

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

Proper notice of this meeting was given as required in the Open Public Meetings Act on January 8, 2016.

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-81-16 – App. #WSP-50-16 – New Jersey Restaurants – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Masterson to adopt resolution PB-81-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

2. PB-82-16 – App. #WSP-52-16 – Jessica Craig – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Crane to adopt resolution PB-82-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

3. PB-83-16 – App. #WSP-53-16 – TD Bank – Site Plan Waiver Approved

Motion by Mr. Cooper, seconded by Mr. Crane to adopt resolution PB-83-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

4. PB-84-16 – App. #WSP-54-16 – Enterprise Rent A Car – Site Plan Waiver Approved

Motion by Mr. Agnesino, seconded by Mr. Crane to adopt resolution PB-84-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

5. PB-85-16 – App. #1725 – Site Plan Waiver Approved

Motion by Mr. Cooper, seconded by Mr. Masterson to adopt resolution PB-85-16. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino. Nays – Zero. Abstentions – Zero.

Site Plan Waivers:

1. #WSP-55-16 – New Cingular Wireless/AT & T – Site Plan Waiver

Present – Tom Zolna, applicant, Sean Sax, applicant's engineer, Rebecca Lafferty, applicant's attorney.

Site Plan Waivers: (continued)

1. #WSP-55-16 – New Cingular Wireless (continued)

Member's packets contained: 1. A copy of the applicant's site plan waiver application and plan.
2. Letter dated September 19, 2016 prepared by Rosemary Flaherty.

The applicant is proposing to replace three antennas and add three radio heads to an existing monopole located at 2626 Fries Mill Road, also known as Block 14201, Lot 3 in the Business Park Zoning District.

Ms. Lafferty introduced herself as the applicant's attorney. Mr. Zolna and Mr. Sax were sworn in by Mr. Rocco. Mr. Sax testified as to his credentials as a licensed professional engineer. He stated that the site is a wireless communication site. They are proposing to replace three existing antennas with new antennas and add three new radio heads at a height of one hundred feet. The existing monopole is one hundred and thirty feet high. They will not be adding to the height of the monopole. They will also be replacing the existing mounts on the pole to accommodate the additional weight. No new equipment cabinets are proposed on the site.

Ms. Flaherty reviewed her letter for the Board. She inquired about any subleasing. Mr. Zolna replied they will not be subleasing. The use is a permitted use and the applicant is required to obtain a zoning permit and construction permits.

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

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

2. #WSP-56-16 – Mark Testa – Site Plan Waiver

Present – Mark Testa, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated September 19, 2016 prepared by Rosemary Flaherty.

The applicant is proposing to open an office for a driving school in an existing commercial building located at 100 North Black Horse Pike, also known as Block 1503, Lot 4 in the Commercial Zoning District.

Mr. Testa was sworn in by Mr. Rocco. He stated that he would like to move his driving school business from Sicklerville to Williamstown at the above noted location. Ms. Flaherty reviewed her letter for the Board. She asked how many people will be employed at the driving school. Mr. Testa replied there are five employees, all are part-time. They do not stay at the office or at the site; they pick up a car and then go pick up the driving student. She asked how many classes there will be a day. Mr. Testa stated that there really aren't any classes; the business is door to door. Ms. Flaherty asked if any licensing is required. Mr. Testa stated that he needs to have approval from the Township as well as having a Certificate of Occupancy before he can get the State license. Each employee is required to get a license as an instructor from the State but they do that on their own. Ms. Flaherty asked that Mr. Testa submit a copy of all the employee licenses and well as the one for the business once the Certificate of Occupancy is issued. With regard to signage Mr. Testa stated that the landlord does not currently have room on the freestanding sign in front of the site but if there is room in the future he will obtain a zoning permit for the sign.

Motion passed to open the application to the public. There being none, motion passed to close the application to the public. Motion by Mr. Caligiuri, seconded by Mr. Masterson to grant site plan waiver approval. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Site Plan Waivers: (continued)

3. #WSP-57-16 – Photography by Curtis Brown – Site Plan Waiver

Present – Curtis Brown, applicant, Len Schwartz, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated September 19, 2016 prepared by Rosemary Flaherty.

The applicant is proposing to open a photography studio in an existing commercial strip store center located at 1809 North Black Horse Pike, also known as Block 701, Lot 30 in the Commercial Zoning District.

Mr. Brown was sworn in by Mr. Rocco. Mr. Schwartz introduced himself as the applicant's attorney. He stated that Mr. Brown applied for a zoning permit several months ago but was then told he needed a site plan waiver. Ms. Flaherty reviewed her letter for the Board. She asked how many people will be employed at the business. Mr. Brown stated that it is himself and one part-time employee as needed. He will take appointments and walk-ins Monday, Thursday, and Friday but will only take appointments on Saturday; they will be closed on Sunday. With regard to signage Mr. Brown has already installed his sign on the façade and the freestanding sign and permits will need to be issued retroactively. Ms. Flaherty commented that the Dynamic Tint sign is too large and must be removed from the site and that will be a condition of Mr. Brown's approval. Mr. Schwartz replied that Mr. Brown has nothing to do with another business' sign and it should not be a condition of his approval. Ms. Flaherty stated that a zoning permit and construction permits are required. Mr. Scardino asked if Ms. Flaherty will reach out to the property owner to address the other business' sign and the parking lot. Ms. Flaherty stated she will send him a 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. Agnesino, seconded by Mr. Scardino to grant site plan waiver approval. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

4. #WSP-58-16 – CKBC, LLC – Site Plan Waiver

Present – Alan Gorney, applicant, Alice Gorney, applicant, Evan Fritz, applicant, Dorothy Bolinsky, property owner, Len Schwartz, applicant's attorney.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated September 19, 2016 prepared by Rosemary Flaherty.

The applicant is proposing to open a microbrewery and tasting room in an existing warehouse building previously known as Old Chapp Candle. The property is located at 1038 North Main Street, also known as Block 1303, Lot 20 in the R-2 Zoning District.

Mr. Schwartz introduced himself as the applicant's attorney. He stated that this property has recently been designated as a rehabilitation/redevelopment property in order to allow this use. His clients are currently going through the licensing process. Mr. and Mrs. Gorney, Mr. Fritz, and Mrs. Bolinsky were sworn in by Mr. Rocco. Mr. Masterson stated that he expressed his concerns at the time this property was being approved for redevelopment with regard to noticing the property owners. This proposed brewery is located right next to a residential development. He stated that this application as a site plan waiver denies the public their opportunity to be informed. He was told that the public would be notified at the time the redevelopment was proposed. Now it's before the Board without public notification. Mr. Masterson stated the application should be tabled so that the residents can be notified.

Site Plan Waivers: (continued)

4. #WSP-58-16 – CKBC, LLC (continued)

Ms. Flaherty stated that the applicant is entitled to due process this evening. The Board can deny the application and require notice if they choose but site plan waivers do not require public notice. Mr. Masterson replied that the use of the property is changing. Ms. Flaherty replied that the use is changed already through redevelopment. Mr. Masterson said she can look at the minutes from that meeting where he asked the question about public notice and it was stated that the residents would be notified. He stated that if someone was putting a brewery in his backyard and he had no idea he would not be happy which is why he clearly asked if the public would be notified. Mr. Rocco stated that the applicant is before the Board for a site plan waiver; however the Board does not have any obligation to waive the site plan. If we go through the hearing and the Board chooses to deny it they will have to come back with a site plan and public notice will be required. Mr. Agnesino commented that he agrees with Mr. Masterson after reading the application. He stated he wishes the applicant was made aware before now of the concerns. He thinks the residents should have been notified. Mr. Cooper asked if the public was notified when it was established as a redevelopment zone. Mrs. Farrell replied that the public was not notified. Ms. Flaherty said Council held a public hearing on the matter. Mrs. Farrell stated that notice was only in the newspaper not sent out to the residents within two hundred feet of the property.

Mr. Caligiuri stated that Council has final say on the redevelopment plan anyway. Mr. Schwartz stated that his clients are just the tenants that want to occupy the existing building and under the ordinance they are allowed to come in under the site plan waiver provisions. He did not believe a site plan was necessary. Mr. Gorney read from the brewery license literature. This license allows the brewery to brew any alcoholic beverage in a quantity allowed by the license. They are permitted to sell and dispense the alcoholic beverage as well as maintain a warehouse. A tour of the brewery is required in order to sell the beverage for consumption on the premises. They are not permitted to sell food or operate a restaurant on the premises. Mr. Gorney stated they will have a warehouse and brewery along with the tasting room. They must sell the beer they make in their tasting room. No one can consume the beer on site without taking the tour first. The size of the tasting can be up to sixteen ounces which is sold; however you can give someone up to four ounces to try for free before they purchase. This is not a bar; the clientele is different and the hours are limited for their operation in the tasting room. They are proposing to be open Thursday and Friday from midafternoon to nine or ten at night, Saturday 12:00 p.m. to 10:00 p.m. and Sunday 12:00 p.m. to 6:00 p.m. The hours of operation for the brewery are from 7:00 a.m. or whatever their brewery schedule is as well as offices for sales and marketing. Deliveries will be limited since the product they have delivered will last for more than a week. They are hoping to distribute their product themselves so they may at some point have a small van for deliveries. Most truck deliveries will take place during the week during normal business hours.

With regard to parking there are thirty-eight marked parking spaces with a grassy area for some overflow parking. They do not expect parking to use the overflow parking during normal operating hours. The only time they may need the overflow parking is if someone rents the tasting room for a corporate event. They do not plan to hold any outdoor events or a beer garden at this time. Their license does not permit them to have events outdoors. If in the future they want to pursue that they must get a license by the State as well as having Township approval.

Mr. Rocco inquired as to the number of barrels produced per month. Mr. Fritz testified it will be approximately 2000 barrels a year. There was some question as to the water capacity. Mr. Gorney stated they will probably use about 30 to 40 gallons a month which is not unreasonable. During the brewing process there is a tank that is filled with water that is heated but prior to that the cold water used to cool the product is pumped back into the tank so they do not waste the water. Mr. Fritz stated they will have an agreement with some local farmers to take the waste grain used for production.

Site Plan Waivers: (continued)

4. #WSP-58-16 – CKBC, LLC (continued)

They will contract with Waste Management for all other trash. With regard to any odors, Mr. Gorney stated that while the grain is getting mashed or boiling it may smell like someone is cooking bread but there isn't an unpleasant odor. The boiling process will only take place several hours a week; it is not done every day. Mr. Gorney stated that he didn't believe there will be any impact to the surrounding neighborhood with the exception of some increase in traffic.

Mr. Teefy asked how many seats there will be in the tasting room. Mr. Gorney replied they do not know at this time as they will be limited by the State based on the size of the tasting room. They have applied for their Federal license. They will apply to the State as well. Before they can apply to the State they must have Township approvals. They will inspect the property before they will issue the brewing license. They will have different varieties and brew only special releases for the tasting which will encourage people to come and explore the brewery. They will also have rotating seasonal beers. They will be renting a canning line in the beginning but hope to put their own line in sometime in the future as the building is adequate for expansion. They are proposing one hanging sign off the end of the building so people can see it as they drive down the driveway. They also are proposing a façade sign as well as one at the front of the site. There are two other buildings on the property; a house in the front and another building in the middle. Each building does have a separate address. Their address will be 1038 North Main Street.

Mr. Agnesino asked if these types of facilities have issues with people getting intoxicated. Mr. Gorney stated most of their clientele don't stay long enough to get intoxicated but all of their employees are certified in knowing how to deal with people who are intoxicated and how to keep track of how much a person is drinking. Most breweries don't make their money off of tastings. Most of the business is distribution, selling kegs to bars and other establishments. When they first open there will only be four employees. Ms. Flaherty reviewed her letter for the Board. She inquired about the existing commercial truck on the property. Mr. Gorney stated it belongs to the property owner. Ms. Bolinsky stated it will be removed. She stated that the back of the building should be painted as a condition of approval. There was some question as to who owns the property where the trailer is currently parked. Ms. Bolinsky displayed the survey and stated the property shown next to her property line is Township property that has several easements for different utilities. Her driveway encroaches slightly into that easement area but the prior site plan approval permits that driveway to be there. The trailer does not belong to her and is parked on the Township property. Ms. Bolinsky commented on the frontage and that she will address streetscaping when they bring in another applicant for the house as well as addressing a multi-tenant sign for the front of the site. They will address and fill in the existing buffer at the rear of the property. Ms. Flaherty stated the weeds in the stone parking lot should be addressed. She also questioned the noise generated from the brewing process. Mr. Fritz stated that you will not hear any noise outside the building, it's all contained inside. A zoning and construction permits are required.

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

Mrs. Farrell commented that if the Board did feel strongly that the applicant should notify the public, would they consider tabling the site plan waiver, have the applicant notify the public, and then continue the site plan waiver at another meeting instead of the applicant doing a site plan. Mr. Masterson stated he agrees it can be handled as a site plan waiver and does not have anything against the brewery but he does have concerns that the residents were not informed. He felt it was the Board's duty to make sure the public is aware and that the Board is looking out for their best interest. Mr. Crane commented that he had concerns as well for the surrounding residents; however since they cannot have outside events he feels better about this application. Mr. Masterson commented that they can still hold an outside event with Township and State approval without notice to the residents.

Site Plan Waivers: (continued)

4. #WSP-58-16 – CKBC, LLC (continued)

Mr. Gorney stated that he did not have a problem with sending notice to the public prior to holding an outdoor event as a condition of approval. Motion by Mr. Caligiuri, seconded by Ms. Flaherty to grant site plan approval subject to the conditions agreed to and stated on the record by the applicant and the property owner. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Mr. Masterson for the reasons he stated. Abstentions – Zero.

5. #WSP-59-16 – Bruce Oliver Quinn – Site Plan Waiver

Present – Bruce Oliver Quinn, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated September 19, 2016 prepared by Rosemary Flaherty.

The applicant is proposing to open a martial arts studio in an existing commercial building located at 2041 South Black Horse Pike, also known as Block 9902, Lot 1 in the RG-C Zoning District.

Mr. Quinn was sworn in by Mr. Rocco. He stated he would like to open his martial arts business at the above noted property. Ms. Flaherty reviewed her letter for the Board. She asked the number of employees for the business. Mr. Quinn stated that he is the only employee. Classes will be Monday through Friday 4:30 p.m. to 9:00 p.m. with classes for children and adults. No licensing is required by the State. With regard to signage, Mr. Quinn stated he will use the existing sign box with his logo on the façade and there will one on the freestanding sign as well. Ms. Flaherty stated there is no sidewalk in the area and she does not recommend the applicant install sidewalk. A zoning permit and construction permits are required.

Motion passed to open the application to the public. There being none, motion passed to close the application to the public. Motion by Mr. Agnesino, seconded by Mr. Masterson to grant site plan waiver approval and to grant the sidewalk waiver. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

6. #WSP-60-16 – Rocco Gallelli – Site Plan Waiver

Present – Rocco Gallelli, applicant.

Member's packets contained: 1. A copy of the applicant's site plan waiver application. 2. Letter dated September 19, 2016 prepared by Rosemary Flaherty.

The applicant is proposing to renovate the existing façade on the front of the Knights of Columbus building located at 1351 North Black Horse Pike, also known as Block 701, Lot 15 in the Commercial Zoning District.

Mr. Gallelli was sworn in by Mr. Rocco. He stated that he is proposing to change the façade on the front of the building; across the front and the carport area. It will be a stucco type façade. He displayed the photographs of what the frontage will look like when it is completed. Ms. Flaherty reviewed her letter for the Board. She asked if the height of the roof overhang will be increased. Mr. Gallelli testified that it will not be any higher. No other changes are proposed. Ms. Flaherty asked Mr. Gallelli to tighten up the entrance and exit signs at the driveways. She stated that there is not any sidewalk in this area and that she does not recommend the applicant install sidewalk. A zoning permit and construction permits are required.

Site Plan Waivers: (continued)

6. #WSP-60-16 – Rocco Gallelli (continued)

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

Motion by Mr. Agnesino, seconded by Ms. Flaherty to grant the sidewalk waiver and grant the site plan waiver. Roll call vote: Ayes – Mr. Agnesino, Mr. Caligiuri, Mr. Cooper, Mr. Crane, Ms. Flaherty, Mr. Masterson, Mr. Scardino, Mr. Teefy, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Reports:

1. Mr. Teefy commented on the new Urgent Care facility and how nice it is inside as well as being larger than it appears. He also commented on the Rockin Jump opening very soon. He informed the Board that he held a business symposium the night before and there were probably thirty or forty business owners who attended. He felt the event was a success.

Adjournment:

The meeting was adjourned at 8:50 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