

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:00 p.m. by Vice Chairman Agnesino. The Board saluted the flag. Roll call was as follows:

Present – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Cotton. Absent – Mr. Teefy, (excused), Mr. O’Brien, (excused), Ms. Hui, (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, 2016.

Vice Chairman Agnesino 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-74-16 – App. #467-SP – BNATT – Preliminary & Final Major Site Plan Approved

Motion by Mr. Caligiuri, seconded by Mr. Masterson to adopt resolution PB-74-16. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

2. PB-75-16 – App. #WSP-45-16 – Scotland Run Golf Club – Site Plan Waiver Approved

Motion by Mr. Crane, seconded by Mr. Scardino to adopt resolution PB-75-16. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

3. PB-76-16 – App. #WSP-46-16 – Johnny A. Laboy – Site Plan Waiver Approved

Motion by Mr. Masterson, seconded by Mr. Scardino to adopt resolution PB-76-16. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

4. PB-77-16 – App. #WSP-47-16 – Willie Simpson – Site Plan Waiver Approved

Motion by Mr. Crane, seconded by Mr. Masterson to adopt resolution PB-77-16. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

5. PB-78-16 – App. #WSP-48-16 – Keith Warren – Site Plan Waiver Approved

Motion by Mr. Caligiuri, seconded by Mr. Scardino to adopt resolution PB-78-16. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

6. PB-79-16 – App. #WSP-49-16 – Spirit of Halloween – Site Plan Waiver Approved

Motion by Ms. Flaherty, seconded by Mr. Crane to adopt resolution PB-79-16. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

7. PB-80-16 – Amendments to Chapter 175-135 Signs Approved

Motion by Mr. Caligiuri, seconded by Mr. Scardino to adopt resolution PB-80-16. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

Site Plan Waivers for Board Action:

1. #WSP-50-16 – NJ Restaurants, LP (KFC/Taco Bell)

Present – Robert Nasuti, applicant’s attorney.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application. 2. Letter dated September 1, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is before the Board for a site plan waiver in order to be allowed to continue to use the existing mobile storage units that were not part of their original site plan. The property is located at 110 N. Black Horse Pike, also known as Block 1503, Lots 1, 2, and 3 in the Commercial Zoning District.

Mr. Nasuti introduced himself as the applicant’s attorney. He stated they are seeking a waiver for the two mobile storage trailers located on the site. Ms. Flaherty reviewed her report for the Board. She stated that the site is in good condition and recommended that the mobile units remain mobile or the applicant would have to return to the Board for an amended site plan to make them permanent structures. The landscaping is in good condition; however a tree was removed but the stump was not; she recommended the stump be removed as a condition of approval. The applicant is also required to obtain a zoning permit and will not be allowed to add additional storage units without coming back to the Board. There was some discussion on the shed located on the property and Ms. Flaherty clarified that the previous Zoning Officer did issue them a zoning permit for the shed.

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

Mr. Nasuti agreed that the applicant will remove the tree stump and will comply with the other conditions of approval. Roll call vote: Ayes – Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

2. #WSP-52-16 – Jessica Craig

Present – Jessica Craig, applicant.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application. 2. Letter dated September 1, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting a site plan waiver in order to be allowed to add a memorial stone business to her existing Cosmic Tee business site. The property is located at 1629 N. Black Horse Pike, also known as Block 701, Lot 3.01 in the Commercial Zoning District.

Ms. Craig was sworn in by Mr. Rocco. Ms. Craig distributed small binders containing photographs of the site. She stated that the binder contains photographs from before she purchased the property three years ago so they can get an idea of the amount of work she has done to improve the site. The Memorials by Design is located in an office that they renovated. There is a stone lot in the back of the property that is not used by customers but is used for the residents in the home and employees of the printing business. Ms. Flaherty reviewed her report for the Board. She stated that Ms. Craig has done a significant amount of clean up since her review letter was issued to the applicant. She stated that the applicant must add some additional stone in the rear where the residents and employees park. She also recommended that some landscaping be added to the frontage of the site under the freestanding sign for curb appeal along the highway. The Memorials by Design sign as well as the business must have zoning permits which will be a condition of approval. The site does not have sidewalk along the pike and it’s the Board’s discretion if they want to waive the sidewalk.

Site Plan Waivers for Board Action: (continued)

2. #WSP-52-16 – Jessica Craig (continued)

There was some question about the need to add additional stone in the rear parking area. Ms. Craig stated that she will add the stone in the rear parking area. Nora Craig was sworn in by Mr. Rocco. She inquired about the grass growing in between the stone area.

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

Motion by Mr. Crane, seconded by Mr. Caligiuri to grant the site plan waiver and grant the sidewalk waiver conditioned upon the applicant adding additional stone in the rear parking area, landscaping under the existing signage, a zoning permit for the sign and new business, a compliance inspection prior to the Certificate of Occupancy. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

3. #WSP-53-16 – TD Bank, NA

Present – Karen Taylor Lewis, applicant's attorney, Brad Bohler, applicant's engineer.

Member's packets contained: 1. A copy of the applicant's site plan waiver application and site plan. 2. Letter dated September 1, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting a site plan waiver in order to be allowed to replace one of the drive through isles with an ATM machine. The property is located at 244 Sicklerville Road, also known as Block 1902, Lot 3 in the Commercial Zoning District.

Mr. Bohler was sworn in by Mr. Rocco. Ms. Flaherty reviewed her letter for the Board. She indicated that the site is in good condition overall and recommended that the existing directional signs be painted as they are beginning to fade. She also recommended the landscaping that has died off be replaced. Ms. Flaherty commented on the Township trash containers and inquired as to why the business does not have a private trash hauler. The basin area will need to be cleaned out as well. The applicant will be required to obtain a zoning permit and compliance inspection before they are issued a Certificate of Acceptance.

Mr. Bohler stated that there will be four remaining drive through teller lanes which will allow for adequate stacking during peak hours. With regard to the trash, TD Bank does contract with a private trash hauler. He wasn't sure why the Township trash container was on the property but he will make sure that issue is addressed. The applicant agreed to the other comments in Ms. Flaherty's letter.

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

Motion by Mr. Crane, seconded by Mr. Caligiuri to grant the site plan waiver conditioned upon the applicant repairing the existing directional signs, cleaning up the basin area, removing the Township trash container from the site, and replacing the landscaping that has died off. In addition the applicant is required to obtain a zoning permit and Certificate of Compliance. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

Site Plan Waivers for Board Action: (continued)

4. #WSP-54-16 – Enterprise Rent-A-Car

Present – Jason Sweet, applicant’s attorney, Phillip Jordan, applicant’s architect, Rebecca Hahn, representative from Enterprise, John Frisbee, representative from Enterprise.

Member’s packets contained: 1. A copy of the applicant’s site plan waiver application, photographs of the existing building elevations, and proposed parking layout. 2. Letter dated September 1, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting a site plan waiver in order to be allowed to use an existing garage building for their car rental business. The property is located at 2059 N. Black Horse Pike, also known as Block 201, Lot 59 in the Commercial Zoning District.

Mr. Sweet stated that they are before the Board for a site plan waiver in order to be allowed to do a fit out and occupy an existing building that was used for auto repair located at 2059 North Black Horse Pike. Mr. Jordan, Ms. Hahn, and Mr. Frisbee were sworn in by Mr. Rocco. Ms. Flaherty reviewed her letter for the Board. She stated that the property is in good condition overall and there is plenty of parking on the site. The applicant should testify as to the number of vehicles being stored on the site at maximum capacity. She recommended the applicant submit an additional \$500.00 in escrow for a landscaping plan to be reviewed by the Board’s Planner. No vehicle sales are permitted on the site. The applicant should testify as to which trash and recycling hauler will be used for the business and the recycling tonnage must be reported to the Township annually. The residential dwelling and accessory building are not proposed to be used by the applicant. A zoning permit for the business and any proposed signage must be obtained by the applicant as well as a Certificate of Compliance and a Certificate of Occupancy.

Mr. Frisbee stated that he is the Regional Operations Manager for Enterprise. Enterprise is leasing the property in question. He testified that the lease agreement states they will only be utilizing the main building and not the residential use or the accessory building. There is a customer parking area at the front of the building as well as a parking staging area where the rental vehicles are brought up for the customer. The employees will be in control of the circulation with regard to the moving of the rental vehicles to and from the staging area from the storage area. There are approximately three full time employees for the car rentals and two part-time employees; there are three or four full time employees for the truck rentals and one part-time employee; and vehicle maintenance personnel. The fleet size for the car rental operation will contain approximately eighty cars and the fleet for the trucks will be between twenty-five and fifty with fifty being the maximum. Usually there is less than ten percent of the fleet on site at any given time. There is a sign packet that was submitted to the Board for approval indicating that there will be a façade sign and a freestanding sign with Enterprise’s standard logo. The hours of operation are from 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 1:00 p.m. on Saturday and closed Sunday. No car sales will be conducted on this site. The applicant agreed to provide the additional escrow and landscaping plan and they will comply with cleaning up the dumpster area. Mr. Frisbee stated they will contract with Waste Management with regard to trash and recycling pick up. They are also willing to provide the additional buffering to the residential use behind the site and will work with the Board’s Planner on that issue. Ms. Flaherty commented that there is a basin area in the rear of the site and she asked if the applicant will be cleaning and maintaining that area. The applicant agreed to that request. Ms. Hahn testified that the truck rental operation only consists of box trucks, larger pick-up trucks, and cargo vans; there will not be any tractor trailers.

Mr. Jordan testified that he prepared the site plan for the applicant. He commented on the customer parking area indicating there are fourteen parking spaces including the handicap spaces and eight employee parking spaces. Mr. Jordan displayed the elevation drawings for the Board. They will remove the siding and stucco the building; the block will remain but will be painted.

Site Plan Waivers for Board Action: (continued)

4. #WSP-54-16 – Enterprise (continued)

There was some concern with regard to the driveway entrance also being the same entrance for the residential use. Ms. Hahn stated that the residential home is not being used at this time and she will check with the property owner regarding that use having its own parking area. After further discussion it was determined that the lease agreement addresses the issue and allows for three parking spaces for the residential use and the shared driveway entrance. The applicant agreed to comply with the lease agreement stipulation for the parking spaces.

Motion passed to open the application to the public.

1. Bob Heffner, 3681 Old Black Horse Pike, was sworn in by Mr. Rocco. Mr. Heffner commented that this property is a great location for this business. He asked if any of the maintenance materials for the cars and trucks will be stored outside. Mr. Frisbee testified that no materials will be stored outside.

Motion passed to close the application to the public.

Motion by Mr. Caligiuri, seconded by Mr. Masterson to grant the site plan waiver conditioned upon the applicant submitting additional escrow with the landscaping plan, revising the site plan to show the residential use parking spaces, no storage of materials outside the building, no car or truck sales on the site, the applicant will clean and maintain the basin, the applicant will work with the Board's Planner with regard to the buffer at the rear property line, the applicant will contract with a private trash and recycling hauler and clean up the dumpster area, the handicap spaces will be moved closer to the building, the applicant will obtain a zoning permit for the business and signage as well as a Certificate of Compliance. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

Discussion for Board Action:

1. #1725 – Equestrian Farms – Final Major Subdivision/Extension Request

Present – Michael Ward, applicant's attorney, Ralph Ford, representative for Equestrian Farms.

Member's packets contained: 1. Letter dated July 29, 2016 prepared by Michael Ward.

Mr. Ward stated that the property is located on Winslow Road near Buckhorn Drive, also known as Block 3704, Lots 9, 9.01, 9.02, and 9.03. Amended final approval was granted by the Planning Board on February 24, 2008. He stated they have had a very difficult time trying to build this subdivision or even market the property due to the downturn in the economy. They are seeking three one year extensions which is allowed under the Municipal Land Use Law. This will protect them against any significant changes in the current zoning of this property for the next few years. Mr. Rocco asked why the applicant is asking for all three extensions at one time. Mr. Ward replied that it does provide them protection from any changes in the zoning because this property is located in the Pinelands as well; in addition he stated that he has always requested the extensions at one time. They believe they will need the time in the current market and it saves them from having to come to the Board in one year to request another extension. Their bond estimate for the cost of the improvements is almost \$850,000.00 for a site that will only contain thirty-six lots. Mr. Cooper commented that they haven't been able to begin the project for the last eight years and questioned whether they will be able to do it in the next three. Mr. Ward replied that the Permit Extension Act was put into place because of the poor economy and he really isn't sure they can begin construction within the next three years but they will have the protection.

Mr. Ford was sworn in by Mr. Rocco. He stated that they are not only looking to build the project themselves but they continue to market it as well. The extensions will also give them time to modify the plan and come back to the Board if necessary which allows for a larger market base.

Discussion for Board Action: (continued)

1. #1725 – Equestrian Farms (continued)

Mr. Ward commented that they have been paying the taxes and maintaining the property all these years. The law does allow them to ask for three one year extensions they would just like to try and get them all at once for the purposes stated. Mr. Crane commented that the Board does not usually give all the extensions at one time. Mrs. Farrell replied that no has ever asked for them all at once before and that is the reason she asked the applicant to come in to the Board. Mr. Crane replied that he understands the issue and asked the applicant if they would be willing to accept the Board giving them two one year extensions and then they can come back to the Board if necessary for the third one. Mr. Ward replied they would be very happy with two one year extensions. Motion by Mr. Crane, seconded by Ms. Flaherty to grant the applicant two one year extensions to expire on June 30, 2018. Roll call vote: Ayes – Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Cotton, Mr. Agnesino. Nays – Zero. Abstentions – Zero.

Public Portion:

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

Adjournment:

The meeting was adjourned at 8:20 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