

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

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."

Public Hearing:

1. #1841 – Ravinder Singh – Minor Subdivision

Present – Ravinder Singh, applicant.

Member's packets contained: 1. A copy of the applicant's minor subdivision plan. 2. Report dated June 25, 2015 prepared by Tim Kernan.

The applicant is proposing to subdivide one lot into two lots for the purpose of constructing residential duplexes on each lot. The property is approximately 4.03 acres located on Tuckahoe Road, also known as Block 12901. Lot 12 in the R-2 Zoning District.

Mr. Singh was sworn in by Mr. Rocco. Mr. Singh testified that he would like to subdivide the lot into two lots in order to construct two duplexes, one on each lot. Mr. Kernan reviewed his report for the Board. He commented that the plan indicated the proposed homes would be serviced by public water and sewer however at this time public sewer is not available in that area. The plan must be revised to indicate the lots will be serviced by private septic systems. Any approval will be subject to approval from the Gloucester County Health Department for the septic system design. He commented that he visited the property and noted how much lower it is than the road that leads back to the Atlantic Electric substation; however the property appears to be dry and he doesn't think there would be any issues with drainage. The applicant will have to meet certain requirements for the County with regard to the septic systems and the water table.

The ordinance requires approximately thirty-two thousand square feet of lot area for a duplex and each of these lots will be close to two acres. The applicant is requesting one submission waiver from the requirement to show all structures and wooded lands within the area to be subdivided within two hundred feet. Mr. Kernan stated that he would recommend the waiver; however he wanted the plan to be revised to show the woods line along the property owned by Richmond American Homes and the woods line along the property line to the substation. Mr. Singh agreed to have the plan revised. Motion by Mr. Agnesino, seconded by Mr. Kozak to grant the submission waiver and deem application #1841 complete. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Mr. Kernan stated that the proposed duplexes are permitted uses in the R-2 Zone. With regard to the bulk requirements, the property meets the lot area, front, side, and rear yard setbacks, as well as lot coverage, lot depth, and the building height. Because the lots are deep and narrow, they do not meet the requirements for lot frontage and lot width. The applicant is proposing a lot frontage for each lot at approximately one hundred and twenty-six feet where one hundred and fifty feet is required as such a variance is required. The lot width requirement for a duplex is two hundred and ten feet, the applicant is proposing a lot width of approximately one hundred and twenty-six feet per lot which also requires a variance.

Public Hearing: (continued)

1. #1841 – Ravinder Singh (continued)

Mr. Cooper inquired as to the orientation of the proposed duplexes and the distance from the buildings to the property lines. Mr. Kernan estimated that there would be approximately forty-two feet on either side of the buildings based on the example of home Mr. Singh provided. That would meet the side yard requirement of twenty-five feet. With regard to sidewalks, the applicant is not proposing to install sidewalks and there aren't any sidewalks on Tuckahoe Road in that area. If a waiver is granted by the Board, the applicant will be required to make a sidewalk contribution in the amount of \$12,000.00 to the sidewalk fund. Mr. Singh agreed to make that contribution. The applicant is also required to meet his COAH obligation of one and a half percent of the assessed value of the residential construction as well as providing a lot grading plan for review.

Mr. Masterson commented on the County's denial. Mr. Kernan replied that the County denies every application until the plan is revised to show the amount of right-of-way to be given to the County. Mrs. Farrell commented that the applicant will have to revise the plans according to the County report with regard to the driveways as well, so the plan once revised will go back to the County for approval. Mr. Kernan commented that the way the code is set up it requires wider lots than deeper lots; however these lots have a much greater lot area than is required being almost two acres each where only three quarters of an acre is required. Mr. Masterson asked if there will be one owner of each duplex building. Mr. Kernan replied that the applicant was not asking for four separate lots and if each unit was going to be individually owned it would create a condominium ownership.

Motion passed to open the hearing to the public.

1. Joseph Cantin, 391 Tuckahoe Road, was sworn in by Mr. Rocco. Mr. Cantin stated he was opposed to the proposed multi-family homes where there are single family homes. He expressed his concern on the type of people that might live there if they are rentals and if the property will be maintained properly. He stated that the applicant does not meet the requirements of the ordinance by a substantial amount and he did not think it should be approved. Mr. Cantin lives across the street from the property in question next to the entrance into the Atlantic Electric power lines. He stated that he just doesn't want the rental properties.

2. Richard Cantin, 1615 North Main Street, was sworn in by Mr. Rocco. Mr. Cantin stated that he is Joseph's father and that he advised his son that area would be a nice area to raise his family and is zoned for single family homes. He stated that the applicant does not meet the requirements for his proposal. Mr. Kernan explained that the side of Tuckahoe Road where Mr. Cantin lives is in the Pinelands however the other side of Tuckahoe Road is not in the Pinelands and multi-family dwellings are permitted.

There was discussion on whether two single family homes would meet the ordinance requirements and if Mr. Cantin would not be opposed to two single family homes being constructed. It was stated that single family homes can still be rentals. Mr. Kozak commented that there are single family homes currently on Tuckahoe Road that are rentals. Mr. Cantin commented that the applicant still does not meet the requirements for multi-family homes. Mr. Cooper asked if Mr. Singh can comment on how the property will be maintained. Mr. Singh stated that he will have a landscape company maintain the property around the proposed duplexes.

3. Bob Heffner, 3681 Old Black Horse Pike, asked if the applicant was going to live on the property or if it was an investment property. Mr. Singh stated that he is thinking about living there but right now it's an investment property.

Motion passed to close the hearing to the public.

Public Hearing: (continued)

1. #1841 – Ravinder Singh (continued)

Mr. Rocco reviewed the variances required for the application. A lot frontage variance is required where 150 feet is required and the applicant is proposing 126.34 feet. A lot width variance is required where 210 feet is required the applicant is proposing 63.17 feet for each unit for 126.34 feet per building per lot. A sidewalk waiver is also being requested by the applicant and if waived, a \$12,000.00 contribution to the sidewalk fund must be made by the applicant.

Motion by Mr. Agnesino, seconded by Mr. Kozak to grant the sidewalk waiver subject to the sidewalk fee of \$12,000.00. Roll call vote: Ayes – Mr. Agnesino, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. O'Brien. Nays – Mr. Cooper. Abstentions – Zero. 6 ayes, 1 nay, motion passed.

The Board discussed the variances being requested by the applicant for lot frontage and lot width. Mr. Masterson felt the amount of relief being requested was too great and not beneficial to the community since it was an investment property for the applicant. There was discussion on the applicant revising his plan to consider two single family homes or creating a flag lot in order to fit the duplexes without any variances.

Motion by Mr. Masterson, seconded by Mr. Kozak to grant the lot frontage and lot width variances. Roll call vote: Ayes – Mr. Agnesino, Mr. O'Brien. Nays – Mr. Cooper, Mr. Kozak, Mr. Masterson, Mr. Scardino, Mr. Cotton. Abstentions – Zero. 2 ayes, 5 nays, motion failed, application is denied.

Site Plan Waiver – for Board Action:

1. #WSP-04-15 – Ronald Austin – Site Plan Waiver

Present – Ronald Austin, applicant, Joseph Miller, Minister for Faith Temple Baptist Church.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. A copy of the County Department of Health Sanitary Inspection Report. 3. Copies of the church's tax exemption permit and a letter authorizing Mr. Miller to act on behalf of the church. 4. A letter requesting a waiver of the filing fee.

The applicant is requesting a site plan waiver in order to be allowed to sell food on the church property where they currently hold a weekend events such as car shows, yard sales, etc. The applicant proposes to give a portion of his sales to the church to help them raise funds to construct a new church on said property. The property is located at 536 Malaga Road, also known as Block 4301, Lot 5.

Mr. Austin and Mr. Miller were sworn in by Mr. Rocco. Mr. Miller displayed a future plan for the church. He stated that they own property on Malaga Road where they plan to build a new church. He stated that the church is trying to raise money to help offset the associated fees such as for the engineering and the Pinelands applications. Mr. Austin does barbeque and offered to set up on the church grounds three days a week and donate a portion of his profits to the church. Mr. Miller stated that they have been very helpful with keeping the property clean as well. Mr. Miller stated they have been holding events there for the past year and they did not know they had to come to the Township to allow the barbeque. Mr. Kozak stated that there is also someone out there selling crabs. Mr. Miller stated that person is Mr. Austin's brother. Mr. Kozak commented that he has the documentation from the County that states Mr. Austin must break down his barbeque every day and remove it from the property, he is not allowed to leave it there for the three days.

Site Plan Waiver: (continued)

1. #WSP-04-15 – Ronald Austin (continued)

Mr. Kozak commented that there have been others trying to do the same thing in other areas of the Township and the Township told them they cannot do it. He didn't think it was fair for those people who were told they could not sell food from mobile units as well as not fair for those people who have a building and pay taxes. Mr. Agnesino replied that the church is just trying to raise some funds to build the church it's not just somebody on a corner selling barbeque. Mr. Kozak asked how much Mr. Austin was giving the church. Mr. Miller stated that he is donating \$550.00 per month to the church. Mr. Kozak again commented on the person selling crabs on the site as well. It was also established that Mr. Austin does pay taxes for his business. Mr. Kozak stated he meant taxes to the Township. He also stated that he was told by the County to tell the person selling crabs they must contact the County Board of Health. Mr. Miller stated that he didn't want any violations from the Township so he will inform the person selling crabs that he cannot sell there anymore.

Mr. O'Brien asked Mr. Austin if he understood he has to break down the barbeque every day and remove it from the property. Mr. Austin replied that he understood that requirement. Mr. O'Brien also informed Mr. Austin and Mr. Miller that there is a portion of Malaga Road that will be closed to thru traffic for approximately six weeks due to repairs being made to the bridge. The church property falls in between Winslow and Corkery Lane where the road will be closed. Mrs. Farrell asked Mr. Miller if there is a time frame for the requested activity on the site. Mr. Miller stated they were thinking six months. There was some discussion by the Board on the time and it was determined that if approved by the Board they would allow the barbeque to December 31, 2016.

Motion by Mr. Agnesino, seconded by Mr. Scardino to grant the site plan waiver to December 31, 2016 and to waive the filing fee subject to the applicant removing the barbeque setup daily from the premises. Roll call vote: Ayes – Mr. Agnesino, Mr. Cooper, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. O'Brien. Nays – Mr. Kozak. Abstentions – Zero. 6 ayes, 1 nay, motion passed.

Approval of Minutes:

1. 05/28/15 regular meeting.

Motion by Mr. Agnesino, seconded by Mr. Cooper to approve the minutes from the May 28, 2015 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:55 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