brought to the attention of the Township. There are ongoing discussions concerning what options are available for the entire Township. Mr. Scardino commented that maybe one of those property owners might want to do something there a year from now and at least it would be part of the rehabilitation area. Mr. Teefy replied that this was one rehab zone they are putting together; they are looking at other parts of Main Street to possibly include a bigger redevelopment zone. He asked if the town can include these other properties in the rehabilitation area at a later date. Ms. Givens replied that any rehabilitation area can later be included in a broader redevelopment area designation. If the criteria is not met for the redevelopment standard but it is met for the rehabilitation standards then the rehabilitation area can be expanded. She stated that there were discussions indicating that if the majority of the housing stock in the town is over fifty years old, a redevelopment plan could help alleviate any kind of condition that is negative, then the town can declare the entirety of the town an area in need of rehabilitation, but that's something Council would have to determine in consultation with her office and with the Planner.

Motion by Mr. Agnesino, seconded by Mr. Scardino to recommend to the governing body that Block 11701, Lots 16, 17, and 19 is an area in need of rehabilitation and to adopt resolution PB-59-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waivers for Board Action:

1. #WSP-34-16 – Sheila Thomas/Brody's Doggie Daycare – Site Plan Waiver

Present – Sheila Thomas, applicant, Dante Parenti, applicant's attorney.

Site Plan Waivers: (continued)

1. #WSP-34-16 – Sheila Thomas (continued)

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. A copy of NJ Department of Health Animal Facility Operations code. 3. Letter and photographs dated May 24, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to occupy space in an existing strip store center for a doggie daycare facility. The property is located at 729 Corkery Lane, also known as Block 110.0101, Lot 1 in the RG-C Zoning District in the Corkery Plaza Shopping Center.

Ms. Thomas was sworn in by Mr. Rocco. Mr. Parenti stated that he reviewed the Zoning Officer's letter and can eliminate some of the issues raised. He stated that Ms. Thomas will not be boarding any of the dogs at this site. This site will be strictly for a doggie daycare only. No boarding or training will be done at this location. The daycare will be open from 6:30 a.m. to 6:30 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday and Sunday. Parking should not be an issue since people will be parking just to drop off their dog and all dogs are required to be dropped off by 9:00 a.m. which is before most of the businesses are open in the strip center. Mr. Parenti addressed the issue of curbing the dogs. He stated that there are approximately ten employees, not all working at once; that will walk the dogs; the excrement will be bagged and disposed of properly. Mr. Parenti stated that Ms. Thomas has been in this business for over twenty years so it's not a new business for her. She has a very loyal client base and is moving her operation to this location to be closer to her client base.

Mr. Rocco questioned the use of the facility for AA meetings as well as the doggie daycare. Mr. Parenti stated that there will be AA meetings at this location on occasion but they will be held early in the morning before any of the other businesses open. There are approximately seven members that attend the meetings. With regard to the signage, Ms. Thomas has already installed the sign but she understands that she must apply to the Township for her permit. Ms. Farrell stated that the sign indicates that there will be boarding. Mr. Parenti replied that Ms. Thomas does board but will not be boarding any dogs at this location. This location is strictly for doggie daycare only. Mr. Teefy inquired about licensing. Mr. Parenti stated that Ms. Thomas is fully licensed and insured. Ms. Thomas submitted her license to be copied for the Board's files. Mr. Teefy also referenced Ms. Flaherty's letter with regard to buffering in the rear of the building. Mr. Parenti replied that the dogs will not be using the outside rear of the building and the only time they will be outside is when they are being walked. The applicant will not have a fenced area in the back of the building. Mr. Scardino inquired about the entrance in the building and how the applicant will keep dogs from running outside if the door opens. Ms. Thomas replied that she will have a gated area once you come in the front door to keep the dogs from getting back out the door.

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

2. #WSP-36-16 – Ray Medina – Site Plan Waiver

Present – John Peruti, Philadelphia Suburban, Chris Otero, applicant's employee.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated May 23, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to utilize an existing single family home for his own residence and the multiple outbuildings for his roofing/construction business. The property is located at 1631 Winslow Road, also known as Block 2702, Lot 17 in the RG-MR Zoning District. This property was included in a major subdivision application for a single family home development by Philadelphia Suburban Development with final approval granted in 2015.

Site Plan Waivers: (continued)

2. #WSP-36-16 – Ray Medina (continued)

Mr. Otero was sworn in by Mr. Rocco. Mr. Otero stated that Mr. Medina has a small business located in Deptford but they would like to relocate their business to Williamstown at this location. Mr. Rocco asked the type of business. Mr. Otero stated that they do roofing, siding, windows, and general construction. Mrs. Farrell stated that this property was the old B & N auto repair located on Winslow Road. Ms. Hui asked if the property will be used mostly as an office. Mr. Otero stated that it will be an office and for the storage of their equipment and materials.

Mr. Agnesino asked if the applicant had any issues with the Zoning Officer's conditions of approval. Mr. Peruto stated that he did have an issue with the conditions stated in Ms. Flaherty's letter. He was sworn in by Mr. Rocco and stated that he is a representative from Philadelphia Suburban. He stated that Mr. Otero and Mr. Medina are relocating and bringing their entire business to this location. They are fixing up the run down property and Mr. Medina is going to live in the residential home. Mr. Peruto stated that he did not agree with the comments about a buffer because Mr. Medina is going to live onsite. He stated that it has been a rental property for the last five years and tenants vacated last month. He didn't think it was necessary for the new tenants to provide a landscaping plan and escrow fee when they are going to be fixing up the property while living and running their business from there. Mr. Agnesino questioned the use of the property when it was already included in a major single family home development that was approved by the Board. Mrs. Farrell replied that the question did come up and Ms. Flaherty asked the opinion of both the Planning Board and Zoning Board Solicitor's and based on those opinions they moved forward with this application. Mrs. Farrell also commented on a portion of the property that is deed restricted by the Pinelands and should not be disturbed. Mr. Peruto replied that they will not be making any disturbance in that area.

Mr. Rocco inquired as to the previous use variance granted for the property. Mrs. Farrell replied that a use variance was granted for an auto repair business and the residential use. It was that way for many years and then B & N sold the property and Philadelphia Suburban came in and received approvals for a major subdivision and now they want to be able to utilize the property for a residential use and roofing and construction business since they are not ready to move forward with building the major subdivision. Mr. Teefy asked if the applicant is aware that when the owner is ready to build they will have to relocate their business. Mr. Otero stated they are aware of that issue and that they only have a three year lease at this time. Mr. Agnesino commented that the Zoning Officer's comments and conditions still have to be addressed. Mrs. Farrell stated that Ms. Flaherty's main concern was that the business was going to be operating right on the same property as the residential use without any buffering; however the applicant is also going to be living on the site so it shouldn't be an issue. Mr. Peruto stated that he does not agree with the requirement to provide a landscaping plan and additional escrow for that plan review. Mr. Agnesino stated that he agrees that the property should be landscaped and made to look more attractive. Mr. Rocco replied that the landscaping plan does not have to be an engineered landscaping plan; they can prepare the plan themselves and submit it for the Board Planner's review. Mr. Peruto stated he was concerned that they had to have a landscape architect do a plan. Mr. Rocco stated that they just need to submit drawings showing the proposed landscaping and then they meet, probably at the site, with the Board's Planner and he will work with you and maybe make some suggestions and recommendations on your proposed plan. Mr. Heffner commented that the front of the site is not in question it is really the side of the buildings to the open lot. Mr. Peruto stated that the applicant is not leasing the open corner lot and that Philadelphia Suburban maintains that lot and there have been tenants in the house and no one ever said they needed to provide landscaping. Mrs. Farrell replied that there wasn't a business operating there either for the last five years or so. Mr. Peruto commented that the applicant has been fixing up the property and he didn't think it was fair to put the additional burden on him to provide landscaping. Mrs. Farrell asked if the business trucks will be parked at the site. Mr. Otero replied maybe sometimes but most of the time the workers take their trucks with them.

Site Plan Waivers: (continued)

2. #WSP-36-16 – Ray Medina (continued)

Mr. Otero stated that all the equipment and materials will be stored inside the garages and not outside. Mrs. Farrell asked if they are willing to provide the \$500.00 escrow so they can work with the Planner and the Zoning Officer on the landscaping for the property. Mr. Otero stated that he would be okay with the additional escrow. Mrs. Farrell also stated that there will be sidewalk installed along the frontage of the property as part of the major subdivision approval. There was further discussion concerning the \$500.00 escrow for the landscaping plan. Mr. Peruto agreed that they would provide the additional escrow money and meet with the Planner to discuss the landscaping at the property. Motion by Mr. Agnesino, seconded by Mr. Caligiuri to grant site plan waiver approval subject to the applicant providing the additional escrow and a landscape plan. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. #WSP-37-16 – Anthony Green & Sandra Rodriguez – Site Plan Waiver

Present – Anthony Green, applicant, Sandra Rodriguez, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated May 23, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to occupy an existing building for their durable medical supply business and shoe and leather repair business. The property is located at 115 South Main Street, also known as Block 11804, Lot 1 in the RG-TC Zoning District.

Mr. Green and Ms. Rodriguez were sworn in by Mr. Rocco. Mr. Teefy informed Mr. Rocco that he and Mr. Green attended the same school. Mr. Rocco stated that there isn't a conflict. Mr. Green stated that he is retired military and has worked in retail and with major retailers for many years. He stated that they would like to use the space for their cobbler shop, which is the shoe and leather repair business. This kind of work is a dying industry but in high demand. People need shoes repaired, handbags and luggage repaired; however it's very difficult to find places that do this work. Sadly the cobblers who know how to do this work are aging/retiring and there aren't many people learning the trade. They would also like to be able to teach the trade at this location. They also provide durable medical supplies such as diabetic compression garments, mobility equipment, orthopedic footwear and orthotics. Mr. Green stated that he will address the comments concerning the cracked block and trash along the fence with the property owner and make sure he takes care of those issues. With regard to the signage, the applicant is proposing to utilize the existing sign box on the building. Mr. Teefy commented that there are a lot of people looking for the kind of service Mr. Green will provide and it is the right unique business for the downtown Main Street. Ms. Farrell inquired about the training hours. Mr. Green stated that he currently trains in the Philadelphia location with half the hours in a day going towards training and half the hours go towards work and pay. At this location he would like to have two to four trainees that will commit to the apprenticeship without pay. He stated that they will be learning a trade and should not expect to be paid just like a student does not get paid to go to college. Motion by Mr. Agnesino, seconded by Mr. Scardino to grant site plan waiver approval with the conditions stated in Ms. Flaherty's report and the submission of the zoning permit application for the signage. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. #WSP-38-16 – Walmart Real Estate Business Trust – Site Plan Waiver

Present – Don Pepe, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated May 23, 2016 prepared by Rosemary Flaherty, Zoning Officer.

Site Plan Waivers: (continued)

4. #WSP-38-16 – Walmart (continued)

The applicant is before the Board for site plan waiver approval in order to convert an area inside the existing building for a training facility. The property is located at 1840 South Black Horse Pike, also known as Block 3901, Lot 1 in the RG-C Zoning District.

Mr. Pepe introduced himself as the applicant's attorney. He stated that the person who is going to be doing the training at this facility was supposed to be present but he hasn't arrived. He displayed the current Walmart building for the Board which depicted the area inside the existing building that is being proposed for a training facility. He stated that they are before the Board under the premise that it's a change of use; however he didn't believe there really is a change of use as Walmart does train their employees in a specific area in all of their stores and have done so since the beginning of time just like other retailers. They are only remodeling a portion of the interior of the building to become a training facility for their employees. This facility will also be used for training employees from other surrounding Walmart stores located in the immediate area. It is not a regional training facility. There will be one trainer in a space that is approximately 2000 square feet who will train anywhere from fifteen to thirty employees at one time. There will be register training, human resources training, etc. There are no exterior changes being made to the building. There is adequate parking at the location as the store has about two hundred designated employee parking spaces. The proposed facility is broken down into three rooms depending on what training is being offered that day, such as actual register training, stocking of products, etc. Mr. Pepe also commented that Ms. Flaherty's letter mentions Pinelands approval or a letter of exemption and he did not believe they needed anything from Pinelands as he poured through their regulations today and with no exterior changes there isn't a requirement for any approval from Pinelands. He also spoke with someone from the Pinelands and there isn't any justification for the Pinelands to have any jurisdiction and he is requesting not to have to comply with Ms. Flaherty's comment on it being a condition of approval. Mr. Agnesino agreed as well as other Board members. Ms. Farrell agreed and stated that they are exempt from Pinelands approval. Mr. Pepe stated that Walmart is going to be doing these interior building modifications in 200 stores nationwide. This will allow employees from nearby stores to train at one location and the trainer will not have to go from store to store and the employees will get hands on training rather than watching a video. Motion by Mr. Caligiuri, seconded by Mr. Teefy to grant site plan waiver approval. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Correspondence:

1. Letter dated 5/17/16 prepared by Mr. Fiore – Ordinance 0:05-2016 & 0:06-2016

Mr. Agnesino stated that the letter simply states that the town can no longer charge someone a fee in lieu of installing sidewalks. Ms. Hui asked how the money was used that was collected. Mr. O'Brien stated that the money was to go into a fund and to be used for the Township to install sidewalk where needed closer to the schools and where people have to walk. Mr. Teefy stated that there is approximately \$107,000 left in the fund and he has suggested additional sidewalk be installed on Sicklerville Road near the Walgreens as there are only a few properties along that stretch of road that do not have sidewalk. Mr. Agnesino also suggested the few properties on South Main Street on the right hand side that do not have sidewalk and Mr. Scardino suggested a small area on Poplar Street as well. Mr. Heffner commented that the Boards should start making every applicant install sidewalks. Mrs. Farrell replied that they should install sidewalk but only where it makes sense. There was further discussion on the matter regarding the Township Engineer and the ordinance changes necessary in order to have an applicant install sidewalk in the right location and at the right grade; also with regard to the inspection and whether or not it's a County or State roadway and if curbing will be required. Mr. Teefy commented that we don't want sidewalk installed in the middle of nowhere and where it's not needed or necessary.

Correspondence: (continued)

2. Pinelands Letter – Pinelands Orientation to be held 7/28/16

Mrs. Farrell stated the Pinelands is having an orientation class for newly appointed and elected officials which will be held on July 28, 2016 in Pemberton Township. If anyone is interested in attending the registration form is attached to the letter.

Public Portion:

Motion passed to open the meeting to the public.

1. Bob Heffner stated that he met Tuesday night with the Pinelands Municipal Council who is working hand in hand with the Pinelands Commission. One of the topics is signage along the Black Horse Pike in the Pinelands. The Pinelands wants the municipality to make the decisions with regard to what kind of signs can be used along the Black Horse Pike. The Council is also working with the Pinelands regarding affordable housing since it will be almost impossible to provide the number of affordable units assigned when so much of the town is in the Pinelands. They are discussing being able to give a certain number of units to other towns. Mrs. Farrell stated that it used to be allowed but COAH disallowed that many years ago. Mr. Heffner stated that the issue is when affordable housing comes up with their number they factor in the whole town and don't take into consideration the unusable area.

Approval of Minutes:

1. 5/12/16 regular meeting.

Motion by Mr. Teefy, seconded by Mr. Agnesino to approve the minutes from the May 12, 2016 regular meeting. Voice vote; all ayes, motion passed.

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