

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:15 p.m. by Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Absent – Mr. Caligiuri, (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 15, 2015.

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-11-15 – App. #SW-52 – Brian Peterson – Sidewalk Waiver Approved

Motion by Mr. Kozak, seconded by Mr. Masterson to adopt resolution PB-11-15. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-12-15 – App. #1828 – Philadelphia Suburban Development – Completeness

Motion by Mr. Agnesino, seconded by Mr. Kozak to adopt resolution PB-12-15. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-13-15 – App. # 1828 – Philadelphia Suburban Development – Final Major Subdivision

Motion by Mr. Agnesino, seconded by Mr. Scardino to adopt resolution PB-13-15. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Public Hearing:

1. #1839 – Grandview Mews, LLC – Preliminary Major Subdivision

Present – William Ziegler, applicant's attorney, Cliff Gail, Grandview Mews, Don Papparone, Grandview Mews, Michael Brown, applicant's traffic engineer, Jay Sims, applicant's engineer.

Member's packets contained: 1. Report dated February 10, 2015 prepared by Ray Jordan. 2. Report dated January 8, 2015 prepared by Ray Jordan. 3. Report dated January 9, 2015 prepared by Tim Kernan. 4. Response letter dated February 17, 2015 prepared by Jay Sims. 5. A copy of the applicant's preliminary major subdivision plan.

The applicant is proposing a residential subdivision of seventy-five single family attached homes and one single family detached home. The plan proposes a single thirty foot wide access off of Grandview Avenue for the townhouse development; access to the proposed single family dwelling will be off of Main Street. The property is located between Main Street and the Black Horse Pike in the R-2 Zoning District, also known as Block 801, Lots 7, 8, 10, 11, 14, and 15.01.

Public Hearing: (continued)

1. #1839 – Grandview Mews, LLC (continued)

Mr. Jordan, Mr. Kernan, Mr. Gail, Mr. Paparone, Mr. Sims, and Mr. Brown were sworn in by Mr. Rocco. Mr. Ziegler introduced himself as the applicant's attorney. He stated that Mr. Kernan's report indicates that a "D" variance is required; however they have reduced the number of proposed units from seventy-eight units to seventy-five units so that they meet the density requirements. Mr. Sims and Mr. Brown testified as to their credentials as licensed engineers in the State of New Jersey.

Mr. Sims displayed the plan and gave an overview of the proposal. There are seventy-five townhouse units proposed with an access off of Grandview Avenue. Two courts have been provided within the development which contain additional parking. Mr. Jordan's report indicates that the roadway within the courts should be designated as one way for safer operation with the site. Mr. Sims agreed to make that revision to the plan. With regard to the existing drainage, the water flows from west to east. The stormwater will be collected via stormwater inlets and piping to the basin. Sanitary sewer will be provided to the site through a connection on Main Street that is part of the future approved Hamilton Greene Development. Water will also be provided from a connection on Main Street that will loop through the development and into the main on Grandview Avenue.

Mr. Ziegler stated that they can address the issue of completeness in Mr. Jordan's report before further testimony is presented. Mr. Jordan stated that the applicant has addressed the completeness items. Motion by Mr. Crane, seconded by Mr. Masterson to deem application #1839 complete. Roll call vote: Mr. Agnesino voted nay, Mr. Cooper voted nay. Mr. Rocco advised the Board that they have an obligation to deem the application complete pursuant to Mr. Jordan's report. Mr. O'Brien asked for the roll call once again. Ayes – Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. O'Brien. Nays – Mr. Agnesino. Abstentions – Zero.

Mr. Brown addressed the Board with regard to traffic and existing conditions on Grandview Avenue. He commented on the turning movements at the corner of Grandview Avenue and Main Street stating that due to the width of Grandview Avenue and the angle for the turning movement, the applicant is proposing to widen Main Street which will increase the radius at that corner. Mr. Ziegler added that they have already obtained an easement from the property owner in order to make that improvement. Mr. Brown testified that Grandview Avenue is considered a collector roadway. It is twenty-two foot wide with no shoulders; under the RSIS, twenty-two foot is an appropriate width for that road. Based on existing and projected traffic volumes, they are well below the allowance of 3500 trips per day. The traffic counts were conducted at Grandview and Main Street as well as at Grandview and the Black Horse Pike. They projected the traffic volumes after the build out of the proposed development as well as after the build out of the Hamilton Greene development.

Mr. Ziegler asked Mr. Brown if they considered a second access on Main Street, which is a County road. Mr. Brown replied that they considered that early in the design of the site however there are some traffic concerns and geometric issues for constructing a road out to Main Street. The County standard prefers access off of a municipal road rather than a County road. With regard to the geometric issues, the site frontage is limited along Main Street so many of the County standards would not be able to be met and a substantial number of waivers or relief would have to be obtained in order to construct an access according to the County standards. There is also a requirement for the distance between Grandview Avenue and a proposed access road on Main Street; the requirement is four hundred and fifty feet and they would only have approximately three hundred and eighty feet.

Public Hearing: (continued)

1. #1839 – Grandview Mews, LLC (continued)

Mr. Gail testified as to his difficulty in trying to obtain sight triangle easements from property owners in order to have an access road out to Main Street. In addition, he has a contractual obligation to build a single family dwelling for the owner of Block 801, Lot 14, Edwin Janka, which is directly across from the Hamilton Greene access road on Main Street.

Mr. Kozak asked why the applicant couldn't bring an access road out to the Black Horse Pike. Mr. Brown replied that the development is too far from the Black Horse Pike. Mr. Kozak disagreed and asked if they explored the possibility. Mr. Brown replied that he did not. Mr. Kozak asked Mr. Brown if he personally has driven down Grandview Avenue out to the Black Horse Pike and tried to make a left hand turn. Mr. Brown stated that they did traffic counts at the intersection but he has not personally driven down Grandview Avenue to the Black Horse Pike. Mr. Ziegler asked Mr. Gail to address the question concerning access out to the Black Horse Pike. Mr. Gail testified that he looked at every opportunity to add to the property and to change the route of the ingress/egress. He looked at the Black Horse Pike and putting together lots that were available; however they would end up with a road that didn't have anything on it and commercial property which isn't their primary focus as they are residential developers.

Mr. Kozak asked how wide the road would have to be if they did bring a road out to the Black Horse Pike. Mr. Gail replied that it would have to be fifty foot wide. Mr. Kozak asked if any of the lots were wide enough to bring a fifty foot road to the Black Horse Pike. Mr. Gail replied that it wouldn't make sense to put a twenty-five hundred foot long road through to the Black Horse Pike with nothing on it; no would sell them just a fifty foot wide piece of property. Mr. Kozak stated that they would have to purchase one entire lot and not several as Mr. Gail indicated. Mr. Gail stated that it would not be cost effective for them to just purchase a lot with a road going through it and nothing on it without connecting commercial pieces to allow for a commercial development. Mr. Kozak asked Mr. Gail if he has ever driven down Grandview Avenue and tried to make a left onto the Black Horse Pike. Mr. Gail stated that he has driven down Grandview but he does not go in the direction of the Black Horse Pike to make a left.

Mr. Agnesino asked the applicant if they made the statement that the County would not allow them to have an access out to Main Street. Mr. Ziegler replied that the County standards would not allow them to come out to Main Street. Mr. Agnesino asked if they have a letter from the County indicating they did not want an access out to Main Street. Mr. Ziegler stated they have an approval from the County indicating the improvements at the intersection with Main Street. Mrs. Farrell commented that the County letter does not indicate they did not want an access out to Main Street. Mr. Kernan stated that the County never reviewed a plan with a proposed access out to Main Street. Mr. Ziegler replied that the plan meets the RSIS and meets the Township ordinance. When designing the plan they took into consideration not only the town's ordinance but the County standards for access to their roads to come up with this plan. They do not want to create variances from the RSIS, the town's ordinance, or the County standards. Mr. Brown stated that an access out to Main Street would violate several of the County standards.

Mr. Jordan reviewed his report for the Board. The applicant is requesting a waiver from showing the proposed utilities on the plans. Mr. Ziegler indicated they would defer that issue to final along with providing the Open Space Report and the Development Schedule. The applicant has agreed to add all the information to the plans with regard to the location of adjacent utility tie-ins within two hundred feet of the property.

Public Hearing: (continued)

1. #1839 – Grandview Mews, LLC (continued)

The applicant has asked to defer the submission of the Open Space Map to final approval. They have agreed to provide all the information with regard to the curb detail as well as revising the materials used for the handicapped ramps as per Mr. Jordan's report. The applicant has indicated the open space areas will be owned and maintained by a homeowner's association; however the roadways are proposed to be dedicated to the Township. Mr. Ziegler stated that he has provided draft copies of the homeowner's documents to Mr. Rocco and Mr. Kernan. The association will also be responsible for the parking, snow and trash removal. The applicant has agreed to provide information concerning Mr. Jordan's comments with regard to lighting. Mr. Jordan commented that there aren't any handicapped accessible units in the development but he thought there should still be some handicapped spaces provided in the guest parking areas. Mr. Ziegler agreed and stated that they will add some to the plan.

Mr. Jordan recommended on street parking should not be permitted and that "no parking" signs should be installed. Mr. Ziegler replied that they agree with Mr. Jordan and that he would prepare an ordinance and present it to the governing body. "One Way" signs should also be installed in the two courts that have the visitor parking. The applicant is requesting the submission of the architectural plans be deferred to final. Mr. Jordan asked that truck turning templates be added to the plans. Mr. Sims replied that they did do templates for a trash truck and school bus and that they will be able to adequately traverse the site. Mr. Jordan inquired as to a fire truck being able to turn into and within the site. Mr. Sims stated that they did not do a template for a fire truck. Mr. Ziegler commented that they would comply with that issue and submit a plan to the Fire Marshall for his review.

With regard to stormwater management, the applicant agreed to address all the comments in Mr. Jordan's report. There was discussion concerning fencing around the basin. Mr. Kernan's report suggested that no fencing be installed around the basin so that it can be used for passive recreation. Mr. Ziegler commented that they would do whatever the Board preferred with regard to the fencing. Mr. O'Brien asked the depth of the basin. Mr. Sims replied that the basin is two and one half feet deep and is approximately three acres in size. It is designed to be a dry basin and will hold a hundred year storm before it gets to the emergency spillway. Mr. Agnesino asked where the water will be directed from the emergency spillway. Mr. Sims replied that it will spill out in the current direction of the flow toward the Black Horse Pike. Mr. Agnesino commented that they are directing the water onto someone else's property if the basin fails. Mr. Sims replied that the runoff rate will be reduced to a lower rate after construction than presently exists on the site. He stated that there is an MMUA inlet that will pick up some of the water runoff as well as an outflow structure metering the flow. Mr. Agnesino agreed that the metering device in the basin will help the basin to perk since it will be directing some of the water into the inlet. Mr. Sims stated that rate of flow into the inlet will be the same as it is predevelopment. Mr. Masterson commented that the emergency spillway, if needed, will direct more water onto one specific property rather than dispersing the runoff over a larger area as it currently flows. Mr. Kernan agreed that there is a difference between the rate of runoff compared to the volume of runoff if the basin fails. Mr. Kozak asked Mr. Jordan if the applicant's testimony with regard to the runoff is accurate. Mr. Jordan replied that they must meet the New Jersey Best Management Practices regulations and the rate of runoff will be reduced. The basin will hold some water to infiltrate back into the soil and some of it will be directed into the MUA inlet. Mr. Jordan commented that the applicant should consider adding an inlet on Grandview Avenue due to the minor increase in runoff at the northern edge. The applicant agreed to look at that issue.

Public Hearing: (continued)

1. #1839 – Grandview Mews, LLC (continued)

With regard to the Traffic Impact Study, Mr. Jordan stated the traffic counts were done in May and August 2014. He suggested the counts be adjusted for a time when school buses are in operation and people are back from summer vacations. Mr. Brown replied that the NJDOT factors used for the May and August are slightly higher than for other months. Mr. Jordan asked if he was stating that the counts are higher in August than in September. Mr. Brown replied that they are higher. Mr. Kozak asked Mr. Jordan if he agreed with that statement. Mr. Jordan replied that he did ask his traffic engineer and he did agree that that would be the case.

The applicant must post bonding and inspection fees and receive all outside agency approvals. Mr. Jordan stated that he issued a second report concerning the applicant's Phase I Environmental Site Assessment. He asked that documentation be provided regarding the removal and disposal of waste material that currently exists on the site. The applicant agreed to comply. The applicant also agreed to abandon the existing cesspool system and potable well. A large amount of fill will be brought to the site and Mr. Jordan stated that the applicant is required to test the fill for contaminants and submit a report to the Board. In addition, the route of transport should be agreed upon with the Board's Engineer. Mr. Jordan asked if any of the adjacent properties are serviced by well and/or septic systems. Mr. Sims replied that they are not. Several members of the Board stated that the homes on Grandview Avenue are serviced by septic systems. Mr. Ziegler stated they would add the location of the septic systems to the plans.

Mr. Cooper asked if any of the trees on the site will be retained. Mr. Sims stated that there are areas along the perimeter of the site where they can retain the trees; however due to grading and construction of the site most of the trees in the interior of the site will have to be removed. Mr. Cooper also inquired as to the issue with turning out of Grandview Avenue and Main Street. The applicant addressed the one corner but not the other corner where you have to angle your car to the left in order to see oncoming traffic and make the turn. Mrs. Farrell commented that the County report does indicate that the line of sight runs through a hedge row on Block 801, Lot 2. Mr. Ziegler replied that they are working with the County to address those issues.

Mr. Kernan reviewed his report for the Board. Mr. Kernan stated that the proposed use is a permitted use in the R-2 Zoning District. He commented that the single family attached use is not found in the Zoning section of the Township's Code, but in Chapter 175-146(D) which is the Design, Performance, and Evaluation standards of the code. Mr. Kernan stated that after the Pinelands was formed and the code written, all of the standards for townhomes was put in that section of the code; he added he did not understand why it was written that way. He felt that some of the deviations in that code should be variances, especially with regard to density. The applicant did agree to reduce the number of units so as not to exceed the density; however he does have a difference of opinion as to what is a waiver and what is a variance in this section of the code. Mr. Ziegler stated that they did agree with Mr. Kernan with regard to the density which is why they reduced the number of units; however he does not agree on some of the variances called out in Mr. Kernan's report but believes they are design waivers.

The bulk requirements for the attached units are met. The applicant did have to recalculate the site coverage based on the fifteen acre portion and they are below the maximum of forty percent with only thirty-one percent. The single family detached home falls under the zoning portion of the code and meets all the bulk requirements as well.

Public Hearing: (continued)

1. #1839 – Grandview Mews, LLC (continued)

Mr. Kernan stated that he believes the buffer requirements if not met would be considered a variance; however the applicant has agreed to comply with his comments concerning the buffers. He did comment on the issue of drainage structures, the basin, inlets, and piping within the buffer area not being permitted. Mr. Ziegler replied that the basin is allowed in the buffer so it would stand to reason that the piping should be allowed in the buffer as well. Mr. Kernan stated that the intent is that the buffer is there to be vegetated and to provide some separation between uses. He stated that the current proposal is to completely clear the entire area where the basin is proposed and then plant it with some plantings. He stated that he would hope there is some way to preserve as much of that thirty foot buffer strip as possible. He did hear testimony about the grading, but for a basin that is three acres he hoped there might be a way to shrink it somewhat and preserve some of the natural vegetation. Mr. Ziegler replied that they would be happy to take a look at shrinking the basin. Mr. Kernan added that the applicant would also save money if they did not have to clear the extra thirty feet and replant it. He does agree that if the basin is allowed in the buffer the piping should be permitted as well.

The layout does not meet the intent of Chapter 175-146 with regard to the units being arranged so that a maximum number of units front directly on common open space. Their response letter states that the majority of the units do front on common open space but the units front on either a perimeter buffer or they back up to the basin, which is common open space. He wasn't sure it meets the spirit of the ordinance. He would support no fencing around the basin for this reason since the basin is only two and one half feet deep and can be used as passive open space. Mr. Sims commented that if there is standing water, there will only be nine inches of water between the first stage, the infiltration, and the first outlet. Mr. Kernan reiterated that it would be nice if the open space/basin could be used. He also commented on the proposal for the entire basin to have a sand bottom. He recommended that only a portion of the basin have a sand bottom and the rest be grassed. The applicant did look at that issue and agreed they can shrink the sand bottom by two thirds.

A waiver is required to allow fee simple townhouse units on a public roadway. The plan proposes parking areas within a public right-of-way; however the applicant has agreed that the homeowner's association will be responsible for the parking areas. The plan does not include sidewalk along the frontage on Main Street as proposed a waiver is required. In addition, if the waiver is granted, the applicant would have to contribute \$3,000.00 to the sidewalk fund. Mr. Kernan spoke to the open space again stating that most of the open space is behind the units with minimal narrow openings between units for accessibility; as proposed a waiver is required. Mr. Kernan stated that he has a difficult time with the open space layout not being functional and usable; however if the basin area does not need to be fenced and that two of the three acres can be grassed at a slightly higher elevation than the sandy one acre bottom then there is some usable open space on the site. The applicant's response letter did indicate a recreation contribution in lieu of providing recreation on site. This issue will be discussed later in the meeting.

The applicant has agreed to comply with all the comments in Mr. Kernan's report regarding landscaping. A waiver is required from the requirement to retain all trees within twenty-five feet of the building site and ten feet from the parking areas and utility easements. Mr. Kernan stated that he would support this waiver. A waiver is required from showing all trees with a diameter of five inches or greater on the plan and trees greater than twenty-five inches in diameter should be considered specimen trees and preserved. Mr. Kernan recommended that a complete waiver not be granted as he would like the applicant to identify the those trees along the thirty foot perimeter to the east and the other perimeter areas so they can determine if any of those trees can be preserved. The applicant agreed to work with Mr. Kernan on this issue so that a partial waiver is required.

Public Hearing: (continued)

1. #1839 – Grandview Mews, LLC (continued)

Signage for the development will be deferred to final. Mr. Kernan stated that he does recommend there be a second access to Main Street to line up with the Hamilton Greene subdivision. He commented about the deficiency of Grandview Avenue at twenty-two foot wide. Mr. Ziegler replied that they cannot get a second access on Main Street due to the County standards. Mr. Kernan expressed his concern that the applicant did not try to sit down with the County to discuss the matter. Mr. Masterson stated that the applicant talked about how difficult it would be to get an access onto Main Street; however he commented that it is not the Board's obligation to make it easier for the developer but what's best for the community and the people who live out there. Mr. Ziegler replied that they satisfy all the Township, RSIS, and County requirements. Mr. Masterson replied that the reason variances and waivers are given in some circumstances is for the greater good. He would like to see the applicant at least sit down with the County. Mr. Ziegler commented that they have a contractual obligation to the property owner across from the Hamilton Greene subdivision so they cannot bring a road out to Main Street. Mr. Brown also commented on the County design standards. His comment that the County prefers access on a municipal street before a County road was questioned by Mr. Kernan who thought the County standards might refer to that for a single lot but not a development. Mr. O'Brien stated that they will have to take a look at that issue with the County. Mr. Gail spoke about all the properties and reasons he could not purchase them in the area along Main Street in order to bring a road out that way.

Mr. Kozak commented that Mr. Gail did not look the other way toward the Black Horse Pike for road access. Mr. Gail stated that he did look at that but he would have to assemble several pieces of property and then run a road out there and he would not get anything out of it. Mr. Kozak asked how long the road would have been out to Main Street from the development. Mr. Gail replied that it is just over three hundred feet. He stated that he might not get an access through to the Black Horse Pike from the NJDOT. He also commented that sometimes things don't work out financially as well.

Mr. Kernan stated that applicant agreed to comply with comments three, four, five, and six under general comments in his report. He commented maybe the COAH, recreation, etc. might be deferred to final but it's up to the Board how they want to handle some of those issues. Mr. Teefy stated that he has lived here a lot of years and the residents have come before Council before due to the heavy amount of traffic on Grandview because it's a throughway. He would like the applicant to explore the possibility of an access road out to the Black Horse Pike. Mr. Ziegler replied that they are not prepared to discuss the NJDOT standards since they are not the contract purchaser of any property out to the Black Horse Pike even though Mr. Gail did talk about his efforts in that regard as well as his efforts to purchase other property to Main Street. Mr. Teefy asked if they could look at the NJDOT standards and come back to say it's feasible or not feasible. Mr. Ziegler stated that if the Board directs them to take a look at that as part of a preliminary approval, they would be happy to take a look at that; however they do have a variance free application. Mr. Kozak asked Mr. Kernan if they were going to address the variances he called out in his letter as to whether they are variances or not since the applicant is disagreeing that they are variances. Mr. Kernan stated that the applicant has withdrawn numbers two and three in his report under variances. The only one left is concerning the layout; the applicant is questioning whether it is a variance since the townhouse development falls under the design standards of the Township code. Mr. Ziegler stated that they believe it's a waiver and they feel they have situated the maximum number of units on open space. He stated that the ordinance is very unclear about what the maximum really is.

The Board took a brief recess.

Public Hearing: (continued)

1. #1839 – Grandview Mews, LLC (continued)

Mr. Kernan stated that before the break there was discussion on whether the variance he called out in his letter was a variance or a design waiver. He relooked at the code and the section that speaks to the layout of townhouse developments and it does fall under the design and performance standards and would therefore be a waiver.

Motion passed to open the hearing to the public.

1. Carol Ander 49 Watson Way, Medford, New Jersey was sworn in by Mr. Rocco. Ms. Ander stated that she owns Block 701, Lots 12, 13, and 14 on the Black Horse Pike. The frontage of all the properties is three hundred feet. She stated that she is willing to negotiate with the applicant so that they can have an access road to the pike. Ms. Ander stated her property is vacant. Mr. Kozak asked if the applicant has approached her to inquire about purchasing her property. She replied that no one has contacted her.

2. Louise Fulks, 105 Grandview Avenue, was sworn in by Mr. Rocco. Ms. Fulks expressed her concern about the traffic and speeding on Grandview Avenue now. She stated that she did not think the developer wants to deal with the County. She also expressed her frustration with trying to get out of her driveway. She stated that it is not fair to the residents that live on Grandview and to the residents that will be living in the development. She also commented on the heavy equipment that will be coming and going down Grandview Avenue for construction of the development. She stated that the applicant must have a second access especially for the construction traffic. She expressed her concerns about the impact on the residents of Grandview and the value of their homes. Ms. Fulks commented on the basin being behind her rear property where her well is located.

3. Benjamin Mike, 10 Harrell Avenue, was sworn in by Mr. Rocco. Mr. Mike expressed his concern about the basin area and environmental concerns. He asked where the access to the public sewer system will be and stated that access should be brought to the residents of Grandview and Harrell Avenues. He also expressed his concern with the traffic on Grandview and Harrell Avenue. In addition, he felt that if there was an emergency with one access road there would be a problem.

4. Ron Smith, 135 Grandview Avenue, was sworn in by Mr. Rocco. Mr. Smith expressed his concerns with the traffic on Grandview. He stated that he lives closer to the corner of Grandview and the Black Horse Pike and there is a lot of traffic cutting through at all hours of the night and they all speed down the street. He expressed his concern for the people going to live in the development and trying to pull out onto Grandview with so many cars cutting through and speeding down the street, as well as school buses or trash trucks turning out of the development when another car is coming down Grandview and there not being enough room. He thought speed bumps would help with the speeding. He again expressed his desire that the applicant bring public sewer to the residents on Grandview Avenue.

Mr. Sims showed the public present the proposal to place a manhole in the center of Grandview Avenue for future connection to the public sewer. Mr. Ziegler stated that it will be closer than it was before and that the residents can contact the MMUA about tying into the system.

5. Toni Wesley, 110 Harrell Avenue, was sworn in by Mr. Rocco. Ms. Wesley asked the market price of the proposed homes. She asked how the residents on Grandview and Harrell Avenue property values will change because of this development. The applicant replied that they did not know just yet the price of the homes but they will not be low income homes. She asked what the developer is doing to improve the existing community. Mr. Ziegler stated that they are bringing public sewer closer to the residents as well as improving the overall drainage on the site.

Public Hearing: (continued)

1. #1839 – Grandview Mews, LLC (continued)

6. Robin Robertson, 131 Grandview Avenue, was sworn in by Mr. Rocco. Ms. Robertson expressed her concern with the overcrowding of the schools and didn't think the town needed any more school children. She commented on how long the residents have lived on Grandview and Harrell Avenues and how this development will disrupt their lives. She also commented on the water and sewage issues on the street and how long it will take them to be able to tie into the public sewer. She asked the Board to make the right decision and to make the developer do something to improve the community. Ms. Robertson also expressed her concern with the intersection of Grandview and the Black Horse Pike with regard to left hand turns and the number of accidents.

7. Orlando Bullock, 112 Grandview Avenue, was sworn in by Mr. Rocco. Mr. Bullock stated that he has never seen anyone drive down his street doing the speed limit. He commented that the value of their homes will be reduced because no one will want to buy their homes with all the additional traffic on the street. He commented that this development will not improve their community. He also commented that the developer didn't even try to have access onto the Black Horse Pike and was only concerned with their costs but didn't care about the people on Grandview.

8. Marcel Mike, 10 Harrell Avenue, was sworn in by Mr. Rocco. Mr. Mike expressed his concern for the residents on Grandview Avenue as well as the overflow traffic that will effect Harrell Avenue. He was concerned with the value of his parent's property on Harrell Avenue. He asked the Board to keep the residents on both streets in mind when deciding on this project.

9. Louise Fulks, 105 Grandview Avenue, was previously sworn in. She asked if there are homeowner's fees associated with the development. Mr. Ziegler stated that there will be a homeowner's association. She commented on the fact that people cannot afford a mortgage today as well as homeowner's fees. There are many empty homes in the town now. She commented on the fact that the developer will be gone and will leave a problem for the residents and the town. She didn't think people would be buying homes in this development due to the tax rates in the town as well as the additional fees such as water and sewer.

Motion passed to close the hearing to the public.

Mr. O'Brien commented that he was a little taken aback that the applicants stated that they did look at access to the Black Horse Pike; however there was a property owner that stated no one contacted her with regard to her property on the Black Horse Pike. He stated that there were three choices, the applicant could ask to table the application, they could withdraw the application, or the Board could vote against it. He commented that this development will have a major impact on the residents on this street and he was appalled that the developer did not look to bring an access to the Black Horse Pike because of cost.

Mr. Ziegler pointed out the fact that they have a variance free application. An application that the statute says the Board shall approve. The Board can attach conditions but they have an obligation to approve this application. He stated that he was surprised to hear Mr. O'Brien say they would just deny the application; he commented that they wanted to work with the Board, but he was hearing conflicting comments from the public, concerns about the type of people that will move in and then that normal people will not be able to afford the homes. He stated they are going to bring sewer so that the residents can tie in and they are improving the intersection at Main Street. Mr. O'Brien replied that it will cost the residents a lot of money to tie into the sewer. Mr. Ziegler commented that there is always a cost. Mr. O'Brien also stated that the Board could turn the application down and then the applicant could take the Board to court.

Public Hearing: (continued)

1. #1839 – Grandview Mews, LLC (continued)

He stated that this development will be there one way or another but it's going to be there under a condition that satisfies both the Township and the residents that live out in that area, because we all have to live here. The developer comes in and then moves on and doesn't want to look at the problem he's creating for the residents out there. As the Chairman he has a right to state his feelings but the Board can vote how they want.

Mr. Rocco stated that before a motion is made the applicant can decide whether they want the Board to vote or whether they want to table the application to reconsider the plan. Mr. Ziegler stated that the hour is late and they would be okay if the Board would vote to table the application. Mr. O'Brien asked for a motion to extend the discussion passed 10:30 p.m. Motion by Mr. Agnesino, seconded by Mr. Kozak to extend the discussion passed 10:30 p.m. Voice vote; all ayes, motion passed. Mr. Kozak commented that he would like the access onto Grandview to be an emergency access only with the main access on the Black Horse Pike.

Mr. Kernan asked that there be enough time for the applicant to meet with the professionals and work out the issues perhaps to a meeting in May. After further discussion, it was determined that the application would be rescheduled to the April 9, 2015 regular meeting. The public was made aware that the meeting was rescheduled to that date and no new notice will be sent. Motion by Mr. Crane, seconded by Mr. Kozak to table the application to the April 9, 2015 regular meeting. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Crane, Mr. Kozak, Mr. Masterson, Mr. Scardino, Ms. Teefy, Ms. Hui, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 2/12/15 regular meeting.

Motion by Mr. Crane, seconded by Mr. Agnesino to approve the minutes from the February 12, 2015 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 10:28 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