

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

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 6, 2017.

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-20-17 – App. #WSP-06-17 – St. Matthew's Baptist Church – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-20-17. Roll call vote: Ayes – Mr. Agnesino, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-21-17 – App. #WSP-07-17 – Iglesia De Dios Pentacostal – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-21-17. Roll call vote: Ayes – Mr. Agnesino, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-22-17 – App. #1764 – Thomas Duffy – 2 One Year Extensions Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-22-17. Roll call vote: Ayes – Mr. Agnesino, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Teefy, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waivers for Board Action:

1. #WSP-10-17 – Walmart Real Estate Business Trust

Present – Michael Peacock, applicant's attorney, Joe Miller, E-Commerce Manager for Walmart.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. A copy of the applicant's plan. 3. Letter dated February 21, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing one new façade sign, directional signage, and parking stall designation signs in order to allow customers of the existing Walmart to identify where to pick up their groceries and merchandise if they have used Walmart's new grocery pick-up program. The property is located at 1840 S Black Horse Pike, also known as Block 3901, Lot 1 in the RG-C Zoning District.

Mr. Peacock introduced himself as the applicant's attorney. He stated that they are before the Board for site plan waiver approval to install one new building mounted sign, directional signs which will direct customers to a new grocery pick up area that will be part of the existing store. No new construction is proposed. This is a new program that Walmart is rolling out in all of the supercenters across the nation which allows customers to order their groceries and some other merchandise online, drive up to a designated parking area at the store, and have their order brought out to them.

Site Plan Waivers: (continued)

1. #WSP-10-17 – Walmart Real Estate Business Trust (continued)

Mr. Peacock displayed three exhibits for the Board. The first was marked as Exhibit A-1 which depicted the directional signage that is proposed on the site directing customers where the pick-up area is located. It also shows the six designated parking spots that will be used for customers who are picking up their orders. That area is used for employee parking and will still be used for employee parking less the six spaces for pick-up spots. Exhibit A-2 depicted the flow of that portion of the store and parking lot and also the parking designation signs that will be at those six parking spaces. Exhibit A-3 depicted a photograph of the proposed pick-up sign on the façade of the building which show that the letters are two and a half feet in height, fifty-eight four inches in length, and to the top of the Walmart spark it is four feet four inches. All of the exhibits have been provided in the member's packets.

Mr. Miller was sworn in by Mr. Rocco. Mr. Miller stated he has been with Walmart for eighteen years. The hours of operation for pick-up are 8:00 a.m. to 8:00 p.m.; their associates will start at 4:00 a.m. so they can start getting the merchandise ready for the customers. This is primarily going to be used for grocery with some general merchandise but they already have general merchandise pick-up in the store and the two systems are not integrated. Mr. Miller explained that the customer can go to the website, www.walmart.com/grocery and place their order, up to three weeks in advance. They have different time slots for pick-up per hour so they do not have everyone showing up at the same time to pick up their order. The customer will pick a time slot after placing their order. The employees will then go get the items ordered, put them in a staging area that shows the different time slots so the order is ready to go. There are two ways the customer can let the employees know they are outside; they can pull up in one of the designated parking spots and use the phone number on the sign to call and alert the employees that they are there or they can download the app and when they are within a half mile of the parking lot the app beeps and notifies the employees that the customer is near. The employees bring the order out to the customer's car and load it for them. Mr. Peacock asked Mr. Miller how many new employees will be needed to man this new operation. Mr. Miller stated that they will need from six to twelve new employees. There are currently six hundred other locations where this operation is in use and they are scheduled to open five hundred and thirty new grocery pick-up operations this year. It is new to this area and there are seventy-five scheduled in the first six months of this year. Since this type of pick-up operation has been in use there has never been any issues with pedestrian safety or vehicle safety at the store locations.

Ms. Flaherty reviewed her letter for the Board. She stated that the applicant should testify as to how many parking spots will be utilized for the pick-up use. Mr. Peacock replied that six parking spots will be designated for pick-up. Mr. Peacock stated that no fire lanes will be blocked as a result of the new use on the site. She asked the applicant to testify as to the size of the parking spots being designated for pick-up parking. Mr. Peacock replied that the parking spaces are 10 x 20 which do accommodate SUV's. They are not handicap spaces but this is a situation where the customer does not have to leave their vehicle. Mr. Rocco asked Mr. Miller to explain to him how the employees know the customer is there. Mr. Miller went through the explanation again for Mr. Rocco. Ms. Flaherty asked how the customer knows the items they ordered are what is being loaded into their vehicle and what if someone wanted to get out their vehicle to see what is being loaded. Mr. Miller stated that all items being loaded are shown to the customer first. She also stated that a final set of approved plans should be modified with the one page insert to show the changes to the site plan. Mr. Peacock agreed to provide a revised final set of plans. A zoning permit and all other necessary permits by any other departments are a condition of approval.

Mr. Masterson asked if they have adequate parking since they are now designating six parking spots for this use. Mr. Miller stated that there is an excess of parking on the site.

Site Plan Waivers: (continued)

1. #WSP-10-17 – Walmart Real Estate Business Trust (continued)

Ms. Hui asked if they will be adding additional parking spaces to the six in the future. Mr. Miller stated that they find that the six parking spaces will be adequate; however if their online orders grow significantly then they will add more at that time. Ms. Hui asked if it is possible for the customers to actually pull up to the sidewalk instead of into a parking space so the employees do not have to cross the drive aisle. Mr. Miller stated that they have looked at that as well and there are other compliances and issues as to why they cannot do it that way. He doesn't know all the legalities and reasons why but it is why it's done the way it's proposed. Mr. Heffner asked if the employee will load a car that has pulled up to the sidewalk or will they be directed to park in the designated parking spot. Mr. Miller replied that the employee will direct the customer to the parking spot and will not load the vehicle at the sidewalk. Mr. Heffner commented that it is a high traffic area and the back of the building is going to be used more often; he asked what safety measures will be taken at the corner to slow people down since there will be more traffic in that area. Mr. Miller stated that it is his experience that there is not a lot of public traffic in that area but more employees and vendors. Mr. Heffner replied that he thinks they should still put in a safety measure such as caution lines or a stop sign. Mr. Miller replied that if the Board requires it as a condition of approval they will install a stop sign. There was some discussion on where the stop sign should be located with Mr. Kernan suggesting that it be placed in the grassy area by the first parking spot.

Mr. Rocco asked how the customer knows those are the spots they should park in. Mr. Peacock explained again that there are freestanding signs in front of the six parking spots designated for pick-up only. Mr. Heffner asked if there is lighting on that side of the building. Mr. Peacock replied that there is lighting on that side of the building. Ms. Hui suggested a sign for the trucks as well when they are accessing the site and turning around. She asked why the parking spots cannot be changed again to be along the sidewalk and not across the drive aisle. Mr. Miller replied that it could be because there was an issue at one time doing it like that. He didn't know the exact reason but that all their stores pick-up areas are set up the exact same way. Mr. Kernan commented that they would have to change the drive aisle which would cause them to have to remove the curbing and other parking spots.

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

Motion by Mr. Agnesino, seconded by Mr. Crane to grant site plan waiver approval with the conditions stated on the record. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Heffner, Mr. Masterson, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. #WSP-11-17 – Rocco Gallelli

Present – Rocco Gallelli, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application and survey. 2. Letter dated February 21, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to construct a 16 x 20 storage shed on property known as the Estate at Monroe. The property is located at 1351 North Black Horse Pike, also known as Block 701, Lot 15 in the Commercial Zoning District.

Mr. Gallelli was sworn in by Mr. Rocco. Mr. Gallelli stated that he is before the Board in order to be allowed to construct a storage shed for his business to store equipment and other stuff so it does not clutter the area by the loading dock.

Site Plan Waivers: (continued)

2. #WSP-11-17 – Rocco Gallelli (continued)

Ms. Flaherty reviewed her letter for the Board. She asked the applicant to testify as to what he will be storing in the unit. Mr. Gallelli stated that he will be storing unused equipment other stuff he does not want to store outside. Ms. Flaherty stated that the shed should match the building and that no business shall be operated from the shed at any time. Mr. Gallelli testified that the storage unit will be placed off of the parking lot and will not impede any traffic circulation on the site. A zoning permit and any other permits necessary from any other department is a condition of approval. Mr. Heffner asked the height of the shed. Mr. Gallelli replied that it will be eight foot.

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

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

3. #WSP-09-17 – Alex Hicks

Present – Alex Hicks, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application and a copy of the applicant's menu. 2. Letter dated February 21, 2017 prepared by Rosemary Flaherty, Zoning Officer.

The applicant proposes to open a café style restaurant inside the existing Anytime Fitness gym. The property is located at 1041 Glassboro Road, also known as Block 13901, Lot 28.02 in the Business Park Zoning District.

Mr. Hicks was sworn in by Mr. Rocco. Mr. Hicks testified that he would like to open a healthy, all natural café inside the Anytime Fitness gym that will serve smoothies, wraps, and salads. This will serve the gym members and maybe some other employees in the area. There is no cooking of their product involved on the site. Ms. Flaherty reviewed her letter for the Board. She asked the applicant to testify to the number of employees at this location. Mr. Hicks replied that there will be three part time employees including himself. As a condition of approval the applicant is required to obtain approvals from the County Board of Health as well as the local Board of Health. All signage proposed whether inside or outside must be approved with zoning and construction permits. Ms. Flaherty asked if there will be tables and chairs and if so how many. Mr. Hicks replied that there will be seven or eight high stools for people to use while waiting for their food. Ms. Flaherty asked if the café will provide takeout orders. Mr. Hicks stated that they can provide that service but there will not be any designated parking for pick-up or takeout orders. Ms. Flaherty stated that a thirty day temporary banner sign is permitted if applied for in zoning but no temporary lawn signs are permitted. Mr. Hicks understood this condition. He will be sharing the use of the dumpster with the gym. A zoning permit and any other permits by other departments is required as a condition of approval.

Mr. Masterson inquired as to the menu item of grilled chicken if there isn't any cooking on the premises. Mr. Hicks testified that there isn't any fire cooking on the site. The chicken is pre-cooked and not grilled. Mr. Rocco asked if there is a kitchen. Mr. Hicks stated that there isn't a kitchen but they have to provide sinks and proper drainage. There isn't any food to be made per say since its all fresh fruit, fresh vegetables, and salads. They will have refrigeration; the food is fresh daily and they pick up the products they need and bring them to the site. Mr. Heffner asked if there will be food dumped in the dumpster. Mr. Hicks stated that they will take their leftover food to the dumpster at their other location in Sicklerville. Mr. Heffner commented that if they do start dumping food in the dumpster at the gym it will require a lid.

Site Plan Waivers: (continued)

3. #WSP-09-17 – Alex Hicks (continued)

Mr. Crane commented that if the applicant has to get approval from the County Health Department they will make sure he is using the proper refrigeration and passes all the requirements for food safety. Ms. Hui asked if there is an eating area. Mr. Hicks stated there will only be a small waiting area with seven or eight stools.

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

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

Approval of Minutes:

1. 9/8/16 regular meeting.

Motion by Mr. Agnesino, seconded by Ms. Flaherty to approve the minutes from the September 8, 2016 regular meeting. Voice vote; all ayes, motion passed.

2. 2/9/17 regular meeting.

Motion by Mr. Agnesino, seconded by Ms. Flaherty to approve the minutes from the February 9, 2017 regular meeting. Voice vote; all ayes, motion passed.

Reports:

1. Mr. Teefy stated that they are introducing a zero increase budget this year. The biggest thing was convincing Kevin to stretch out the bonds.

2. With regard to public safety there was a meeting concerning their budget and the plan is to go to the Cecil Fire Department and fix the Williamstown Fire Department next year if they can get some bonding.

3. They had two very promising meetings concerning Route 322 and Fries Mill Road. The County is stepping up and getting involved, Senator Madden, Assemblyman Moriarty, and some people from the NJDOT, and it's definitely in their budget for this year to get it done. Mr. Teefy stated he thinks they will get some approvals.

4. The brewery was passed so they should be hopefully opening in the spring of this year on Main Street and Mr. Teefy is going to let them know that the Pfeiffer parking lot is allowed to be used for their use. He stated this will be a real boost for Main Street.

5. Mr. O'Brien stated the public hearing that was scheduled for #1846 WBA Arbours Jr., LLC will be rescheduled and new notice will be sent to residents within 200 ft. when a new meeting date is established.

6. Mr. Agnesino stated that he had doubts concerning the Moon Landscaping business that came before the Board two weeks ago but he was pleasantly surprised at how much work they've done to clean up the site. He also asked Ms. Flaherty if she found out any information concerning the safety hazard on Chestnut Street. Ms. Flaherty replied that she thinks the area of concern is part of Heritage's property. She stated that she will find out and address the issue.

Reports: (continued)

Mr. Agnesino asked if there is anything the Township can do if the property owner doesn't fix the problem. Ms. Flaherty stated that they can lien the taxes if the Township has to pay someone to fix the problem.

Public Portion:

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

Adjournment:

The meeting was adjourned at 8:00 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