

Call to Order:

The meeting was called to order at 7:05 p.m. by Chairman McLaughlin who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. This notice was sent in writing to the South Jersey Times on January 8, 2014. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk.

The Board saluted the flag.

Roll call: Present – Mr. Carney, Mr. Fitzgerald, Mr. Fritz, Mr. Manfredi, Mr. Salvadori, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Absent – Mr. Price, (excused), Ms. Pellegrini, (excused). Also present – Mr. Marmero, Solicitor, Mr. Sander, Engineer, Mr. Sebastian, Council Liaison.

Memorialization of Resolutions:

1. #14-10 – App. #14-02 – Michael Rodriguez – Rear Yard & Height Variances Approved.

Motion by Mr. Fritz, seconded by Mr. Carney to adopt resolution #14-10. Roll call vote: Ayes – Mr. Fritz, Mr. Carney, Mr. Fitzgerald, Mr. Manfredi, Mr. Salvadori, Ms. Hui, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Discussion - Completeness:

1. #1834 & #462-SP – Cross Keys Monroe, LLC – Completeness

Present – Robert Mintz, applicant’s attorney, William Ralston, applicant’s engineer, David Guzzo, applicant.

Member’s packets contained: 1. Report dated March 12, 2014 prepared by Marty Sander. 2. Email dated March 24, 2014 prepared by Robert Mintz. 3. Email dated March 25, 2014 prepared by William Ralston.

The applicant is requesting completeness waivers; from providing architectural plans and elevations, the size, height, location, and arrangement of all proposed buildings, topographic contours extending 200 feet beyond the boundaries of the proposal, and the location of all existing structures and wooded land within the area to be subdivided and shortest distance from any existing structure to any proposed or existing lot line. The property is located on Berlin Cross Keys Road, also known as Block 101, Lot 3.06.

Discussion – Completeness: (continued)

1. #1834 & 462-SP – Cross Keys Monroe, LLC (continued)

Mr. Mintz displayed the proposed overall site plan for the Board. He reviewed the location and previous approvals with regard to the site for the Board. The applicant was granted a use variance to allow seventy-two residential apartment units that will look similar to the current apartment buildings being constructed or exactly like them, depending on the determination of a developer. There is a subdivision of the property proposed to divide the lot into three lots; two commercial lots and one residential lot in the back. At that time, the applicant will be requesting a variance to allow the back two lots to not have frontage on a public roadway as they will front on the private roadway previously constructed. They are asking the Board to consider the applications for completeness.

Mr. Sander reviewed his report for the Board. He stated that the applicant is requesting four completeness waivers; the first two are the submission of architectural plans and elevations for the proposed buildings as well as the size, height, location, and arrangement of all existing or proposed buildings and signs. Mr. Mintz stated that they did not provide that information because they anticipate it to be consistent with the apartment buildings currently under construction across the boulevard and for which the Board already has architectural plans. He stated that if they do get the waiver this evening it does not mean they do not have to provide the information, they can provide it when they come in for site plan and subdivision approval or they can ask at that time for the waiver to not provide it at all. If the Board needs the plans for this file, they will provide a copy of what had been previously submitted for Lot 3. They understand if there are any changes they will have to provide those changes and if there are any significant changes they will have to come back to the Board. Mr. Sander commented that he wanted the applicant to provide the copy of the architectural plans before the public hearing. The applicant agreed to provide the architectural plans and related information to the Board.

The next two waivers concern the topographic contours extending two hundred feet beyond the boundaries of the proposal and the location of all existing structures and wooded land within the area to be subdivided and showing the shortest distance from any existing structure to any proposed or existing lot line. Mr. Mintz stated that they are asking for that waiver. They have provided the topographic information including all structures and wooded lands on the plans for a distance of fifty feet beyond the property boundaries which is consistent with the previous approval for the overall subdivision.

Discussion-Completeness: (continued)

1. #1834 & #462-SP – Cross Keys Monroe, LLC (continued)

Mr. Ralston was sworn in by Mr. Marmero. He stated that they did receive the same waivers when they developed the approved pad sites along Berlin Cross Keys Road and for the apartment complex. The adjacent property beyond the fifty feet they did provide information for is vacant land; there aren't any homes or structures on the property. In addition, the stormwater management report does discuss the topography and the impacts of drainage beyond fifty feet. Mr. Sander stated he did not have a problem if the Board wanted to grant those two waiver requests. Mr. Fritz inquired as to the property owner adjacent to the site and whether the site would have an impact on that property. Mr. Mintz stated that the property owner did come out for the use variance hearing so she is aware of the approved use of the site; her property is vacant land.

Mr. Marmero reviewed the waivers requested by the applicant and listed as items two and four in Mr. Sander's report. Motion by Mr. Salvadori, seconded by Mr. Fitzgerald to grant the two submission waivers and to deem applications #1834 and #462-SP complete. Roll call vote: Ayes – Mr. Salvadori, Mr. Fitzgerald, Mr. Carney, Mr. Fritz, Ms. Hui, Mr. McLaughlin. Nays – Mr. Manfredi. Abstentions – Zero. 6 ayes, 1 nay, motion passed.

Public Portion:

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

Reports:

1. Mr. Sander stated that he received reports from Advanced Auto with regard to the clean-up of the site. The October report had indicated there was contamination in excess of the ground water quality standards. On January 29, 2014, they submitted a modification to that report that states the contamination comment has been removed. Mr. Sander asked the applicant to provide the data that shows the ground water quality standards are not being exceeded. The applicant indicated they would provide that information. Mr. Sander stated that if the information supports their current findings and the site is clean then they do not have to continue with the original Phase I study. The Board will have to officially waive the Phase I study at that point. Mr. Sander stated he would issue a report once he receives the information from the applicant.

Reports: (continued)

2. Mrs. Farrell informed the Board that she has received several emails from Ms. Pellegrini and Advanced Auto concerning the signage to be located on Washington Avenue. At the meeting Ms. Pellegrini understood that the applicant agreed to change the proposed pylon sign to a monument sign and make the sign smaller. The revised plans indicate they changed the sign to a monument sign however the size of the sign did not change. Mr. Sander commented that the copy area of the sign is the same. The Board agreed that they wanted the sign to be smaller because Washington Avenue is residential street. Mrs. Farrell indicated she would inform Ms. Pellegrini that the Board was in agreement that the copy area of the sign should be smaller.

Approval of Minutes:

1. 3/18/14 regular meeting.

Motion by Mr. Fitzgerald, seconded by Mr. Salvadori to approve the minutes from the March 18, 2014 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:22 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