

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. Cooper, Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Also present – Mr. Rocco, Solicitor, Mr. Jordan, Engineer, Ms. Young, Planner.

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-67-16 – App. #WSP-43-16 – John & Michael Roefs – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-67-16. 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.

2. PB-68-16 – App. #466-SP – Holiness Worship Center – Minor Site Plan Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-68-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-69-16 – Recommended Amendments to Chapter 175-133/Sidewalks Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-69-16. 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.

4. PB-70-16 – Recommended Amendments to Chapter 175-54/Site Plans Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-70-16. 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.

5. PB-71-16 – Recommended Adoption of 1030 Main Street Redevelopment Plan Approved

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-71-16. 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.

6. PB-72-16 – App. #433-SP- LRC Builders – One Year Extension Approved

Motion by Mr. Agnesino, seconded by Mr. Crane to adopt resolution PB-72-16. 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.

7. PB-73-16 – App. #1714 – Steve Smith – Two Year Extension Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-73-16. 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.

Public Hearing:

1. #467-SP – BNATT Property, LLC – Preliminary & Final Major Site Plan

Present – James Nowak, applicant’s attorney, Brian Peterman, applicant’s engineer, Eloise Miller, applicant, Michael Miller, applicant, James Mosher, applicant.

Member’s packets contained: 1. Report dated July 25, 2016 prepared by Ray Jordan. 2. Report dated August 2, 2016 prepared by Tim Kernan. 3. Response letter dated August 4, 2016 prepared by Brian Peterman. 4. A copy of the applicant’s preliminary and final major site plan.

The applicant is proposing to develop and construct a 4,550 square foot commercial office building with associated parking and stormwater management. The office building will be serviced by public water and on-site septic. The property is located on Glassboro-Williamstown Road in the Commercial Zoning District.

Mr. Nowak introduced himself as the applicant’s attorney. Mr. Peterman, Mr. Mosher, Mr. Miller, Ms. Miller, Ms. Young, and Mr. Jordan were sworn in by Mr. Rocco. Mr. Miller stated he would like to construct a 4550 square foot office building on this vacant piece of property. The building will be used as office space for Beacon National Auto Tag and Title which is owned by Eloise. They do have intentions of utilizing the entire building but if they do not, a small portion of the building could be divided off and rented out to another office oriented business.

They currently have sixteen employees and the hours of operation are Monday through Friday, 9:00 a.m. to 5:00 p.m., no weekends. Beacon National Auto Tag and Title assists dealerships in processing tag and title work. They do not deal directly with the public so there will not be any issue with traffic in and out of the site for their business. They receive deliveries and pick-ups via Fed-Ex and/or UPS as well as regular mail delivery.

Mr. Jordan reviewed his report for the Board. He stated that the applicant is requesting waivers from providing a Phase I Environmental Assessment. The applicant had originally requested a temporary waiver from providing the architectural elevations but has since provided them to his office. There was a question as to whether or not the Board should grant a waiver for the Phase I Environmental Assessment. The applicant stated that they believe when they apply for financing for the building the lender will require them to have a Phase I at that time. He agreed to submit the Phase I study when he has it completed. The application requires a number of waivers; the first from showing the location of all lighting within 100 feet of the property, from providing concrete curb around the perimeter of the off-street parking area, from providing 10’ x 20’ parking spaces, and from providing a rodent control plan at this time. The applicant will provide letters from the servicing utility companies with the exception of the sanitary sewer. The applicant will be able to connect to public water but will have to provide an on-site septic system. They are proposing concrete wheel stops in lieu of providing curbing however a waiver is required. A waiver is also required for the reduction in the size of the parking spaces from 10 x 20 to 9 x 18. No loading area is proposed or needed for this type of business operation.

With regard to lighting a waiver is required for the height of the light poles at twenty feet where sixteen feet is the maximum allowed. There was some discussion concerning the lighting at the egress driveway and the parking spaces near the basin. The applicant agreed to work with Mr. Jordan’s office on the issues concerning lighting on the site. Security lighting will be provided over the entrance doors. The applicant agreed to provide the sidewalk detail on the plans. No sidewalk is proposed along the frontage on Route 322 and there isn’t any existing sidewalk along this area of roadway. This area is not an area that should promote pedestrian traffic. Mr. Jordan stated that it is their experience that the County and the State do not normally request the construction of sidewalk; however the applicant should submit an application to the NJDOT since the property fronts on a State roadway. If the Board requires sidewalk the application to the NJDOT should contain that information.

Public Hearing: (continued)

1. #467-SP – BNATT Property, LLC (continued)

Mr. Jordan stated that a trash enclosure is proposed at the north end of the parking lot. Mr. Peterman stated the trash disposal truck will be similar in size to a box truck. Consideration should be given for the installation of a guiderail along the parking spaces in front of the basin. With regard to stormwater management there are a number of outstanding issues and Mr. Jordan commented that his office can work directly with the applicant on those issues if the Board is in agreement. He asked the applicant to submit a copy of any reports sent to the NJDOT with regard to the access permit and traffic counts. The applicant agreed to comply with this request. The applicant must post bonding and inspection fees and provide evidence of approval from any outside agencies. Mr. O'Brien asked the depth of the basin. Mr. Peterman replied the basin is about three feet in depth. He stated the applicant does not have any objection to installing a fence around the basin. After some discussion it was decided that the applicant would provide a slit rail fence with wire mesh around the basin.

Mr. Masterson questioned the waiver request for the height of the light poles. Mr. Peterman explained that when the poles are lower in height they do not project the light out far enough for adequate coverage. Mr. Jordan did mention a gap on one side of the parking area so they will relocate one of the light poles in addition to adding another. That and the lighting from the building should provide adequate lighting for the area. The lights will have shields so the light will not spill over onto adjacent properties. Ms. Young reviewed her report for the Board. She stated that the use is a permitted use in the zone. With regard to the bulk requirements the applicant's plans comply with all except the buffers. The minimum required buffer width in the front yard is ten feet and they are proposing seven feet. The proposed building meets the height requirements since it is a one story building. The applicant is proposing thirty parking spaces where only twenty-three are required.