**Monroe Township Planning Board Meeting Minutes, September 14, 2017**

*The Monroe Township Planning Board Meeting was called to order at 7:00 pm on September 14, 2017 by Chairman O’Brien.*

*The board stood for the pledge of Allegiance.*

*The Secretary made the following statement for the record.*

*Proper notice of this meeting was given as required in the Open Public Meetings Act on January*

*6, 2017 and a copy was posted on the first floor bulletin board and a copy was given to the Township Clerk.*

*“Be advised, no new business or item of discussion will be started after 10:30 pm and the meeting shall terminate no later than 11:00 pm”.*

**Roll Call: Members Present:**

*Mr. Agnesino, Mr. Cooper, Mr. Crane, Ms. Flaherty, Councilman Heffner, Mr. Masterson, Chairman O’Brien, Mr. Scardino, Mayor Teefy, Ms. Hui, Mr. Cotton*

**Professionals Present:**

Mr. Rocco, Attorney, Mr. Jordan, Engineer, Mr. Kernan, Planner

**Memorialization of Resolutions:**

*Mr. Agnesino motioned to bracket and approve the memorialization of the following Resolutions and Mr. Masterson seconded that motion. Roll Call: All in favor with the exception of abstention by Councilman Heffner on the Resolution 67-2017.*

* **Resolution #67-17 Application #PB-1851, Gellert. 3681 Old Black Horse Pike, Block 7502 Lot 4-Approved**

The applicant proposed a minor subdivision that will need a lot frontage variance. No development is proposed for this lot.

* **Resolution #68-17 Application SP#473, Francis Schultz, 1155 S. BHP, Block 11301 Lot 2.01- Approved**

The applicant proposed to further divide the existing building adding two more units for businesses to occupy, minor revisions since the last site plan approval to bring the property approvals into conformance retroactive of the existing changes.

* **Resolution #69-17 Application WSP-32-2017, Angela Beckett on behalf of Our Village Our Kids 1809 North Black Horse Pike, Block 701 Lot 30 - Approved**

The applicant proposed a summer daycare center at this location.

**Resolution #70-17 Application WSP-40-2017, Emmons, 2916 S. BHP, Block 5601 Lot 4-Approved**

The applicant proposed to use 30% of an existing pole barn for the store of commercial materials.

* **Resolution #71-17 Application WSP-41-2017, Spirit of Halloween, 2099 N. BHP, Block 201 Lot 1-Approved**

The applicant proposed to use an existing Rite Aid Building for the sales of seasonal items and costumes for Halloween Season.

* **Resolution #72-17 Application WSP-42-2017, Diversion, 300 Thomas Avenue, Suite 801, Block 14701 Lot 38-Approved**

The applicant proposed to use an existing building for a Cross-fit Business.

* **Resolution #73-17 Application WSP-43-2017, Marilyn Eyles, 676 Clayton Road, Block 12301 Lot 25 -Approved**

The applicant proposed a bed and breakfast at this location.

* **Resolution #74-17 Application WSP-44-2017, Bob Smith on behalf of Vaderson, 406 N. Main Street, Block 1801 Lot 21-Approved**

The applicant proposed a screen printing business at this location.

* **Resolution #75-17, Redevelopment Investigation-Approved**
* The Monroe Township Council passed the following Resolutions authorizing the Planning Board to conduct preliminary investigations whether certain areas are in need of redevelopment and whether they qualify for redevelopment. The Planning Board approved the Board Planner to move forward with the investigations.

Resolutions R-188-2017- South Main Street

Resolution R-189-2017- Rt. 322 and Tuckahoe

Resolution R-190-2017- Sicklerville Road

**Subdivisions:**

* **Application #PB-1852, Carmen and Linda Iacovone, 1025 Whitehall Road, Block 8001 Lot 25**

The applicant is proposing a minor subdivision whereas the existing lot will be subdivided into two lots with a front yard lot width variance. There is an existing home on the existing lot. A single family dwelling is proposed on the new lot.

*Mr. Rocco swore in the applicant and his professionals for the record.*

*Planners Review:*

*The above referenced application is a request for minor subdivision approval.*

*1.0 Project Description*

*1.1 Applicant’s Proposal*

*The applicant is proposing to subdivide one (1) lot into two (2) lots. The proposed new lot will contain 4.55± acres (proposed lot 25.01) and remaining lot 25 will also contain 4.55± acres. The existing 2-story, single-family masonry dwelling will be retained on lot 25 and a 56’ x 46’ single-family dwelling is proposed to be constructed on the new lot. A Certificate of Filing from the Pineland’s Commission has been obtained.*

*1.2 Existing Conditions*

*The subject property consists of approximately 9.104± acres fronting on Whitehall Road. The property contains a single-family, 2-story masonry dwelling with associated improvements. The property is served by on-site sewage disposal and well. The balance of the property is wooded. The parcel is zoned RD-RR, Rural Development-Residential Receiving District and is in the Pineland’s area.*

*1.3 Surrounding Land Uses*

*The area is rural residential in character, with some nearby farms.*

*2.0 Materials Reviewed*

*We have reviewed the referenced submission, encoded by the Planning Board as #1852-PB, received on September 5, 2017, consisting of the following:*

*Application*

*June 15, 2017*

*Minor Subdivision Checklist*

*Application to the Gloucester County Planning Board*

*June 15, 2017*

*Affidavit of Ownership*

*NJ Pinelands Commission Certificate of Filing*

*August 23, 2017*

*1 of 1*

*Plan of Minor Subdivision*

*July 11, 2017*

*1 of 1*

*Plan of Survey*

*3.0 Submission Requirements*

*3.1 In accordance with § 175-67, submission of the following information is required as part of an application for minor subdivision plan approval. Based upon our review of the submitted items, we have determined that this minor subdivision application is incomplete unless the following checklist item(s) are granted a waiver for completeness or deferred by the Planning Board to be provided as a condition of approval:*

*B. All existing structures and wooded lands within the area to be subdivided and within 200 feet thereof, and the shortest distance from any existing structure to any proposed and existing lot line.*

*4.0 Zoning Requirements*

*4.1 Use*

*Single-family detached dwellings which are not clustered are permitted as a conditional use in the RD-RR District, in accordance with § 175-160D (6), as follows:*

 *(a) The Planning Board finds that: [1] Clustering of the proposed dwellings would be inconsistent with the minimum environmental standards set forth at N.J.A.C. 7:50-6; or [2] Clustering of the proposed dwellings would disrupt the contiguity of the forest ecosystem to a greater degree than non-clustered development. The applicant should be prepared to address. (b) Minimum lot size requirements: [1] RD-RR Zone: 3.2 acres. The plan conforms to this requirement.*

*4.2 Bulk Requirements*

*1. Lot Area: The minimum required lot area is 3.2 acres. The plan conforms to this requirement.*

*2. Front Yard Setback: The minimum required front yard/building setback is 50 feet. All setbacks shall be measured from the proposed right-of-way width for any public street as shown on the last adopted State, County or Township Master Plan and/or Official Map. The plan conforms to this requirement.*

*3. Lot Width: The minimum required lot width is 150 feet. The plan conforms to this requirement.*

*4. Lot Frontage: The minimum required lot frontage is 150 feet. The plan does not conform to this requirement. Proposed Lot 25.01 has 40 feet of frontage. As proposed, a variance is required.*

*5. Side Yard Setback: The minimum required side yard setback is 20 feet with the exception of a corner lot which is 30 feet. The plan does not conform to this requirement, proposing a side yard setback of 11.67 feet from the existing dwelling to the proposed lot line. As proposed, a variance is required.*

*6. Rear Yard Setback: The minimum required rear yard setback is 50 feet. The plan conforms to this requirement.*

*7. Lot Coverage: The maximum permitted lot coverage is 3 percent. It appears the plan conforms to this requirement. The applicant should confirm.*

*8. Building Height: In accordance with § 175-109, no structure, other than a farm building, shall exceed 35 feet in height. The plan conforms to this requirement.*

*5.0 Design, Performance and Evaluation Standards*

*5.1. Flag Lot Subdivision*

*1. In accordance with § 175-105B, flag lot subdivisions are permitted in the R-1, R-2 and R-3 Zoning Districts. The plan does not conform to this requirement. As proposed, a waiver is required.*

*2. In accordance with § 175-105G (1), the lot being subdivided shall have sufficient lot width to provide the flag lot with a minimum lot width of 50 feet and provide the second lot created with a lot width equal or greater than the required minimum lot width for the respective zone. However, the lot being subdivided shall have a lot width which is less than double the minimum lot width for the zone. The plan does not conform to this requirement. As proposed, a waiver is required.*

*3. In accordance with § 175-105H, the width of the portion of the flag lot providing access to the rear of said lot must be no less than 50 feet extending uniformly from the lot frontage line to the rear lot line of the non-flag-type lot. This area shall be known as the “pole” of the flag. No structures may be constructed in the pole area nor in the areas of the pole as extended to the rear of the lot. The plan does not conform to this requirement. As proposed, a waiver is required.*

*5.2 Sidewalks*

*1. In accordance with § 175-133A, unless specially waived by the Planning Board or Zoning Board, sidewalks shall be installed in all types of development and shall be installed along all streets and wherever pedestrian traffic is expected. No sidewalk exists or is proposed along Whitehall Road. As proposed, a waiver is required.*

*2. In addition, Section 175-133C requires that, where the Planning Board has waived the requirements relating to the construction of sidewalks, a 10-foot wide graded area be provided, partly to provide for pedestrian safety and partly to provide an area for future sidewalk construction if the need arises. The composition of the graded area shall be at the discretion of the Planning Board.*

*6.0 Master Plan Consistency*

*The proposed minor subdivision will not have an impact on the goals and objectives of the Master Plan.*

*7.0 Fees, Contributions, and Obligations*

*7.1 Deed Review*

*The applicant has indicated that the subdivision will be filed by deed. Copies of the deed and legal description for each lot must be submitted for review and approval prior to being signed and filed.*

*7.2 Lot Numbers*

*Lot numbers must be approved by the Tax Assessor’s Office.*

*7.3 Lot Grading*

*In accordance with § 175-117.1, prior to applying for a building permit, the applicant must first obtain grading plan approval for the construction of a new single-family dwelling on proposed lot 25.01.*

*7.4 Escrow*

*The applicant must contact the Township’s Finance Office to settle any outstanding review escrow accounts prior to the deeds being signed.*

*8.0 Outside Agency Approval*

*This minor subdivision is subject to the review and approval of all outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Planning Board.*

*− New Jersey Pinelands Commission (Certificate of Filing 8/23/17);*

*− Gloucester County Planning Board; and*

*− Any others as may be required.*

*Condition of Approval:*

* *Grading Plan Approval*
* *Impervious Coverage needs to be determined prior to any submission for a permit and if the applicant can’t meet the lot coverage they will need to appear before the board again for approval*
* *Fire Official will need to approve the driveway*
* *No deeds will be filed until a grading plan has been reviewed and approved by the engineer*

*Motion to open this application to the public was made by Mr. Cooper and seconded by Mr. Masterson. Roll Call: All in favor*

*Belle Greer, residing at 1019 Whitehall Road approached the board about maximum lot coverage, the driveway location and public safety and location of the driveway adjacent to her property.*

*April Dweyor, residing at 1011 but owns property at 1039-1047 Whitehall Road also expressed concerns about the driveway, public safety and stated an existing easement is located on her property that would have been a better alternative for the driveway.*

*Motion to close this application to the public was made by Mr. Masterson and seconded by Mr. Scardino. Roll Call: All in favor*

*Vote: Mr. Agnesino motioned to approve this application with all of the conditions noted, Mr. Scardino seconded that motion.*

*Roll Call: In favor: Mr. Agnesino, Mrs. Flaherty, Mr. Crane, Chairman O’Brien, Mr. Scardino*

*Roll Call: To Deny: Mr. Cooper, Mr. Masterson, Ms. Hui, Mr. Cotton*

*Approved, application passes with (5) votes*

**Site Plan Waivers:**

* **Application #WSP-43-17, Crossroads, 1056 S. BHP, Block 3601 Lot 6**

The applicant is proposing a site plan waiver application for a medical treatment center at this location.

*Mr. Rocco swore in the applicant and his professionals for the record.*

*Mr. Miller is the licensed Planner for the applicant and was considered an expert by the Board. Exhibits A-1 was noted for the record.*

*Steven Kessler is the applicant for the record and he is the representative for Crossroads.*

*Zoning Officers Review:*

*The property is located in the RG-C Zone, Regional Growth Commercial.*

*The property is located in the Pinelands.*

*The previous use of the property was a veterinarian hospital.*

*The applicant should provide testimony on the complete use of the business for the record.*

*The applicant should provide testimony on the parking existing and how the use of the business will interact with the existing parking for the record.*

*The issue of a school bus stop had previously been discussed and should be addressed by the applicant for the record.*

*Any change in signage should be provided by the applicant for the record.*

*The hours of operation should be providing by the applicant for the record.*

*The number of employee’s part time and full time should be provided for the record.*

*Employees required to have certifications by the State of NJ should be provided for the record and a copy of any license provided at the time of zoning permit for the file.*

*Trash and waste removal including medical waste should be addressed for the record.*

*NJ DOT Transportation Shelters should be discussed for the record and if any exist or need to be in place for the use of the business.*

*All State and local permits are required as a condition of approval.*

*The applicant stated that there will be 5-6 full time employees. The applicant stated that the hours of operation are 5:00 am to 5:00 pm Monday thru Friday and 6:00 am to 9:00 pm on Saturday, no Sunday hours. The applicant stated that they contract with Waste Management for trash and recycling removal and there is no medical waste involved in this business. The applicant did not know where the nearest bus stop was located for public transportation but stated that 95% of the people drive to the site. The applicant did not know where the children’s bus stop was located. The applicant stated that there are 65 parking spots on site. The applicant stated that there are no security officers hired for this use.*

*The board voiced several concerns regarding public safety, applicants not being able to have transportation by bus to and from the site and crossing the Black Horse Pike, there is no bus shelter at this location, a bus stop for children is in the area but the area was not delineated and concerns were voiced regarding the children and peak times of the business, security of the site was also noted since the applicant testified that the receptionist would also act as the security guard for the business, the number of patients and the growth over the 2 years span was a concern and whether the site was adequate to handle the patient growth.*

*Motion to open this application to the public was made by Mr. Cooper and seconded by Mr. Scardino*

*Bart McIlvaine residing at 331 Corker Lane stated that he has serious concerns regarding public safety and the impact on emergency personnel monitoring this business. He asked the board members to not allow this in the community.*

*Motion to close this application to the public was made by Mr. Heffner and seconded by Mr. Scardino. Roll Call: All in favor*

*Mr. Rocco stated to the board members that they are strictly voting on the site plan not the use, the use is already permitted.*

*Vote: Mr. Agnesino motioned to deny the site plan waiver approval and that the applicant should submit a site plan showing handicapped parking, bus stop locations, dumpster, lighting on a site plan drawing, Mr. Crane seconded that motion. Roll Call: All in favor except for Mrs. Flaherty who abstained*

* **Application #WSP-45-17, Great Railing, 1068 N. BHP, Block 1101 Lot 17**

The applicant is proposing a site plan waiver application for the expansion of his business at this location. The existing business is Great Railings currently located two properties down from this location.

*This application is postponed until 9/28/2017.*

* **Application #WSP-46-17 Horn Deli, 408 N. Main Street, Block 1801 Lot 21**

The applicant is proposing a site plan waiver application for the change of tenant for a deli use at this location.

*Mr. Rocco swore in the applicant for the record. William Horn*

*Zoning Officers Review:*

*The property is located in the R-1 Zone but has always been a mixed use development with commercial on the bottom and residential units on the top.*

*The property is not located in the Pinelands.*

*The applicant is proposing a deli at this location and the previous use was LaBamba.*

*The applicant should testify to the use in whole of the business no subleasing is permitted.*

*The applicant should testify to the number of part time and full time employees for the record.*

*No temporary signs are permitted.*

*The applicant should testify to parking for employees and customers for the record.*

*The applicant should testify to any signage for the record.*

*The applicant should testify to the hours of operation for the record.*

*The applicant should testify to how they dispose of their trash for the record.*

*A zoning permit and construction permits are required as a condition of approval including board of health.*

*The applicant stated that there will be 3 full time employees. The hours of business are 7:00 am to 8:00 pm Monday thru Saturday, 7:00am to 6:00 pm Sundays. The applicant stated that the electric is all new and he has new deli cases. The deli case that was in the rear of the property has been removed. The applicant stated he has a contract for Waste Management for trash and recycling removal.*

*Motion to open this application to the public was made by Mr. Cooper and seconded by Councilman Heffner. Roll Call: All in favor*

*Motion to close this application to the public was made by Mr. Agnesino and seconded by Mr. Crane. Roll Call: All in favor*

*Vote: Mr. Agnesino motioned to approve this application, Mr. Masterson seconded that motion. Roll Call: All in favor*

* **Application #WSP-47-17, Maycock, 103 Washington Avenue, Block 3202 Lot16**

The applicant is proposing to use an existing building to operate a chiropractic office and vitamin store and is requesting a site plan waiver application.

*Mr. Rocco swore in the applicant for the record.*

*Zoning Officers Review:*

*The property is located in the RG-C Zone Regional Growth Commercial.*

*The property is located in the Pinelands.*

*The previous use of the property was a duplex.*

*The applicant is proposing a chiropractic office and a vitamin business at this location.*

*The applicant should provide testimony on the complete use of each business for the record.*

*The applicant should provide testimony on the parking existing and how the use of the businesses will interact with the existing parking for the record.*

*Any change in signage should be provided by the applicant for the record.*

*The hours of operation should be providing by the applicant for the record.*

*The number of employee’s part time and full time should be provided for the record.*

*The applicant should provide testimony regarding truck deliveries at this site and whether or not the site has the proper circulation for the record.*

*The applicant should testify as to whether any state licenses are required for this type of business and a copy of the same should be provided at the time of zoning permit*

*The applicant should provide testimony on how he plans on disposing of waste and trash for the record and whether an enclosure is in place.*

*All State and local permits are required as a condition of approval.*

*The applicant stated that the property is a duplex and 6 car garage. The parking lot currently is made of crushed stone. The additional use is for a chiropractic office and vitamin store. She is proposing handicapped parking. There is proper ingress and egress to the site. She is proposing 15 parking spots and would like to expand into the adjacent lot owned by the MUA in the future. The buildings on site are existing. The business hours are 9 am to 9 pm Monday thru Saturdays and emergency appointments on Sundays. The business generates little trash and will use the Township trash and recycling containers.*

*Motion to open this application to the public by Mr. Agnesino and seconded by Mr. Masterson.*

*Motion to close this application to the public Mr. Cooper and seconded by Mr. Agnesino. Roll Call: All in favor*

*Vote: Mr. Agnesino motioned to approve this application with the following conditions:*

* *Grading plan required*
* *Survey provided for engineer to review the grading and all improvements on the same*

*Mr. Masterson seconded that motion with the conditions. Roll Call: All in favor*

* **Application #WSP-48-17 Northeast RC Cars LLC, 1155 S. BHP, Block 11301 Lot 2.01**

The applicant is proposing a site plan waiver application for a remote control race car track at this location with a hobby shop.

*Mr. Rocco swore in the applicant for the record. George Miller and Michael Davis*

*Zoning Officers Review:*

*The property is located in the RG-C Zone Regional Growth Commercial Zone.*

*The property is located in the Pinelands.*

*The applicant is proposing to use a unit within the existing building for the proposed*

*automatic race car track and hobby shop.*

*The applicant should testify to the use in whole of the business no subleasing is permitted.*

*The applicant should testify to the number of part time and full time employees for the*

*record.*

*No temporary signs are permitted.*

*The applicant should testify to any signage for the record.*

*The applicant should testify to the hours of operation for the record.*

*The applicant should testify to how they dispose of their trash for the record.*

 *A zoning permit and construction permits are required as a condition of approval including board of health if any snack shop is within the use of the business.*

*The applicant stated that there will be 3 full time employees and 2-part time employees. They are proposing a facade sign. The hours of operation are 8:00 am to 11:00 pm (7) days a week. There is no use proposed outside. The applicant stated that there will be a 50’ x 120’ ramp for racing indoor use only. The cars are run on electric only and you can rent cars at this business.*

*Motion to open this application to the public was made by Mr. Agnesino and seconded by Mr. Masterson. Roll Call: All in favor*

*Motion to close this application to the public by Mr. Cooper and seconded by Mr. Masterson. Roll Call: All in favor*

*Vote: Mr. Agnesino motioned to approve this application, Mr. Crane seconded that motion. Roll Call: All in favor*

* **Application #WSP-49-17 Litz Nails, 1203 S. BHP, Block 11301 Lot 4**

The applicant is proposing a site plan waiver application for a change of tenant at this location for a nail salon.

*Mr. Rocco swore in the applicant for the record. Huy Ngyuen*

*Zoning Officers Review:*

*The property is located in the RG-C Regional Growth Commercial Zone.*

*The property is located in the Pinelands.*

*The applicant is proposing a change of tenant at this location for the use of a nail business.*

*The applicant should testify as to what services the business will offer and this should be made a condition of approval.*

*The applicant should testify as to whether the employees servicing clients are licensed by the State of NJ Cosmetology Board and a copy of each license should be required as a condition of approval.*

*The applicant should testify that no subleasing will be done at this location to any other businesses except for the applicants.*

*The applicant should testify that the sign already installed illegally will not be neon or LED.*

*The applicant should note that a sign permit is required and this should be a condition of approval as well as number 8.*

*The applicant should testify whether or not a dumpster is needed for this type of business.*

*A zoning permit and construction permits are required as a condition of approval.*

*The applicant stated that he will operate 7 days a week. He stated that this is a change of ownership business sonly and everything is staying the same including employees, signage and hours. He stated that the business is nail and waxing only. He agreed to supply a copy of all State Licenses prior to zoning permit.*

*Motion to open this application to the pubic Mr. Scardino and seconded by Mr. Agnesino. Roll Call: All in favor*

*Motion to close this application to the public was made by Mr. Agnesino and seconded by Councilman Heffner. Roll Call: All in favor*

*Vote: Mr. Agnesino motioned to approve this application and Mr. Cooper seconded that motion. Roll Call: All in favor*

**Public Hearing:**

* **Application #474-SP, Faith Temple Baptist Church, Preliminary and Final Approval, 367 Bluebell Road, Block 4301 Lot 5**

The applicant is proposing to construct a church facility and accessory improvements on the subject property.

*Mr. Rocco swore in the applicant and his professionals for the record. Douglas Ramseur and Norman Rodgers who was accepted by the board as an expert witness and P.E. for the applicant.*

*2 Exhibits were presented for the record A1 and A2.*

*Planners Review:*

*The above referenced application is a request for preliminary and final major site plan approval.*

###  *1.0 Project Description*

### *1.1 Applicant’s Proposal*

### *The applicant proposes to develop 4.24± acres of a 10.52± acre parcel and construct a 14,275 square foot church with associated parking and storm water management basin. Landscaping and lighting is also proposed. The building will be serviced by public water and onsite septic system. A trash enclosure is also proposed.*

### *1.2 Existing Conditions*

*The 10.52± acre parcel fronts on Malaga Road (C.R. #659). The parcel is vacant with the exception of an 840 s.f. shed and is zoned RD-A, Rural Development Agricultural District. The property is located within the New Jersey Pinelands. A majority of the property is wooded, but very little clearing is needed to develop the proposed church.*

### *1.3 Surrounding Land Uses*

*The surrounding area is residential and agricultural in nature.*

*2.0 Materials Reviewed*

*We have reviewed the referenced submission, encoded by the Planning Board as #474-SP, received on August 8, 2017, consisting of the following:*

|  |  |  |
| --- | --- | --- |
| Sheet | Title | Date |
| *---* | *Correspondence from Michael R. Brown, PE, CME, Consulting Engineer Services (CES)* | *June 1, 2017* |
| *---* | *Application* | *July 26, 2017* |
| *---* | *Correspondence from NJ Pinelands Commission* | *June 7, 2017* |
| *---* | *NJ Pinelands Commission Certificate of Filing for Construction of Church* | *June 7, 2016* |
| *---* | *NJ Pinelands Commission Certificate of Filing for Demolition of >50-Year Old Building* | *July 20, 2017* |
| *---* | *Gloucester County Planning Board Site Plan Application and Checklist* | *May 26, 2017* |
| *---* | *Tax Exempt Certificate (Form ST-5)* | *---* |
| *---* | *Affidavit of Ownership* | *June 5, 2017* |
| *---* | *Traffic Assessment* | *Revised to November 2015* |
| *---* | *Phase I Environmental Site Assessment* | *June 5, 2017* |
| *---* | *Stormwater Management Report* | *Revised to April 2016* |
| *---* | *Maintenance Plan for Stormwater Management Measures* | *Revised to April 2016* |
| *1 of 11* | *Cover Sheet* | *Revised to March 13, 2017* |
| *2 of 11* | *Existing Conditions & Demolition Plan* | *Revised to April 20, 2016* |
| *3 of 11* | *Overall Plan* | *Revised to March 13, 2017* |
| *4 of 11* | *Site Plan* | *Revised to March 13, 2017* |
| *5 of 11* | *Grading, Drainage & Utility Plan* | *Revised to March 13, 2017* |
| *6 of 11* | *Landscaping, Lighting and Details Plan* | *Revised to March 13, 2017* |
| *7 of 11* | *Profiles* | *Revised to April 20, 2016* |
| *8 of 11* | *Construction Details* | *January 28, 2016* |
| *9 of 11* | *Storm Sewer & Water Details* | *Revised to April 20, 2016* |
| *10 of 11* | *Soil Erosion and Sediment Control Plan* | *Revised to March 13, 2017* |
| *11 of 11* | *Soil Erosion and Sediment Control Notes & Details* | *Revised to April 20, 2016* |
|  | *Roadway Improvement Plans* |  |
| *1 of 7* | *Cover Sheet* | *December 7, 2015* |
| *2 of 7* | *Legend, Notes, Typical Sections and Details* | *December 7, 2015* |
| *3 of 7* | *Construction Plan* | *December 7, 2015* |
| *4-5 of 7* | *Cross Sections* | *December 7, 2015* |
| *6-7 of 7* | *Construction Details* | *Revised to November 12, 2015* |
|  | *Architectural Plans* |  |
| *A101* | *Floor Plan* | *May 10, 2017* |
| *A102* | *Elevations* | *May 10, 2017* |

*The site plans are signed and sealed by Ryan R. Headley, PE of CES with the exception of Sheet 4 which is jointly signed with Adam R. Grant, PLS. The roadway improvement plans are signed and sealed by Michael R. Brown, PE also of CES. The stormwater management report is also signed and sealed by Ryan R. Headley, PE. The architectural plans are signed and sealed by William Lammey, AIA of Lammey & Georgio Architecture and Design.*

*3.0 Zoning Requirements*

*3.1 Use*

1. *In accordance with § 175-160B, Attachment 3, institutional uses are principal permitted uses in the RD-A, Rural Development Agricultural zoning district, subject to the requirements of § 175-160C (3). Churches are defined as institutional uses.*
2. *In accordance with § 175-160C (3), institutional uses shall meet the following additional standards for principal permitted uses:*
3. *In addition to all other standards of this chapter, the Board may defer to other governmental agencies where they may provide standards for the proposed use.*
4. *The Board shall base its approvals upon compliance with the standards of other approving agencies and shall seek to have the use constructed so as not to adversely impact the surrounding uses and so as to harmoniously blend with the other uses in the zone.*

*The applicant should be prepared to address these standards.*

*3.2 Bulk Requirements*

1. *Lot Area: The minimum lot area for non-residential structures is subject to the requirements of § 175-160F (1) and shall be determined by application of the standards contained in § 175-149G, whether or not the lot is to be served by a centralized sewer treatment of collection system pursuant to § 175-160C (4). The proposed development has received a Certificate of Filing from the Pinelands Commission, presumptively satisfying these standards.*
2. *Lot Coverage: The maximum permitted lot coverage is 30%. The plan conforms to this requirement, proposing 15%.*
3. *Lot Frontage/Width: The minimum required lot frontage/width is 150 feet. The plan conforms to this requirement, having 271 feet.*
4. *Front Yard/Building Setback: The minimum required front yard/building setback is 75 feet. All setbacks shall be measured from the proposed right-of-way width for any public street as shown on any adopted State, County or Township Master Plan and/or Official Map. The plan conforms to this requirement, proposing 144 feet. However, the setback should be revised to be measured from the proposed County right-of-way.*
5. *Rear Yard Setback: The minimum required rear yard setback is 50 feet. The plan conforms to this requirement, proposing >50 feet.*
6. *Side Yard Setback: The minimum required side yard setback is 30 feet. Corner lots shall have a side yard of 30 feet adjacent to the non-fronting street. The plan conforms to this requirement, proposing 43.8 feet.*
7. *Off-Street Parking: Minimum off-street parking is subject to the requirements of § 175-123. The plan conforms to these requirements, proposing 91 parking spaces where 75 parking spaces are required.*
8. *Buffers: The minimum required buffer width is 25 feet, subject to the requirements of § 175-93. The plan conforms to this requirement, proposing 25 feet.*
9. *Height: The maximum permitted building height is subject to the requirements of § 175-109. The plan conforms to this requirement.*

*4.0 Design, Performance and Evaluation Standards*

 *4.1 Buffers*

1. *In accordance with § 175-93B, a minimum of ½ but in no case less than 10 feet of the horizontal width of any buffer required along the periphery shall have an area which shall be designed, planted, graded, landscaped and developed to obscure the activities of the site from view. The plan conforms to this requirement.*
2. *In accordance with § 175-93C, all buffer areas shall be planted and maintained with either grass or ground cover, together with a screen of live shrubs and/or live trees, shrubs or other plant material meeting the following requirements:*

[*(1)*](http://ecode360.com/7180034#7180034) *The preservation of all natural wooded tracts shall be an integral part of all site plans and may be calculated as part of the required buffer area, provided that the growth is of a density and the areas have sufficient width to serve the purpose of a buffer. Where additional plantings are necessary to establish an effective buffer, said plantings may be required. The existing trees to remain along the southern property line, in the vicinity of the proposed church, loading area and shed, should be located, identified, and shown on the plan. Supplemental plantings may be required.*

[*(2)*](http://ecode360.com/7180035#7180035) *Plant materials used in screen planting shall be at least five feet in height when planted and shall be of such density as will obscure, throughout the full course of the year, the glare of automobile headlights emitted from the premises. The plan conforms to this requirement.*

[*(3)*](http://ecode360.com/7180036#7180036) *The screen planting shall be so placed that at maturity it will not be closer than three feet from any street or property line. The plan conforms to this requirement.*

[*(4)*](http://ecode360.com/7180037#7180037) *Trees shall be at least 10 feet in height when planted and be of a species common to the area, be of balled and bur lapped nursery stock, and be free of insect and disease. The plan conforms to this requirement.*

[*(5)*](http://ecode360.com/7180038#7180038) *Any plant material which does not live shall be replaced within one year of one growing season. A note should be added to the plan.*

[*(6)*](http://ecode360.com/7180039#7180039) *Screen plantings and landscaping shall be broken at points of vehicular and pedestrian ingress and egress to assure a clear sight triangle at all street and driveway intersections. The plan conforms to this requirement.*

*4.2 Vegetation*

1. *In accordance with § 175-147F (2), tree protection, all trees with a diameter of five inches or greater shall be indicated on the site plan and grading sheets of development plans. The size, species and condition of the trees shall be indicated. The engineer/landscape architect of the Township's Planning or Zoning Board shall inspect the trees and determine which trees must be preserved and/or protected. Trees greater than 25 inches in diameter shall be considered to be specimen trees and must be preserved based on conditions in the above subsection. The plan does not conform to these requirements. As proposed, a waiver is required.*

*4.3 Signage*

1. *In accordance with § 175-135C (2) or C (4), one freestanding or in the alternative one monument sign may be erected, provided that it is not situated within a sight triangle, and further provided that said sign does not exceed an area of 50 square feet nor exceed a height of 20 feet above grade with the lowest portion at least 8 feet above grade in the case of a freestanding sign or not exceed a height above grade of 8 feet in the case of a monument style sign. The plan conforms to these requirements.*

*4.4 Other*

1. *The applicant should consider adding foundation plantings to the north and west facades.*

*5.0 Fees, Contributions, and Obligations*

*5.1 Developer’s Agreement*

*The applicant must enter into a developer’s agreement relating to such items as improvements to be installed by the developer, conditions of approval, types of guarantees required from the developer and phasing of the development. A fully executed copy of the agreement, stamped by the County Clerk indicating the date of recording, must be delivered to the Township Clerk prior to the approved plans being signed.*

*5.2 Escrow*

*The applicant must contact the Township’s Finance Office to settle any outstanding review escrow accounts prior to the plans being signed.*

*6.0 Outside Agency Approval*

*This major site plan is subject to the review and approval of all outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Planning Board.*

* *New Jersey Pinelands Commission (Certificates of Filing 6/7/16 & 7/20/17)*
* *Gloucester County Planning Board;*
* *Gloucester County Soil Conservation District;*
* *Monroe Township Fire Official; and*
* *Any others as may be required.*

*Engineers Report:*

*We have received the following for review:*

*Materials Received for Review*

# *Sheet Title Date/Revision*

*Prepared by Consulting Engineer Services*

 *1 of 11 Cover Sheet 01-28-16/04-20-16*

 *2 of 11 Existing Conditions and Demolition Plan 01-28-16/04-20-16*

 *3 of 11 Overall Plan 01-28-16/04-20-16*

 *4 of 11 Site Plan 01-28-16/04-20-16*

 *5 of 11 Grading, Drainage, and Utility Plan 01-28-16/04-20-16*

 *6 of 11 Landscape, Lighting, and Details Plan 01-28-16/04-20-16*

 *7 of 11 Profiles 01-28-16/04-20-16*

 *8 of 11 Construction Details 01-28-16/04-20-16*

 *9 of 11 Storm Sewer & Water Details 01-28-16/04-20-16*

*10 of 11 Soil Erosion & Sediment Control Plan 01-28-16/04-20-16*

*11 of 11 Soil Erosion & Sediment Control Notes & Details 01-28-16/04-20-16*

 *1 of 2 Plan of Survey & Topography 06-17-15/*

 *2 of 2 Plan of Survey & Topography 06-17-15/*

 *Storm water Management Report 01-28-16/04-20-16*

 *Maintenance Plan for Storm water 01-28-16/04-20-16*

 *Management Measures*

 *Traffic Assessment 09-15/11-15*

 *Phase I Environmental Site Assessment 06-05-17/*

*County Improvement Plans*

 *1 of 7 Cover Sheet 12-07-15/*

 *2 of 7 Legend, Notes, Typical Sections and Details 12-07-15/*

 *3 of 7 Construction Plans 12-07-15/*

 *4 of 7 Cross Sections 12-07-15/*

 *5 of 7 Cross Sections 12-07-15/*

 *6 of 7 Construction Details 11-12-15/*

 *7 of 7 Construction Details 11-12-15/*

*Prepared by Lammey & Giorgio, Architects*

*A101 Floor Plans 05-10-17/*

*A102 Elevations 05-10-17/*

*Based on our review of the above noted submission, we offer the following:*

*This application proposes to develop the 10.524± acre property into a church complex consisting of a 14,275 square foot church building, paved parking around the building, and a storm water management basin. The church building will be located in the front portion of the lot; the storm water management basin will be located rear of the building. A 14’ x 20’ storage shed is proposed between the rear parking area and the storm water management basin. The property is located in the Pinelands area. The existing lot contains 271 feet of frontage on the northbound side of Malaga Road and extends 402± feet to the east at which point the lot narrows to 171± feet for a distance of approximately 680± feet, at which point the lot widens to approximately 220 ± feet and extends to the rear property line.*

*The existing lot is predominantly wooded except for an area that has been cleared in the front of the lot. It is our understanding that this lot is used for picnics and other church related events. A 20’x25’ storage concession building is located at the front portion of the lot, which will be removed. The property is located on Malaga Road, which is a County highway, CR659, approximately 2,000 feet south of the Malaga Road/Corkery Lane intersection.*

*The property is located within the RDA, Rural Development Agricultural District.*

*Submission Requirements*

*In accordance with Ordinance Section 175-61. A (2) & 175.61B (2), the applicant has submitted a copy of the following information: the application form, drainage calculations, a Phase I Environmental Assessment, a Traffic Assessment, architectural plans, and a set of site plans. Our office recommends that this application may be deemed complete.*

*Variances & Waivers Required*

1. *Waiver required for not extending contours beyond 200 feet from the property, which we would not take exception to.*
2. *Waiver required for not providing curbing around entire parking area, which we would not take exception to.*
3. *Variance required for 20-foot-high light pole mounted fixture, where the ordinance requires that light fixtures be between 12 and 16 feet in height.*

*Zoning*

*We defer to the Board’s Planner for review of zoning issues relative to this application.*

 *Technical Review*

1. *Section 175-71, Preliminary Major Site Plan, requires the following information be provided on the plans:*
	1. *An applicant shall submit a preliminary site plan in tentative form for discussion purposes in conformity with the following minimum criteria:*
		1. *The preliminary site plan shall be drawn to a scale of no less than one (1) inch equals 100 feet, but consideration shall be given to a smaller scale if it permits the total project to be clearly depicted on a standard sheet of the sizes permitted in the Map Filing Law.*

*The above listed requirement has been included with this submittal.*

* + 1. *All plans shall be certified by a licensed architect or engineer, including accurate lot lines certified by a licensed land surveyor in the State of New Jersey.*

*The above listed requirement has been included with this submittal.*

* + 1. *The plan shall include, but not be limited to, the following:*
1. *A deed plotting of the tract may be submitted in lieu of an actual field survey of the lot lines, but the applicant accepts the responsibility that at final submission, if the accuracy of said deed plotting sufficiently alters the intent of the proposal, the Board shall reserve the right to reject the final submittal without prejudice and require a re-submittal for preliminary approval.*

*A survey has been provided.*

1. *Topographic contours from the United States Geological Survey (USGS) quadrangle sheets may be submitted in lieu of an actual field or aerial topographical survey, or the applicant may opt to furnish the same. Contours shall extend 200 feet beyond the boundary of the proposal. all existing streams that will receive, either directly or indirectly, the tract storm water runoff shall be indicated. A key plan of a smaller scale may be shown if it’s not practicable to indicate it on the site plan.*

*Contours have not been extended 200 feet beyond the boundary of the property. The applicant shall extend contours 200 feet beyond the property or request a waiver, which we do not take exception to.*

1. *All dimensions needed to confirm conformity with appropriate zoning ordinances and other zoning criteria (i.e., density, land coverage, etc.) shall be indicated.*

*The above listed requirement has been included with this submittal.*

1. *All contiguous owners, existing dedicated sheets (ownership and route numbers, if applicable), existing wooded areas in outline only, and geophysical conditions of any open or recreation space to be dedicated for public or quasi-public use.*

*This information has been provided.*

1. *An architectural plan and views of each type of building shall be furnished and certified by an architect licensed in the State of New Jersey.*

*This information has been provided.*

1. *Proposed circulation plans, including access streets, easements, fire lanes, and a typical section of all major cart ways proposed shall be required.*

*The above listed requirement has been included with this submittal, with the exception of fire lanes.*

1. *Existing and proposed storm water drainage and collection systems shall be indicated and designed in accordance with the standards of Section 175-140 (Storm water Management). Information required by such standards, including hydrological and hydraulic calculations, soil boring logs, maintenance schedules, etc., and shall be provided. The size/capacity of existing facilities, which are to be utilized in the proposal, must be analyzed and indicated.*

*The above listed requirement has been included with this submittal.*

1. *Size, height, location, and arrangement of all existing and proposed buildings, structures, and signs shall be in accordance with the requirement of this chapter.*

*Information as to height of the building has not been provided, however, based on scaling the architectural elevation, it appears that the proposed height is less than 35 feet which shall be confirmed by the applicant in testimony.*

1. *The location of existing and proposed wastewater collection facilities and potable water supply shall be indicated.*

*The applicant will provide a septic system and connect to an existing water main on Malaga Road for the property’s water needs. A separate connector will be utilized for fire service.*

* 1. *The plan shall be signed by the applicant and owner and shall include respective names and addresses.*

*The plan has been signed by the applicant/owner.*

1. *Section 175-72, Final Major Site Plan Review, requires that plans submitted for final major site plan approval shall be as follows:*
2. *Each plan shall be at a scale of one (1) inch equals 50 feet for a tract up to 40 acres in size; one (1) inch equals 100 feet for a tract between 40 and 150 acres or more. All plans shall be certified by a licensed architect or engineer, including accurate lot lines certified by 8 ½ inches by 13 inches; 15 inches by 21 inches; 24 inches by 36 inches; or 30 inches by 42 inches.*

*The above listed requirement has been included with this submittal.*

1. *The plans shall include the following data (if one sheet is not sufficient to contain the entire territory, the map may be divided into sections to be shown on separate sheets of equal sizes with reference on each sheet to the adjoining sheets): boundaries of the tract; north arrow; date; scale; zone district(s) in which the lots are located; existing and proposed streets and street names; existing and proposed contour lines based on USGS data and topographical surveys not older than two (2) years, at two (2) foot intervals inside the tract, and within 200 feet of any paved portion of the tract; title of the plans; existing and proposed streams and easements; total building coverage in area and percent of lot; total number of parking spaces. All dimensions needed to conform conformity with this chapter, such as but not limited to, buildings, lot lines, parking spaces, setbacks, and yards; a small key map giving the general location of the parcel to the remainder of the municipality; and the site relation to all remaining lands in the applicant’s ownership.*

*The above requirements have been included with this submittal.*

1. *The plan shall also have the following minimum criteria for review and approval:*
2. *Size, height, location, and arrangement of all existing and proposed buildings, structures, and signs in accordance with the requirements of this chapter, including a licensed architect’s and/or engineer’s drawing of each building or a typical building and signs showing front, side, and rear elevations, and the proposed use of all structures.*

*The above requirements have been included with this submittal.*

1. *Proposed circulation plans, including access streets, curbs, aisles, and lanes, easements, fire lanes, driveways, parking spaces, loading areas, loading berths or docks, pedestrian walks and all related facilities for the movement and storage of goods, vehicles, and persons on the site and including the location of lights, lighting standards, and signs and driveways within the tract and within 100 feet of the tract. Sidewalks shall be provided from each building entrance/exit along expected paths of pedestrian travel, including but not limited to, access to parking lots, driveways or other buildings where pedestrian traffic can be expected to be concentrated. Plans shall be accompanied by cross sections of new streets, aisles, lanes, and driveways, which shall adhere to applicable requirements of this chapter and applicable design standards in the subdivision ordinance.*

*The location of existing lighting within 100 feet of the tract shall be shown. The applicant may seek a waiver of the requirement, which we would not take exception to.*

1. *Existing and proposed woods areas, buffer areas, and landscaping shall be shown. The landscaping plan, including seeded or sodded areas, grading, retaining walls, fencing, signs, recreation areas, shrubbery, trees, and buffer areas shall be in accordance with applicable requirements of this chapter. These plans shall show the location, species, and caliper of plant material for all planted or landscaped areas.*

*We defer this issue to the Board’s Planner.*

1. *Utilities.*
2. *The proposed location of all drainage (including calculations), sewage, and water facilities with proposed grades, sizes, capacities, and types of materials to be used, including any drainage easements acquired or required across adjoining properties. The method of sewage and waste disposal and waste incineration, if any, shall be shown; percolation tests and test determination of adequacy shall be included where septic tanks and leaching fields are permitted and are proposed. Such plans shall be reviewed by the Board of Health and/or the Board Engineer and/or other appropriate authority, as applicable, with recommendations to the Planning Board.*

*Drainage issues will be addressed later in this report. Sewer service will be provided by a proposed septic system and potable water will be provided from a water main on Malaga Road.*

1. *Proposed lighting facilities shall be included showing the direction and reflection of the lighting. All public services shall be connected to an approved public utilities system, where one exists.*

*This information has been provided.*

1. *The applicant shall arrange with the servicing utility for the underground installation of the utilities’ distribution supply lines and service connections, in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff as the same are then on file with the State of New Jersey Board of Public Utility Commissioners, and the developer shall provide the Township with four (4) copies of a final plan showing the installed location of the utilities.*

*The applicant shall provide testimony that arrangements shall be made with all applicable servicing utilities for the underground installation of the utilities distribution lines and service connections in accordance with all applicable provisions, terms, and conditions.*

1. *The applicant shall submit to the Board, prior to the granting of final approval, a written instrument from each serving utility, which shall evidence full compliance or intended full compliance with the provision of this subsection provided, however, that lots which abut existing streets where overhead electric or telephone distribution supply lines and service connections have heretofore been installed, may be supplied with electric and telephone service.*

*The applicant shall submit the necessary written instruments from all applicable servicing utilities.*

1. *A written description of the proposed operations of the building(s) including the number of employees or members of nonresidential buildings; the proposed number of shifts to be worked and the maximum number of employees on each shift; expected truck and tractor trailer traffic, emission of noise, glare and air and water pollution; safety hazards; and anticipated expansion plans incorporated in the building design. Where the applicant cannot furnish the information required herein because of non-determination of use, site plan approval may be conditionally granted subject to further review and approval of the applicant’s final plans. No certificate of occupancy shall be issued until all such plans are approved.*

*The applicant, with the Board’s permission, may provide testimony in lieu of a written description.*

1. *We defer all Buffer (Section 175-93) issues to the Board’s Planner.*
2. *Section 175-123 Off-Street Parking and Loading requires the following information be provided on the plans:*
3. *Access to and from lots. Drives shall be limited to a maximum of two (2) to any streets. The driveways shall be at least ten (10) feet from any property line.*

*The plans conform to the requirements. There will be a single access from Malaga Road to this property.*

1. *Access to parking and loading spaces. Individual parking and loading spaces shall be served by on-site aisles designed to permit each motor vehicle to proceed to and from each parking and loading space without requiring the moving of any other motor vehicle.*

*The plans conform to these requirements except for the aisle width in the area of the small island in the northeast area of the parking lot. The aisle width is labeled 24 feet but appears to scale less.*

1. *Buffer parking and loading areas, especially commercial and industrial uses, shall be buffered from adjoining streets, existing residential uses or any residential zoning district.*

*It appears that this requirement has been met, however, we defer this issue to the Board’s Planner.*

1. *Curbing. All off-street parking areas containing 20 or more spaces and all off-street loading areas shall have concrete curbing around the perimeter of the parking and loading spaces.*

*This requirement has been met except for those parking spaces in front of the septic system and storm water management basin. The applicant shall request a waiver which we would not take exception to. Concrete wheel stops are proposed in lieu of curbing.*

1. *Off-street parking spaces shall be ten (10) feet wide and a minimum of 20 feet in length.*
2. *The plans conform to this requirement.*
3. *The aisle widths conform to the requirement for two-way traffic, except as noted above.*
4. *A loading area has been provided, therefore, the plans conform to this requirement.*
5. *The ordinance requires for churches that one (1) parking space be provided for every four (4) seats in the main congregation seating area.*

*The plan notes that there will be 300 seats at the church, and therefore, requires 75 parking spaces. As the plans provide 91 parking spaces, the parking requirements are met.*

1. *This application proposes nine (9) ADA handicap parking spaces, which more than conforms to the Uniform Construction Code.*
2. *Illumination is provided for this site consisting of single and double pole mounted fixtures which conform to the ordinance for parking lots. It would appear that additional illumination is needed for the sidewalks along the front of the building and patio area.*

*The height of the proposed pole mounted fixtures is 20 feet. The ordinance requires the mounting height to be between 12 feet and 16 feet. Therefore, a variance must be sought.*

1. *Section 175-130.1 requires that a Rodent Control Plan be provided.*
2. *We defer all landscape issues to the Board’s Planner.*
3. *A six (6) foot wide sidewalk is proposed around the building except where vehicles are perpendicular to the curb, in which case, the sidewalk width is seven (7) feet so that vehicle overhangs will not impinge on pedestrian access.*

*A four (4) foot wide sidewalk is proposed along Malaga Road.*

1. *A sight triangle has been shown for the driveway at Malaga Road in accordance with Section 175-134. Sight triangles of the ordinance.*
2. *We defer all sign (Section 175-135) issues to the Board’s Planner.*
3. *The applicant shall testify as to the largest vehicle accessing the site. Wheel turning radii templates shall be provided, where necessary.*
4. *The plans provide for a trash enclosure at the rear south side of the building. A detail of the trash enclosure shall be provided. We recommend that the enclosure be constructed to match the building.*
5. *Construction details have been provided for concrete curb, concrete sidewalk, driveway apron and depressed curb, handicap ramp, bituminous pavement, concrete wheel stop, and regulatory signs, which are acceptable.*

*Storm water Management*

*The applicant’s engineer has prepared a report entitled “Storm water Management Report” for the development dated January 2016, revised April 2016. A Maintenance Plan for Storm Water Management Measures has also been provided. These reports and the development plans are intended to address the storm water management standards of Monroe Township and other jurisdictional agencies: New Jersey Department of Environmental Protection (NJDEP), Gloucester County Planning Board, Gloucester County Soil Conservation District, and the Pinelands Commission.*

*The existing 10.52-acre lot consists of approximately 3.7 acres of open space with the remainder being. Topography generally drains toward the south with some off-site areas to the north flowing onto this site. Proposed improvements are concentrated at the front of the site, in the area currently open space. The woods are proposed to remain with 3.0 acres at the rear (east end) of the site being deed restricted as wooded open space. An existing low spot at the edge of the woods currently functions as a small basin retaining some storm water.*

*To accommodate surface runoff generated from the improvements, a storm water management facility will be constructed at the site of the existing depression. The facility consists of a forebay (Basin A-1) and an infiltration basin (Basin A). The majority of water that falls on the developed portion of the site will be collected by inlets and conveyed by pipe system to the basins. Portions of the off-site area to the north, that currently flow onto the site, will be collected and routed through the basin. Basin A-1 is designed to infiltrate the entire water quality storm, with larger flows spilling over into Basin A. When starting from a completely dry condition, the basins have storage volume to retain almost the entire 100-year storm event. The maximum water surface elevation for the 100-year storm is calculated to be 125.47 and the emergency overflow out of Basin A is proposed to be 125.40. The basin’s spillway is located near the southern property line, approximately 700 feet east of Malaga Road, which is near the discharge point of the existing depression that retains stormwater. The remainder of the site to the east, currently wooded, will not be developed, with no change to current drainage patterns.*

*We have reviewed the plans and report for conformance with Section 175-140, Storm water Management, of the Monroe Code and we note the following:*

1. *The applicant has included the 2-Year, 10-Year, 25-Year, and 100-Year storm routings in the existing and proposed conditions and the Water Quality storm routing in the proposed condition.*
2. *The Drainage Area Maps have been provided, showing both existing and proposed drainage areas and flow paths.*
3. *In support of the infiltration basin design, the report includes three (3) test pit logs, each with infiltration testing. Logs show different layers of sandy loam and loamy sand to a depth of 15 feet from the current surface. Groundwater was not encountered at any of the test pits and no mottling was recorded. Results of infiltration testing range from 5.9 inches/hour to 21.3 inches/hour.*
4. *Infiltration tests for test pits A1, A2, and A3 shows infiltration ‘k’ values of 5.9, 21.3, and 16.7 inches per hour, respectively. Applying the NJDEP standard safety factor, soils can be expected to infiltrate approximately 2.9 inches/hour. The maximum retained water depth in Basin A is 42 inches, which appears to infiltrate 14.5 hours, which is less than the maximum allowed time period of 72 hours. Appendix G shows a calculation for the basin’s normal drain time to be 14.3 hours, which is less than the allowed time period of 72 hours.*
5. *The report outlines the intent of the proposed basins to meet both water quantity and water quality requirements. Water quantity reductions of 50%, 75%, and 80% for the 2, 10, and 100-year storm events, respectively, have been met. The basins have been sized to detain at least the Water Quality design storm, effectively removing 80% of Total Suspended Solids (TSS).*
6. *Basin A has been designed to retain and infiltrate 3.5 feet of storm water. This exceeds all applicable regulations and at face value is a benefit for overall groundwater recharge. However, this design creates the possibility for the basins to retain water for longer than 72 hours, should the soils become overburdened with fines. The outlet structures should be modified to include a normally plugged outlet set at elevations equal to the basin bottom. This will provide a means to dewater the basins for the purpose of maintenance and inspection.*
7. *Basin A has been designed with an emergency overflow spillway, capable of conveying the 100-year storm event. Calculations included in the report state that the potential velocity of water flowing over the emergency spillway will be 1.74 fps, which is less than the SESC allowed velocity of 2.5 fps for sandy-loam soils.*
8. *The proposed design includes a storm water conveyance system of 12 through 21 inch RCP which is adequate in size and slope to convey the storm water flows listed in the report.*
9. *Conduit outlet protection calculations have been provided and appear adequate to prevent erosion.*
10. *There is no proposed outlet control structure. Basin A has been designed to infiltrate nearly the entire 100-year storm event, with limited discharge leaving over the spillway. While outlet control structures are not required, they do provide a means of controlling water level, including dewatering, when needed. The basin maintenance plan calls for periodic inspection, testing, scarification, and replacement of sand at the bottom of the basin. The Applicant will have to provide a means for dewatering at the time of basin maintenance.*
11. *The report includes a Pinelands Management Plan Compliance statement. Provided calculations show that available storm water storage in the proposed basins is adequate to accept the net increase of 0.632 acre-feet generated during the 10-year storm event.*
12. *The report includes a Maintenance Plan for Storm Water Management Measures, revised through April 2016.*
13. *The Applicant shall provide a note(s) on the plans indicating that the proposed development will conform to the requirements set forth in Section 175-140F98), Maintenance Guarantee, of the Ordinance.*
14. *The Applicant will provide fencing to surround the proposed storm water basins. In previous applications, the Board has requested a split rail fence with mesh be provided around the basin and landscaping added for enhancement.*
15. *Construction details have been provided for Type ‘A’, ‘B’, and ‘E’ inlets, storm manhole, trench bedding detail, and basin across sections detail which are acceptable. We recommend that the curb piece for the ‘B’ inlet be modified to the ‘N’ type in lieu of the ‘J’ type. A headwall detail shall be provided.*

*Environmental*

*We have reviewed the document(s) for compliance with §175-99.1 of the ordinance, and offer the following comments:*

1. *The report provides documentation from the County Health Department indicating that septic systems may be present at the site, though not visible during the site assessment. Should the location of the septic systems be found during construction, proper documentation regarding the abandonment of the septic system should be provided from Gloucester County in accordance with §175-99.1(G)8.*
2. *The report provides documentation from the County Health Department indicating that wells (old lots 6-C1 and 6E) may be present at the site, though not visible during the site assessment. It is recommended that the location of the well should be investigated to ensure proper closure of the features. If the features are found, proper documentation regarding the abandonment of the wells should be provided in accordance with §175-99.1(G)8.*
3. *The ESA Report should be certified in accordance with §175-99.1(J) of the Ordinance. The certification statement shall be signed by the principal of the company that performed the assessment and by the Applicant.*
4. *The Applicant shall provide an indemnification statement in accordance with §175-99.1(K) in association with the Phase I ESA.*
5. *Based on the engineering drawings, site grading is proposed, but does not indicate whether soils will be imported from an offsite source. The applicant should state whether fill will be imported to the site. If fill is to be imported, then the applicant should perform analytical testing, in accordance with N.J.A.C. 7:26E-3 et seq., on the fill at a frequency suitable to demonstrate that contaminants are not present within the fill soil at concentrations above the relevant NJDEP Soil Cleanup Criteria, and an acceptable route of transport should be agreed upon with the Township.*

*Traffic Assessment*

*The applicant has provided a Traffic Impact Assessment for this development. Although the County has jurisdiction over this application, we offer the following comments:*

1. *The applicant’s Traffic Assessment was conducted in 2015. The applicant shall provide testimony regarding the applicability of the traffic counts which were conducted over 12-months ago. This information should include any changes to traffic patterns and other developments that may have an effect on traffic volumes along the site frontage.*
2. *The applicant does not provide the proposed project buildout year and does not assume a background growth rate. The background growth rate based on the NJDOT Annual Background Growth Rate Table is 1.00% for a rural principal arterial.*
3. *The applicant provided trip generation analysis using the ITE Trip Generation Manual 9th Edition. The trip generation was then modified from the projections in ITE to better match the Sunday morning service start and end time (9AM to 12PM). The trips for the project were thus projected to include 92 trips during the Sunday 8:30 – 9:30 AM with 90% entering 92 trips during the Sunday 11:30 AM – 12:30 PM with 90% exiting. The report calls this the directional distribution, but the directional distribution should indicate in which direction vehicles are travelling. The applicant shall provide information/testimony regarding the directional distribution, the percentage of vehicles that will be travelling north, south, east or west, and the resulting trip assignment.*
4. *The build volumes for the 8:30 – 9:30 AM peak (entering) were provided with the left-turn analysis. The applicant shall also provide the build volumes for the 11:30 AM – 12:30 PM (exiting) peak as well.*
5. *The applicant does not provide a level of service analysis for either the driveway or any nearby intersections that the project impacts. The applicant shall provide a level of service analysis for the driveway during the arriving peak and the departing peak time frames on Sunday. This analysis shall also consider the peaking characteristics for the site, as it is anticipated that most trips will be concentrated around a peak 15-minute interval.*

*Bonds and Fees*

*This application is subject to the posting of a site improvements performance bond in an amount equal to 120% of the site improvements cost as reviewed by the Township Engineer and a five (5%) percent escrow fee for the site inspection. The applicant is further advised that a two (2) year maintenance bond must be provided in the amount of fifteen (15%) percent of the site improvements cost upon release of the performance bond.*

*Outside Agency Approvals*

*Evidence of approval by the following agencies shall be a condition of any approvals by the Monroe Township Planning Board:*

1. *Gloucester County Planning Board*
2. *Gloucester County Board of Health (for the septic system)*
3. *Gloucester County Soil Conservation District*
4. *The Pinelands Commission*
5. *Monroe Township Fire Code Official*
6. *Monroe Township Construction Code Official regarding Accessibility for Individuals with Disabilities*
7. *Any and all other agency approvals, as may be required.*

*Motion to open this application to the public was made by Mr. Crane and seconded by Mayor Teefy. Roll Call: All in favor*

*Russell W. Jones Jr. residing at 537 Bluebell approached the board with concerns of being able to view the plans and volume of noise that may be in conjunction with the Church. He wanted to know if there was a weekly schedule to view and if anyone would be living at the church.*

*Lori Jones, residing at 537 Bluebell approached the board with concerns of how many functions will be held at the church and traffic.*

*Motion to close this application to the public was made by Mr. Cooper and seconded by Mr. Scardino. Roll Call: All in favor*

*Vote. Crane motioned to approve this application and Mayor Teefy seconded that motion. Roll Call: All in favor*

**Public Portion:**

**At this time anyone wishing to address the public for comments or discussion may do so.**

*Motion to open this meeting to the public was made by Mr. Agnesino and seconded by Mr. Scardino. Voice vote: All in favor*

*Motion to close this meeting to the public was made by Mr. Masterson and seconded by Mr. Agnesino. Voice vote: All in favor*

**Approval of Minutes:**

8/10/2017 - Planning Board Minutes (to be provided by Tara Park) the minutes were not provided and will be provided at a later date.

**Reports/Communication:**

**Adjourn:**

*Motion to adjourn this meeting voice vote:*

*All in favor.*

*These minutes are a brief summary of the proceedings that took place on 9/22/2017 and should not be taken as verbatim testimony.*

*Respectfully submitted,*

*Rosemary Flaherty*