

Monroe Township Planning Board Meeting Minutes

April 26, 2018 at 7:00 pm

Pledge of Allegiance

Call to Order

Secretary, Rosemary Flaherty read the following, "Proper notice of this meeting was given as required in the Open Public Meetings Act on January 11, 2018 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:

Mr. Boorstein - Present
Mr. Crane, Vice Chairman- Present
Ms. Flaherty- Present
Councilman, Mr. Heffner- Present
Mr. Masterson- Present
Mr. O'Brien, Chairman- Present
Mr. Scardino- Present
Mayor, Mr. Teefy- Present
Alt. 1, Mr. Colavita- Present
Alt. 2, Mr. Cotton- Present

Professionals:

Solicitor, Ed Campbell, Campbell Rocco Law Firm- Present
Secretary, Rosemary Flaherty- Present
Transcriber, Tara Park- Present
Ray Jordan, Engineer
Tim Kernan, Planner

Memorialization of Resolutions:

Resolution PB-33-2018, Application WSP-10-2018, Primus on behalf of Vapor Maker Site Plan Waiver, Block 1502 Lot 26 - The applicant proposed a aromatherapy and vapor retail products business at this location and was approved.

Motion to approve: Councilman Heffner

2nd Motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes
Mr. Masterson- Present - Yes
Mr. O'Brien, Chairman- Yes
Mr. Scardino- Yes
Mayor, Mr. Teefy- Yes

Resolution PB-34-2018, Application WSP-12-2018, Thomas Spaulding, 33 West Black Horse Pike, Block 6301 Lots 31, 32, 33,34 - The applicant proposed a used automobiles sales business at this location and was approved.

Motion to approve: Councilman Heffner

2nd Motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Present - Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Resolution PB-35-2018, Application WSP-14-2018, Greyhound Rescue, 2688 South Black Horse Pike, Block 5501 Lot 6 -The applicant proposed a rescue kennel at this location and was approved.

Motion to approve: Councilman Heffner

2nd Motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Present - Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Resolution PB-36-2018, Application WSP-15-2018, Best Auto Deals, 4335 South Black Horse Pike, Block 6401 Lot 16 - The applicant proposed an automobile sales business at this location and was approved.

Motion to approve: Councilman Heffner

2nd Motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes
Councilman, Mr. Heffner- Yes
Mr. Masterson- Present - Yes
Mr. O'Brien, Chairman- Yes
Mr. Scardino- Yes
Mayor, Mr. Teefy- Yes

Resolution PB-37-2018, Application WSP-16-2018, Cindi Phung, 2493 South Black Horse Pike, Block 8601 Lot 17 - The applicant proposed a Buddhist church at the location and was approved.

Motion to approve: Councilman Heffner

2nd Motion: Mr. Masterson

Roll Call Vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Present - Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Extension Request:

Sam's Real Estate, Application #SP-395, 334 Berlin Cross Keys Road, 1 year extension request, Final Site Plan Approval - Martin Swagger of the Core States Group was sworn in before the Board. He said that financing of the Client is holding up the application, but they are hoping to be starting by late spring early summer. Mr. Campbell advised the Board that this extension is permitted by law.

Chairman O'Brien asked for a motion to open the application to the public:

Motion to open: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

No one from the public wished to speak on the application.

Chairman O'Brien asked for a motion to close the application to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Motion to approve: Councilman Heffner

2nd Motion: Mayor Teefy

Roll Call Vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Present - Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Site Plan Waivers:

Application WSP-18-2018, Shane Papson on behalf of Papson Property Management, 3132 S. BHP, Block 5601 Lot 16 - The applicant is proposing to operate his business out of the existing property at this location. The business use is landscaping and property maintenance.

Mr. Papson of 640 W. Piney Hollow Road was sworn in before the Board. Mr. Crane asked to be excused from this application. Zoning Officer Rosemary Flaherty went over her report with the applicant and the Board. The applicant gave the following information as required in her review letter:

- There will be a Landscaping business at the property
- Days/Hours of Operation - Monday through Friday 9 am to 5pm with possible Saturday hours, no Sunday Hours.
- 3 trucks including a 3500 stake body and 3500 diesel dump truck
- One dumpster will be on site for clean up currently underway
- All brush will be chipped for later use as mulch, which is contained in a tow behind or put in the concrete block barriers.
 - There are ten 5 ft high concrete barriers to use for mulch, river rock, etc.
- There will be a sign on the property for the business.
- Mr. Papson agreed to obtain all permits, as he has already started that process.

Mr. Heffner asked if the rental on the property is pre-existing and Ms. Flaherty said it was. Mr. Heffner asked where the dumpster will be placed after cleanup and Mr. Papson stated that it would be out of site. Mr. Colavita asked about Pesticides on site and Mr. Papson said that he is not certified so there will be none. Ms. Flaherty also recommended low lying landscaping for the front of the property and Mr. Papson said that is ok and he will design it.

Chairman O'Brien asked for a motion to open the application to the public:

Motion to open: Mr. Heffner

2nd motion: Mayor Teefy

All in favor, none opposed by voice vote.

No one from the public wished to speak on the application.

Chairman O'Brien asked for a motion to close the application to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Motion to approve: Councilman Heffner

2nd Motion: Mr. Masterson

Roll Call Vote:

Mr. Boorstein -Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Present - Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Mr. Colavita - Yes

Application WSP-19-2018, Kinetic Climbing, 1155 S. BHP, Block 11301 Lot 2.01 - The applicant is proposing to operate a rock climbing business at this location.

Peggy Mcconnell was sworn in for her son Chris McConnell of 740 Fries Mill Road Franklinville, NJ 08322. Zoning Officer Rosemary Flaherty went over her report with the applicant and the Board. The applicant gave the following information as required in her review letter:

- Days/Hours of Operation - Monday through Friday 10am - 9pm, Saturday & Sunday 9am-8pm.
- There will be one full time employee and 2 part time employees.
- The applicant agreed to the sign ordinance and that there is anticipated to be a new door opening as well.
- Children will be required to have a waiver signed by their parents and any child under 14 will be required to have their parents present.
- There will be 14" of padding on the ground instead of the 12" minimum required and all climbers will be required to rent the proper shoes.
- The applicant shall verify once he speaks with Mr. Schultz where the dumpster will be located.
- The applicant is anticipating a fall opening.

There was a mention of tractor trailers parking in the lot overnight. Ms. Flaherty asked that in the future if anyone sees this, can they please take pictures of the tractor trailer and report them to her immediately.

Chairman O'Brien asked for a motion to open the application to the public:

Motion to open: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

No one from the public wished to speak on the application.

Chairman O'Brien asked for a motion to close the application to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Masterson

All in favor, none opposed by voice vote.

Motion to approve: Councilman Heffner

2nd Motion: Mayor Teefy

Roll Call Vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Present - Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Public Hearing:

Application SP#1823A, Hamilton Greene, Phase 1, 2, 4, Block 14401 Lots 1,4,5,6,7,11 and Block 14501 Lots 24, 24.01, 25, Final Major Subdivision Approval for Phases II and IV and Review of Final Plan of Lots

Vincent D'Elia, attorney for the applicant was present. Mr. Campbell swore in Cliff Gail, a member of the applicant, Ken Schatz and Walter Bronson, Engineer.

The applicant and his professionals provided the Board with elevations and floor plans to help with their consideration. Upon review of the documents and review letters, Mr. Masterson expressed concern with the request of the variance for the offset and the units will all be exactly the same. Mr. Kernan noted that these concerns fall into a waiver of 175-146E4 and 175-146J4 in reference to the overall theme of the buildings and the offset requirement. After an extensive discussion with the applicant and their professionals and the Board and it's Professionals there was an agreement for the applicant to reappear at the next meeting on 5/10/2018 with the builder and architectural that may be more appealing to the Board than what was presented at the meeting.

The professionals went over their open items with the Board and applicant. The applicant made mention of the following open items:

- Garage space will count toward the minimum storage space and there will be a stipulation for the HOA that these areas cannot be finished to continue to adhere to this requirement.
- They will work with the professionals to work on "No Parking" Zones to stop paralleled parking in areas to make it hard for vehicles to navigate, both residents and emergency vehicles.

Chairman O'Brien asked for a motion to open the application to the public:

Motion to open: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Jerry Lodge of 1464 North Tuckahoe Road was present. He was present to confirm that there was no blocking of the drainage basin by his property, which was stated at a previous hearing. The applicant and their engineer confirmed that there was no changes to this. Mr. Lodge asked if he would be able to tie into utilities if they extend to the development, and both the Board and the applicant advised Mr. Lodge that would be at the discretion of the utility to permit him to do so. Mr. Lodge wanted to be sure that the buffer would be deviated, and the applicant said that would be true. He also expressed concern about the wires on the pole that used to be service for the trailers that were removed. Mr. Gail stated that this may possibly be the site for the Construction/Sales Trailer so they can say that will be removed yet. Mr. Lodge wanted to state his concern that this pole and wires may damage his property if left that way. The Board thanked Mr. Lodge for his time, comments and concerns.

Glenn Groves, of 1464 North Tuckahoe Road spoke to the members about buildings and noted that he agreed they were not attractive at all from the community perspective.

Chairman O'Brien asked for a motion to close the application to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

Approval of the Application with the following conditions:

- No variations
- No relief or modification from the previous work with Mr. Kernan in regards to the buffers and street trees.
- HOA will have a requirement to not allow the finishing of garages.
- Work with the Board Professionals to provide No Parking Zones.
- Allow MTPD enforcement in the development.
- No changes to the drainage by Mr. Lodge's property.
- Permitting access for Mr. Lodge if Utilities permit connection for Mr. Lodge.
- Return to Board for 175-146E4 and 175-146J4

Motion Approve: Councilman Heffner

2nd Motion: Mayor Teefy

Roll Call Vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman- Yes

Ms. Flaherty- Yes

Councilman, Mr. Heffner- Yes

Mr. Masterson- Present - Yes

Mr. O'Brien, Chairman- Yes

Mr. Scardino- Yes

Mayor, Mr. Teefy- Yes

Public Portion:

Chairman O'Brien asked for a motion to open the meeting to the public:

Motion to open: Mr. Heffner

2nd motion: Mr. Scardino

All in favor, none opposed by voice vote.

No one from the public wished to speak..

Chairman O'Brien asked for a motion to close the meeting to the public:

Motion to close: Mr. Heffner

2nd motion: Mr. Masterson

All in favor, none opposed by voice vote.

Minutes:

Approve the minutes from 3/22/2018

Motion to approve: Mr. Scardino

2nd motion: Mr. Crane

Approve the minutes from 4/12/2018

Motion to approve: Mr. Heffner

2nd motion: Mr. Scardino

Communications/Discussions: Ms. Flaherty asked all members to please complete your financial disclosure. If you are unaware of how to do it, contact me and I will help you.

Motion to approve adjournment: Mr. Crane

2nd motion: Councilman Heffner

All in favor, meeting is adjourned.

These minutes are a brief summary of the proceedings and should not be taken as verbatim testimony

Respectfully submitted,

Tara Ann Park