

Monroe Township Zoning Board Meeting Minutes

April 17, 2018 at 7:00 pm

Call to Order

Proper notice of this meeting was given as required in the Open Public Meetings Act on January 5, 2018 and a copy was posted on the first floor bulletin board and a copy was given to the Township Clerk.

“Be advised, no new business or item of discussion will be started after 10:30 pm and the meeting shall terminate no later than 11:00 pm”.

Pledge of Allegiance

Roll Call:

Members:

Mrs. Fox - Present

Mr. Fritz - Present

Mr. Kozak - Present

Mr. Manfredi - Present

Mr. McLaughlin, Vice Chairman - Present

Mr. Mercado - Present

Mr. Salvadori, Chairman - Present

Mr. O'Reilly, Alt.#1 - Present

Mr. Sebastian, Alt.#2 - Present

Professionals:

Rick Coe, Solicitor - Present

Engineer, Marty Sanders - Present

Planner, Pam Pellegrini - Present

Council Liaison, Ron Garbowski - Present

Community Development Director/Zoning Officer, Rosemary Flaherty - Excused

Tara Park, Secretary and Transcriber - Present

Extension of Approval:

607 Main Morgan, LLC, Use Variance #06-26 and Application #1776 Major Subdivision, Block 11604 Lot 4

Attorney for the applicant Vincent D'Elia, and the member of the applicant, Cliff Gail of 20 Windsor Ct in Sewell, NJ 08080 (Sworn in by Mr. Coe) requested an extension of approval for this project. This is the last of the extensions allowed for the application, if approved, and the

applicant hopes to start the project before the end of the year. Mr. Sebastian also asked that if there is any changes proposed since the original application and the applicant stated not at this time.

Motion to approve: Mr. McLaughlin

Motion 2nd: Mr. Kozak

Roll Call:

Mrs. Fox - Yes

Mr. Fritz - Yes

Mr. Kozak - Yes

Mr. Manfredi - Yes

Mr. McLaughlin, Vice Chairman - Yes

Mr. Mercado - Yes

Mr. Salvadori, Chairman - Yes

Public Hearings:

ANB Leasing, Application #0476-SP, Preliminary Major Site Plan

Block 8501 Lot 4, 2599 South Black Horse Pike

The applicant is seeking preliminary major site plan retroactive to a construction site located at this property known as 2599 South Black Horse Pike. The applicant has received a use variance in a previous application before the board.

The applicant, Anthony Imperial, and his engineer Andrew Schaeffer were sworn in before the Board, and the attorney for the applicant Mr. Len Schwartz was also present. The Board Professionals went over their review letters with the Board and the Applicant, and the applicant had the following responses to the Board.

- Traffic for the business is minimal as most jobs are off site and extensive periods of time, if there is traffic it would be from 7-8am coming into the lot and leaving for jobs, and 4-5 pm and leaving for the night.
- No customers would be coming to the property, and there would be no work on the weekends at the property.
- There is no curb or sidewalks adjacent to the property, as confirmed by Ms. Pellegrini.
- There will only be a pylon sign, no wall signage.
- Septic system will be installed as a condition.
- Height of the structure is 26 ft.
- There are no more fuel tanks on site and the applicant is complying with everything.

- Front structure is a rental, that is registered.

Chairman Salvadori asked for a motion to open the application to the public:

Motion to open: Mr. Fritz

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Peter Sideris of 1324 Janvier Road noted that he has seen quite a bit of the applicants work and it is commendable as well as the fact that it is off site and there it not much business traffic on the site.

Chairman Salvadori asked for a motion to close the application to the public:

Motion to close: Mr. Kozak

2nd motion: Mr. Fritz

All in favor, none opposed by voice vote.

Approval of the Preliminary Site Plan Approval with the following conditions as stated by Mr. Coe,

- Waiver of buffer requirements
- Driveway expansion waiver
- Front landscape buffer Waiver
- Driveway apron variance
- Waiver of curb and Sidewalk
- Designation of storage units and steel plates must be shown.
- Septic System approval
- Revised Plan submitted showing all corrections stated
- Approval from all entities required
- COAH
- Escrow must be in good standing
- Environmental Assessment and architectural waivers
- Maintenance plan must be completed
- Stone lot variance and gravel must be graded

Motion to approve: Mr. Kozak

2nd motion: Mr. McLaughlin

Roll Call:

Mrs. Fox - Yes

Mr. Fritz - Yes

Mr. Kozak - Yes
Mr. Manfredi - Yes
Mr. McLaughlin, Vice Chairman - Yes
Mr. Mercado - Yes
Mr. Salvadori, Chairman - Yes

Resolutions:

Closed Session: Resolution #ZBA-14-2018, Litigation Matters-Sideris

The Zoning Board at this time went into Closed Session to discuss matters with Monroe Township v. Sideris.

Correspondences/Discussion:

Minutes Approval:

Approval of minutes from 2/20/2018

Motion: Mr. Fritz

2nd motion: Mr. McLaughlin

All in favor, and none were opposed

Reports:

Mr. Fritz commented on a few issues/applications in front of the Board in the past.

- Fazzio - site looks great and is cleaned up, Mr. Kozak noted this is true and was at the site today as well.
- Morgan Road - Possible paint shop past junk yard
- Nursery at 322 & Tuckahoe Rd - work being done at property, all approvals up to date?

Mr. Mercado mentioned the Bialowas property and the amount of work being done with no submissions back to the Board.

Adjourn:

Motion: Mr. Fritz

2nd motion: Mr. McLaughlin

All in favor, and none were opposed

These minutes are a brief summary of the proceedings and should not be taken as verbatim testimony

Respectfully submitted,

Tara Ann Park