

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:05 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, Ms. Hui, Mr. Cotton, Mr. O'Brien. Absent – Mr. Teefy, (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-60-16 – App. #WSP-34-16 – Sheila Thomas – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-60-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Ms. Hui, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-61-16 – App. #WSP-36-16 – Ray Medina – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-61-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Ms. Hui, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-62-16–App. #WSP-37-16–Anthony Green & Sandra Rodriguez–Site Plan Waiver

Motion by Mr. Agnesino, seconded by Mr. Caligiuri to adopt resolution PB-62-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Ms. Hui, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-63-16 – App. #WSP-38-16 – Walmart Real Estate Business Trust – Site Plan Waiver

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-63-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Scardino, Ms. Hui, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waivers for Board Action:

1. #WSP-42-16 – Vincent Volpe – Site Plan Waiver

Present – Vincent Volpe, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated June 8, 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 used car dealer site (James Motors). He will be operating the same type of business; used car sales that will be names Freedom Auto Sales. The property is located at 1982 N. Black Horse Pike, also known as Block 502, Lot 1 in the Commercial Zoning District.

Mr. Volpe was sworn in by Mr. Rocco. Mr. Volpe stated that he is taking over the used car lot known as James Motors located at 1982 Black Horse Pike. Starting July 1st it will be known as Freedom Auto Sales. He stated nothing will be changing on the site except for the name. Ms. Flaherty asked Mr. Volpe to testify that there will not be sales of tractor trailers or any public auctions held on the site. Mr. Volpe agreed that he does not sell tractor trailers nor will he hold auctions on the site.

Site Plan Waivers: (continued)

1. #WSP-42-16 – Vincent Volpe (continued)

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

2. #WSP-39-16 – Sky Dive Cross Keys, LLC – Site Plan Waiver

Present – John Mazure, applicant, Nadia Ieremeieva, applicant, Michael Irwin, applicant, Richard Kaser, applicant’s attorney.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application. 2. Letter dated June 7, 2016 prepared by Richard Kaser as an addendum to the application. 3. Letter dated June 8, 2016 prepared by Rosemary Flaherty, Zoning Officer.

Mr. Kaser introduced himself as the applicant’s attorney. Mr. Mazure, Ms. Ieremeieva, and Mr. Irwin were sworn in by Mr. Rocco. Mr. Kaser stated that this business has been operating in this town for the last twenty plus years. The previous owner sold the business to Mr. Mazure and Ms. Ieremeieva. Mr. Mazure was an employee at the business prior to purchasing it. There isn’t any proposed changes to the uses or expansion of any of the buildings. The applicants are trying to clean up the site. Mr. Kaser commented that the building out along Tuckahoe Road is not the café but is owned by the airport. He wanted to clarify that issue since it was mentioned in Ms. Flaherty’s letter. Ms. Ieremeieva distributed photographs of the building that is on their property which will be used for the café. The building has always been used as such and only closed in the fall due to the end of the jumping season. Mr. Irwin will be reopening the café.

The café will provide snacks for the jumpers such as hot dogs, hamburgers, etc. Mr. Kaser reiterated that the business is the exact same business that has been there for over twenty years. The jumpers come every weekend during the season and spend money in the town. Mr. Cooper stated that it appears there are three businesses on the property. Mr. Kaser stated that the paintball business does not operate on that property but they do rent space for an office. There are only two businesses, the sky dive and the café.

Ms. Ieremeieva stated that she and Mr. Mazure are married and that she runs the office for the skydiving operation. Mr. Mazure is a pilot and runs the operational side of the business. She stated that they are trying to clean up the property and grow the business back to what it was a few years ago. The business is known across the country and people come from long distances every weekend to jump from this location. They have hundreds of people who come every weekend to spend money in this Township. They even have people come from abroad; they had someone from Poland a few weeks ago and she actually came here from the Ukraine a few years ago to jump because she heard it was one of the best places with the best instructors in this country.

Mr. Mazure addressed some of the photographs taken by Ms. Flaherty. There are two photographs that are not of their property; the one with the backhoe and the dirt pile and the one with the overturned table. The other photographs are of their property and they do realize they have to clean up the property. They took over the business in the winter time which is the off season so there wasn’t any money coming into the business. They are reinvesting money back into the business. They want to upgrade the buildings, the facility, and the grounds to make it presentable on a global scale because they want to encourage people to come here and use this facility.

Site Plan Waivers: (continued)

2. #WSP-39-16 – Sky Dive Cross Keys, LLC (continued)

Ms. Flaherty reviewed her report for the Board. She stated that the BP Zone allows for multiple uses. The paintball business having an office on the property is considered a business use and that should be reflected in the resolution. She asked for information as to the owner of the paintball business. Ms. Ieremeieva replied that the name of the business is Accurate Paintball, LLC. Ms. Flaherty stated that the paintball office use should be included in the application and the application for the zoning permit. The trailers that are used for overnight stays are still on the property; however there has been some significant clean up done on the property with more to do. Ms. Flaherty commented that she will give the applicants some time to get the property cleaned up since they inherited it in the condition it is in and she realizes that it will not get cleaned up overnight.

Ms. Flaherty inquired about the building out front along Tuckahoe Road and if they advertise the skydiving business on the sign. Mr. Mazure testified that they do not own that building, it is owned by the airport and they are not advertising their business on that sign. Ms. Ieremeieva stated that the sign advertises Free Fall Adventures which was the name of the old business; they will look into having that sign removed. Ms. Flaherty stated that there is some trash and debris alongside the truck bodies that are behind the fenced area adjacent to the trailers. Mr. Mazure stated that the contents of the trailers has been purchased and he will give the owners thirty days to remove the contents so he can have the truck bodies removed from the site. Ms. Flaherty asked the applicant's intention with regard to the trailers that are being used for overnight stays because if they intend to leave the trailers there she wants them to amend their application to include those trailers so they will be included in the resolution. She stated that she did not have an issue with them being used as long as they are in good shape, they are licensed, and they are only being used for temporary overnight stays. Mr. Mazure testified that many of them are dilapidated and he does not like them. His future plans are to have nice buildings that they can use for overnight stays. Ms. Ieremeieva stated that there are some newer trailers on the site that they use for overnight stays and they would like to keep those since there really isn't a place for the out of town jumpers to stay. The only two decent hotels in the area are the Best Western and the Hampton Inn and they are always booked.

Mr. Kaser stated that eventually the applicants would like to come back to the Board for approval of self-contained camping trailers for weekend stays. Ms. Flaherty stated that she wanted to make the record clear on the sites that are available now for someone to come in and hook up to the electric with their own camping trailer. She asked if the applicants are asking for that this evening and how many sites are available. Mr. Mazure replied that they would be happy if they can get that approved this evening. He stated there are approximately seven spots right now. There are three trailers there right now that are in good condition but they would like the Board to approve the site for seven. There are no residents there but the professional staff or jumpers will keep their trailers on site for their return on the weekend. Mr. Crane asked where the sewage goes. Mr. Mazure replied that the tanks are pumped out by a private company. Mr. Crane stated that he does have a problem with the trailers being on site as he felt eventually people will start living there and then there will be children who have to attend school, etc. He stated that he owns a campground and doing that is against the rules. He stated that he did not have a problem with the applicant putting in a campground but he wanted him to get a campground license and abide by the State regulations. Ms. Flaherty stated that because there are trailers on the site the Board has to consider them as well as part of the application. Ms. Flaherty also asked the applicant to provide a copy of their licensing to operate the facility to the Board office.

Mr. Agnesino asked how long the applicant has to remove the trailers. There was some discussion on the issue by the Board and the applicants. Mr. Kaser asked that the Board allow the applicants to keep them on site through the jump season. It was determined that the applicants will have ninety days from the memorialization of the resolution to remove all of the trailers from the site.

Site Plan Waivers: (continued)

2. #WSP-39-16 – Sky Dive Cross Keys, LLC (continued)

Ms. Flaherty commented that the applicant's did inherit the problems at the site and they are working to address the issues. She also commented that the café looks very nice. Mr. Rocco reviewed the conditions of approval for the Board. In addition to the general conditions of approval such as submission of copies of any required licensing, the applicant must remove all trailers from the property within ninety days of receipt of the Certificate of Occupancy, and the applicant must amend the application to include Accurate Paintball. Motion by Mr. Agnesino, seconded by Mr. Masterson to grant site plan waiver approval subject to the conditions stated and agreed to on the record. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. #WSP-41-16 – Kathryn Jones – Site Plan Waiver

Present – John Kornick, applicant's engineer, Jim Ternay, applicant's son.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. A copy of the site development plan and photographs submitted by K2 Consulting Engineers. 3. Letter dated June 8, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to construct a 2,596 square foot building to replace the antique shop that previously existed on the site and burned down. The applicant is also proposing additional improvements to the site including a handicap accessible parking area, additional customer parking, a restroom, and improved traffic flow. The property is located at 1665 Glassboro Road, also known as Block 15202, Lot 13 in the Commercial and Business Park Zoning Districts.

Mr. Kornick and Mr. Ternay were sworn in by Mr. Rocco. Mr. Kornick stated that they are proposing the reconstruction of a building that burned down in October of 2015. The property also contains a single family dwelling has been a dual use property. There is an existing sign on the site which will be removed and replaced with a sign that conforms to the ordinance. The business and single family home have been in existence since 1969. Ms. Jones does live on site in the single family home.

Ms. Flaherty reviewed her report for the Board. Ms. Flaherty stated that there are some vehicles on the property and multiple buildings; she asked the applicant to testify as to what is going to happen with the buildings and will the vehicles be removed. Mr. Ternay stated that they have already started cleaning up the property. There are trailers on the property that are being used for storage until they construct the building. One of the vehicles will be scrapped and one is being sold, and the motorhome is registered and tagged and belongs to his daughter. With regard to the existing buildings, the two buildings located on the right side of the property will be removed as soon as the new building is constructed. Ms. Flaherty asked Mr. Ternay to submit a copy of the registration for the motorhome and to let her know when the other two vehicles are scrapped and sold so she can come back out to make sure they are removed. Ms. Flaherty stated that there isn't any sidewalk in front of the site. It is located on a State roadway and if the Board grants the sidewalk waiver she wanted something from the State to indicate they do not require sidewalk. Mr. Agnesino replied that because it's on a State roadway then the Board does not have the authority to require or not require sidewalk. Mr. Kornick stated that usually sidewalk is constructed in the right-of-way and there isn't a requirement by the State to install sidewalk. Mrs. Flaherty stated that she has seen a letter of no interest from the NJDOT in other towns when an application is submitted and she wanted to see a letter from the State concerning sidewalk at this location. Mr. Masterson inquired as to the shipping containers on the site. Mr. Ternay replied that they are pods which he is using for storage of inventory until the building is constructed. Mr. Masterson stated that that will be a condition of approval in the resolution. Ms. Flaherty stated that in addition to the new building, three accessory buildings will be permitted in the site. All other storage facilities/trailers or pods must be removed.

Site Plan Waivers: (continued)

3. #WSP-41-16 – Kathryn Jones (continued)

Mr. Kornick stated that the two buildings shown on the development plan that are on the right side of the property closest to Glassboro Road will be removed as soon as the new building is constructed. It was noted that there are still four accessory buildings on the property. Three in the rear and one towards the left side rear. Mr. Kornick stated that they will identify on a new plan which buildings will be removed. Ms. Hui asked where the entrance is going to be to the new building. Mr. Ternay replied that there are two horseshoe driveways; one goes to the front of the house and one goes to the back. Ms. Flaherty stated that she is recommending an additional five hundred dollars be placed in escrow for the Township Planner to review a landscaping plan with some low lying landscaping and a landscaped bed around the new sign. Mr. Kornick stated he would include landscaping in the new plan around the sign and asked if they wanted landscaping around the building as well. Ms. Flaherty replied that she is looking more for a streetscape. Ms. Hui inquired about lighting. Mr. Ternay stated that he will be installing lights on the building, the sign will be lit, and they have some motion sensor lights around the property now but he will be adding more.

Mr. Rocco reviewed the conditions of approval for the Board. Motion by Agnesino, seconded by Mr. Caligiuri to grant site plan waiver approval with the following conditions; the shipping containers, trailers, and three of the six buildings will be removed from the site within ninety days of receiving the CO for the new building, submission of a revised site plan which indicates which existing buildings will be removed and the proposed landscaping, the applicant will work with the Planner on that landscaping, and submission of a letter from NJDOT concerning sidewalk. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 4/28/16 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Scardino to approve the minutes from the April 28, 2016 regular meeting. Voice vote; all ayes, motion passed. Mr. Caligiuri and Mr. Masterson abstained.

2. 5/26/16 regular meeting.

Motion by Mr. Caligiuri, seconded by Mr. Agnesino to approve the minutes from the May 26, 2016 regular meeting. Voice vote; all ayes, motion passed. Mr. Masterson abstained.

Reports:

Mrs. Farrell reminded the Board that the next meeting is scheduled for July 14, 2016.

Public Portion:

1. Mr. Heffner commented that he didn't think it was right that the public portion is held after the application are completed. Mrs. Farrell stated that the site plan waivers do not require a public hearing. Ms. Flaherty asked for Mr. Rocco's opinion on the issue if there are public present. Mr. Rocco agreed that the application should be opened to the public if there are public present.

Adjournment:

The meeting was adjourned at 8:05 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.