

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. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O'Brien. Nays – Zero. Abstentions – Zero. Absent – Mr. Caligiuri, (excused), Mr. Cooper, (excused), Mr. Kernan, (excused), Mr. Jordan, (excused). Also present – Mr. Rocco, Solicitor.

Proper notice of this meeting was given as required by the Open Public Meetings Act on January 8, 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-20-16 – App. #WSP-08-16 – Harvinder's Gas, LLC – Site Plan Waiver Approved

Motion by Mr. Scardino, seconded by Mr. Cotton to adopt resolution PB-20-16. Roll call vote: Ayes – Mr. Cotton, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-21-16 – App. #WSP-09-16 – Dauntless Design Collaborative – Site Plan Waiver Approved

Motion by Mr. Cotton, seconded by Mr. Masterson to adopt resolution PB-21-16. Roll call vote: Ayes – Mr. Cotton, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-22-16 – Recommendation to Council – Amendments to Chapter 175-54 & 175-133

Motion by Mr. Scardino, seconded by Mr. Masterson to adopt resolution PB-22-16. Roll call vote: Ayes – Mr. Cotton, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. PB-23-16 – Recommendation to Council – Age Restricted Zoning District

Motion by Mr. Masterson, seconded by Mr. Scardino to adopt resolution PB-23-16. Roll call vote: Ayes – Mr. Cotton, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

5. PB-24-16 – App. #405-SP – St. Matthew's Baptist Church – One Year Extension Approved

Motion by Mr. Teefy, seconded by Mr. Cotton to adopt resolution PB-24-16. Roll call vote: Ayes – Mr. Cotton, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waivers – for Board Action:

1. #WSP-13-16 – Cakes & Cookies Food Mart, LLC

Present – Shakira Turner, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application with attached proposed menu and plan of survey. 2. Letter dated February 23, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is proposing to open a convenience store/deli in what is known as the Votta's pharmacy building located at 348 S. Main Street, Block 11702, Lot 2 in the RG-TC Zoning District.

Site Plan Waivers: (continued)

1. #WSP-13-16 – Cakes & Cookies Food Mart, LLC (continued)

Ms. Turner was sworn in by Mr. Rocco. She testified that she would like to utilize the space for a convenient store at the front and a deli in the back that will also be making baked goods. Mr. O'Brien asked Ms. Turner if she received a copy of the Zoning Officer's letter. Ms. Turner replied that she did and that she does not have any issues with comments in the letter. She stated that she has already started to address some of the concerns with regard to the trash in the rear yard. Mr. Crane asked if they are planning to have a dumpster in the rear for trash. Ms. Turner replied that they will be asking the Township for trash receptacles but if not then they will get a private dumpster.

Mr. Cotton asked if there will be seating inside the store/deli. Ms. Turner stated that they are planning to have a few tables but basically the business will be take-out. They are planning to paint the outside of the building and do some cosmetic work but nothing structurally. They did hire a sign company to make a new sign for the building and a picture of that is in the member's packets. The store will be open seven days a week; Monday through Saturday 7:00 a.m. to 9:00 p.m. and Sunday 7:00 a.m. to 5:00 p.m. Ms. Flaherty commented that she loved the business and the proposed sign. She asked if they will have a grease trap. Ms. Turner replied that they do have a grease trap there already and they are looking for a company they can use to keep it cleaned out. Ms. Hui asked if there will be seating outdoors during the warmer months. Ms. Turner stated that she would love to have seating out front if she is allowed. Ms. Flaherty stated that outdoor seating is permitted as long as the sidewalk area is not blocked. Mr. Teefy suggested that when the store opens the applicant take their menu down to the Grand Theater and ask them if they would give it out to their patrons so people will know they are right down the street. Ms. Turner stated that they would like to be open before April 1st but definitely before the festival that is scheduled on April 30th.

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

2. #WSP-11-16 – Drive Time Car Sales Co., LLC

Present – Matthew Chartrand, applicant's engineer, Erika Nunley, representative of Drive Time, Lisa Trembly, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application with survey, Resolution PB-31-02, letter dated May 1, 2015 prepared by Kathryn Cornforth, letter dated February 17, 2016 prepared by Steve Walsh, Bohler Engineering. 2. Letter and photographs dated February 23, 2016 prepared by Rosemary Flaherty, Zoning Officer.

Mr. Chartrand and Ms. Nunley were sworn in by Mr. Rocco. Mr. Chartrand testified as to his credentials as a licensed professional engineer currently employed at Bohler Engineering. Motion by Mr. Agnesino, seconded by Mr. Crane to accept Mr. Chartrand as an expert in the field of civil engineering. Voice vote; all ayes, motion passed.

The applicant is before the Board for a site plan waiver for an expansion of the use onto another lot that was consolidated with the original lot before this applicant purchased the property. The property is located at 1852 N. Black Horse Pike, also known as Block 501, Lot 29 in the Commercial Zoning District.

Site Plan Waivers: (continued)

2. #WSP-11-16 – Drive Time (continued)

Ms. Trembly stated that her clients purchased the property in November 2014 and at the time of the purchase they were not aware that there were prior site plan approvals from 2002 and they were also not aware that Lot 29 and Lot 30 had been previously consolidated. There was a site inspection done and in May 2015 her clients received a letter from the Township Engineer which listed noncompliance issues. They are here tonight to address those issues and answer and questions for the Board. They just received the Zoning Officer's letter yesterday which indicated that Drive Time expanded the use of the property. Ms. Trembly stated that Drive Time did not expand the use of the property and did not do any additional work on the property. Mr. Teefy commented that the expansion was done previous to Drive Time owning the property. Ms. Flaherty agreed and stated that the expansion is being retroactively approved tonight. Ms. Nunley stated that Drive Time does not know who did the expansion.

Mr. Chartrand displayed a plan that showed where the lots had been previously consolidated and the expansion of the parking area. Ms. Nunley stated that they did receive permits for their improvements to the building but they did not need a site plan review because they did not do any site work. Mr. Crane inquired about the issue of the fenced area behind the property. Ms. Nunley stated that vehicles get stored in that area behind the fence temporarily; sometimes it's because they receive a vehicle before they get the title for the vehicle, sometimes it's because a customer may bring in a trade so that vehicle is put back there until it goes to their inspection center, or if they have a returned leased vehicle. That area is just a temporary holding area for the vehicles.

Mr. Chartrand responded to the issues raised in the Township Engineer's letter issued in May. They have addressed the issue of the expansion onto Lot 30 which had been consolidated with Lot 29. There is an existing I-beam fence and no changes have been made to the location of that fence. With regard to the traffic control signs that were not installed as part of the original site plan approval, they are proposing to install a Do Not Enter sign at the egress driveway as well as a Stop sign and a One Way sign. They are all standard traffic signs. The site identification sign is in the correct location however it may appear that it's not in the right location because the vehicles are parked closer than what was shown on the prior plan. Drive Time hasn't changed anything but just kept those things the same as the previous owner. There are two illuminated directional signs that were noted in the letter as well which indicated a portion of the signs extend into the right-of-way. The box that the signs are in might extend approximately one foot into the right-of-way and they have been there from the previous owners. The letter suggested they provide evidence from NJDOT that they have permission to have the signs within the right-of-way; however they do not want to go to NJDOT because they do not have any knowledge of what may have been done by the previous owner and they do not want to create any problems. NJDOT has not indicated that the signs are of any concern but if the Township feels strongly that they need something from NJDOT the applicant would rather just remove the signs completely from the site. The Board agreed that the illuminated signs are a benefit to the site and that the applicant will have to address any concerns that might be raised by the NJDOT in the future with regard to the location of the signs. It was noted that the signs are low and do not create any sight triangle issues.

Motion passed to open the hearing to the public.

1. Bob Heffner, 3681 Old Black Horse Pike, was sworn in by Mr. Rocco. Mr. Heffner asked if they are storing vehicles behind the white stockade fence. Mr. Chartrand stated that the vehicle storage area is between two fences. There is a fence that goes all the way back to the property line so there is no area that is visible to the neighbors. Mr. Heffner asked if the fence has privacy slats. Mr. Chartrand stated the fence has privacy slats.

Motion passed to close the hearing to the public.

Site Plan Waiver: (continued)

2. #WSP-11-16 – Drive Time (continued)

Mr. Rocco stated that the applicant is before the Board for a site plan waiver concerning the consolidation of Lots 29 & 30. There are also site plan compliance issues that were raised by the Township Engineer particularly the location of the I-beam fencing, the increase in the amount of stone area on the site, and the location of the identification signs. The Board would be waiving those compliance issues. Motion by Mr. Agnesino, seconded by Mr. Scardino to grant site plan waiver approval and the waivers for the stated compliance issues. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

Extension Requests – for Board Action:

1. #1723 – Morgan Development Group, LLC (Morgan Landing) - Final Major Subdivision

Motion by Mr. Agnesino, seconded by Mr. Crane to grant a one year extension on the final approval. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

2. #1751 – Morgan Development Group, LLC (Pin Oak) – Preliminary Major Subdivision

Motion by Mr. Agnesino, seconded by Mr. Masterson to grant a one year extension on the preliminary major subdivision approval. Roll call vote: Ayes – Mr. Agnesino, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Ms. Hui, Mr. Cotton, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

Reports:

1. Mr. Teefy addressed the letter included in the member’s packets regarding the DCA Main Street meeting which is being held on Thursday, March 3rd at 7:00 p.m. in the courtroom. He stated it is an exciting moment for them as they are working towards getting Main Street revitalized and the head of the DCA’s Main Street program is scheduled to speak and give a presentation and show the town how to accomplish their goals. He asked the Board members to attend the meeting if their schedules allow. In addition the member’s packets included a flyer advertising the Arts Festival scheduled for April 30th which will be held on Main Street and include food trucks, bands, and various vendors, and displays of different types of art, including glass blowing.

2. Mr. Teefy distributed information concerning the two questions on the ballot for the upcoming election on March 8th, which was given to him by the school superintendent Chuck Earling. The first question concerns the need to replace roofs, windows, etc. on the different school buildings as well as renovations to the new building on Saybrook Avenue they purchased to be utilized as the new administration building. The second question concerns 3.9 million dollars for turf fields. The increase in the taxes would be approximately sixty-one dollars more a year for a house assessed at 200,000.00 for a period of twenty years. Mr. Teefy stated that he thought concerns raised in the first question were needed; however with regard to question two, after speaking with the school officials, they don’t believe it will pass. Mr. Teefy also expressed his concern to the school officials regarding their plan for the Maple Grove building once they move out as he did not want to see the building remain vacant. He stated that the Township did not want the building because they do not have the funds to restore it. He stated that if the Township helps them sell that building they indicated that they would split the revenue with the town. He stated he didn’t want them to do what the town did with the old library and just move out without a plan for the old building. With regard to the old library, bids will be opened on March 8th for the demolition of the building. Mr. Heffner stated there is still a question of who owns the wall the bank or the town. Mr. Agnesino stated that the Township did put the wall up between the bank and library.

Reports: (continued)

3. Mr. Teefy informed the Board that at the last Council meeting the proposed ordinance changes to the sidewalk ordinance was tabled due to pending litigation by the Builder's League. They are claiming the town is in violation for requiring a fee in lieu of installing sidewalks. Mr. Teefy stated that the ordinance has been in place for quite a few years and all they were doing was changing the fee to allow applicant's to only pay five dollars a linear foot. It will be discussed at the next ordinance meeting. Mr. Rocco stated that he believes the Builder's League was challenging the actual sidewalk ordinance itself which the Board is not changing. There was a period where they could have appealed the ordinance back when it was first introduced and that time has expired. The only way they could challenge it now is if someone was aggrieved by the ordinance and then they would have a path to challenge the constitutionality of it.

4. Mr. Teefy stated that he met with an Eagle Scout a couple of weeks ago who was looking for a project so he suggested that he do informational plaques in front of the historical buildings on Main Street. Also for the Board's information, Tara Park put up a post on Facebook with regard to abandoned houses and the responses were good; she is doing a great job with getting all the vacant/abandoned properties into the system. Mr. Teefy also spoke with Mr. Calvello about asking the Township public works department and road department to take note of any vacant/abandoned properties that they are aware of and let Tara know so she can check into those properties to see if they are registered and are really abandoned. He stated that this is the first time the town has aggressively worked to identify these properties and get them registered and have a contact person who is responsible for the maintenance on those properties.

5. Mr. Agnesino commented on the Council meeting and Mr. Carbone's presentation on the progress being made on Main Street. Mr. Teefy commented on the volunteers who spend their time on the various committees and boards and stated how important they are to the community.

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