

Monroe Township Planning Board Meeting Minutes
July 26, 2018 at 7:00 pm

Pledge of Allegiance

Call to Order

"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- Absent
Mr. Masterson -Present
Mr. O'Brien, Chairman -Present
Mr. Scardino -Present - Present
Mayor, Mr. Teefy - Excused
Alt. 1, Mr. Colavita -Present
Alt. 2, Mr. Cotton -Present

Professionals:

Solicitor, Joe Rocco, Campbell Rocco Law Firm -Present
Secretary, Rosemary Flaherty -Present
Transcriber, Tara Park -Present

Memorialization of Resolutions:

Resolution #PB-52-2018 , Application 395-SP, Fuel Station at Sam's Club, 334 Berlin Cross Keys Road, Block 101 Lot 3.01, Resolution of Approval PB-22-15, Extension Resolution PB-17-18, Extension Resolution PB-38-18-Approved - The applicant was recently approved for a one-year extension of time to start this project. At our recent pre-construction meeting it was revealed that the address that was used in the application in early 2015 was incorrect and the correct address is 300 Berlin Cross keys Road. This correction of resolution will be published by the applicant immediately to avoid a delay in the project. The Board approved this change as requested.

Motion to approve: Mr. Crane

2nd motion to approve: Mr. Scardino

Roll call vote:

Mr. Boorstein -Yes
Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Mr. O'Brien, Chairman -Yes
Mr. Scardino -Present - Yes
Alt. 1, Mr. Colavita - Yes
Alt. 2, Mr. Cotton - Yes

Resolution #PB-53-2018, Application #1714 Smithfield Estates, Block 15301 Lots 2, 3, 3.01, 37 and Block 15303 Lots 31-36, 38 and 39 and Block 15402 Lots 9-13, located between Glassboro Road and Glassboro Williamstown Road Route 322 Final Major Subdivision Approval under Resolution PB-39-06 and Extension granted under PB-73-16 granting approval of a two year extension to June 30, 2018 to construct 172 single family dwellings. Approved for a one-year extension. The applicant requested a one-year extension which would expire June 30, 2020. The Board approved this request.

Motion to approve: Mr. Scardino

2nd motion to approve: Mr. Colavita

Roll call vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Mr. O'Brien, Chairman -Yes

Mr. Scardino -Present - Yes

Alt. 1, Mr. Colavita - Yes

Alt. 2, Mr. Cotton - Yes

Resolution #PB-54-2018, Applications #1809 and #SP0437 Williamstown Assembly of God, Block 3901 Portion of Lot 1.01, 1.02, 1.03 Malaga-New Brooklyn Road and Corkery Lane for Minor Subdivision and Major Preliminary and Final Subdivision Approval under PB 52-09 and PB-58-09, Extension of Approval Granted under Resolution PB-52-17 for a one – year extension to June 30, 2018-Approved - The applicant requested an extension of one – year to June 30, 2019. The Board approved this request.

Motion to approve: Mr. Scardino

2nd motion to approve: Ms. Flaherty

Roll call vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Mr. O'Brien, Chairman -Yes

Mr. Scardino -Present - Yes

Alt. 1, Mr. Colavita - Yes

Alt. 2, Mr. Cotton - Yes

Resolution #PB-55-2018, Application #WSP-30-2018, Pinnacle School of Health Careers, LLC c/o Dr. Bryana Carrea, 100 North Black Horse Pike, Block 1503 Lot 4-Approved - The applicant proposed a medical business at this location to train Medical Assistants, Phlebotomist, Home Health Aides, and EKG Technicians at this location, The Board approved this site plan waiver.

Motion to approve: Mr. Scardino

2nd motion to approve: Mr. Colavita

Roll call vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Mr. O'Brien, Chairman -Yes

Mr. Scardino -Present - Yes

Alt. 1, Mr. Colavita - Yes

Alt. 2, Mr. Cotton - Yes

Resolution #PB-56-2018, Application #480-SP, Holly Oak Estates (formerly Pin Oak Estates), Block 13001, Lots 9, 10, 11, 11.01, 12 and 13, located on the east side of Tuckahoe Road, south of the Williamstown High School and adjacent to Owens Park sports complex. Denied - The applicant proposed a major subdivision on 6 undeveloped and primarily wooded parcels of land that will be subdivided into 89 single family residential lots and 3 open space lots. All of the lots will be serviced by public water and sewer. The board denied this application.

Motion to approve: Mr. Crane

2nd motion to approve: Mr. Scardino

Roll call vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Mr. O'Brien, Chairman -Yes

Mr. Scardino -Present - Yes

Alt. 1, Mr. Colavita - Yes

Alt. 2, Mr. Cotton - Yes

Resolution #PB-57-2018, Application #481-SP, Morgan Landing, Block 2901 Lots 3 and 3.01, located on the south side of Morgan Road and east of Williamstown – New Brooklyn Road, Preliminary Major Subdivision-Withdrawn -The applicant proposed a major subdivision on 2 parcels of land that will be subdivided into 82 single family residential lots, 2 open space lots and 1 pump station lot. All of the lots will be serviced by public water and sewer. The applicant withdrew their application before it was heard.

Motion to approve: Mr. Scardino

2nd motion to approve: Mr. Colavita

Roll call vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Mr. O'Brien, Chairman -Yes

Mr. Scardino -Present - Yes

Alt. 1, Mr. Colavita - Yes

Alt. 2, Mr. Cotton - Yes

Resolution #PB-58-2018, Application #481-SP, Morgan Landing, Block 2901 Lots 3 and 3.01, located on the south side of Morgan Road and east of Williamstown – New Brooklyn Road, Preliminary Major Subdivision- Withdrawn - The applicant withdrew their proposal for a major subdivision on 2 parcels of land that will be subdivided into 82 single family residential lots, 2 open space lots and 1 pump station lot

Motion to approve: Mr. Scardino

2nd motion to approve: Mr. Crane

Roll call vote:

Mr. Boorstein -Yes
Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Mr. O'Brien, Chairman -Yes
Mr. Scardino -Present - Yes
Alt. 1, Mr. Colavita - Yes
Alt. 2, Mr. Cotton - Yes

Extension of Approval Requests:

Application #1823, Hamilton Greene Extension of Preliminary Approval for 1 year for Sections 3, 5-8. Extension of Final Approval for 1 year for Section 1, see the attached documentation.

Vincent D'Elia, attorney for the applicant approached the Board. Mr. D'Elia said that he was requesting two items for extension this evening:

1. One Year Extension on Final for Phase 1, 2 and 4 through 6/30/2019
2. One Year Extension on Preliminary Approval for Phases 3, 5-8 through 6/30/2018

Mr. D'Elia clarified that this their approvals do not expire but they are solely looking for protection under with these extensions.

Motion to open to the public: Mr. Masterson

2nd motion to open to the public: Mr. Scardino

All in favor by voice vote.

At this time anyone wishing to address the Board about this application is able to do so, and with no one wishing to speak from the public,

Motion to close to the public: Mr. Crane

2nd motion to close to the public: Mr. Masterson

All in favor by voice vote.

Site Plan Waiver:

Application #WSP-29-2018, Bakemyday Inc. c/o Mohamed Saleh, Pretzel Factory, 200 North Black Horse Pike Block 1502 Lot 26 - The applicant is proposing a change of ownership at this location to continue to operate the pretzel factory. **RESCHEDULED TO 8/9/2018**

Application #WSP-32-2018, Drone Workforce Solutions, LLC, 1531 North Tuckahoe Road, Block 14301 Lot 1 and 2 - The applicant is proposing a Drone Training Business at this location.

Mr. Rocco swore in Theophilus Nix ,President and CEO of Drone Workforce Solutions. Since 2016 they have operated in Wilmington, DE. Previously approved by the Delaware Department of Labor for grants, are now applying to the New Jersey Department of Labor and New Jersey Department of Education approval for curriculum. He gave a brief overview of what the drone training entails, and that the class involves the business of commercial drones and FAA law. . At this time the Zoning Officer went through her report with the Board and the applicant. The following items were addressed in front of the Board:

- Ms. Flaherty corrected the Zone on the application to reflect a BP zone rather than a C as applied for incorrectly.

- There will be three part time employees, who have been with the business including drone aeronautical teachers.
- Hours of Operation will be during the weeknights (3 hours) and weekends (4 hours), to allow residents to perform their day job.
- Each session will be 10 weeks of 70 hours in the class.
- No Dumpster will be necessary
- All left over materials will be used to build drones. Any materials left over will be taken home.
- Trashcan will be left in the classroom to collect this material.
- This will not interfere with skydiving or airport.
- Drone Training will take place on the opposite side of the runway.
 - Buddy Boxes will be used in case a unit goes off course.
- NJ Dept of Labor and Dept of Education will do their own inspections after all approvals are granted. All certificates will be forwarded.
- No subletting will be performed.
- Ms. Flaherty recommended a new sign, but it was stated that there will be a 96 x 42 inch sign being placed on free standing sign and on the door.
- Ms. Flaherty recommended aprons, curbs and sidewalks for the property but advised if the County waives this requirement, the County will still need to approve the waiver as well.
 - The Applicant stated that this would be an issue for him as he is only renting a small area for the business on an existing lot. Ms. Flaherty reminded him that the County still needs to do the waiver.
- No deliveries are expected.
- Ms. Flaherty recommends landscaping at the front of the building, and offered her guidance as to what she is looking for as far as curb appeal.
 - The Applicant stated that this is all blacktop on the lot. Ms. Flaherty went over some recommendations that she had for this lot, including an ingress and egress.
 - The Applicant stated that he would speak with the owner.
- Ms. Flaherty recommends lighting for the lot.
 - The Applicant stated that this would be problematic for him.
 - Ms. Flaherty noted that due to the hours of the class during the week this would be a safety issue.
- Ms. Flaherty noted that ADA requirements would need to be met as well for the CO inspection, and advised the applicant that kits can be purchased as Home Depot.

The Applicant noted that he previously met with Mayor Teefy and did a presentation for him.

Mr. Masterson asked about the Drones and regulations near the airport. The Applicant stated that they are able to go 400 ft but 100 ft is pretty far, and he also said that the law is as long as the airport owner is ok with their business taking place near the airport (10 acres to the left) then they are ok, and the Applicant reiterated that they will be next to to the runway. He also said that FAA Chapter 107 will be taught in the class for their training.

Mr. Crane asked about completion of the class. The Applicant stated they are tested with FAA Chapter 107 after the course to obtain their license, with a score of at least 70% then they can be a commercial drone pilot.

Mr. Scardino asked what sizes they use during the class. The Applicant stated that they build hexicopters in class that are small with six blades, about the size of a sheet of letter paper.

Mr. Cotton asked about the students and who can attend and the cost. The Applicant stat that they have to be at least 18 years old with a GED or Diploma, and the cost is \$7500, soon to be adjusted to \$6400.

Mr. Boorstein asked if the students can bring their own drone, and the Applicants stated that they are mostly financed through DJI who have the best drones.

Mr. Colavita asked about the Applicant's relationship with the owner to see if they could help with getting the items. Mr. Nix stated that the owner is only making \$100 per class being held so he doesn't think they will want to incur the cost.

Ms. Flaherty advised the owner again that the Site Plan Waiver is the bare minimum that is required on an application like this and to address the items of her concern, she went over the landscaping, sidewalks, curbing, lighting and striping again. Mr. Masterson noted the important of the lighting and striping of the light for safety reasons.

Motion to open to the public: Mr. Masterson

2nd motion to open to the public: Mr. Scardino

All in favor by voice vote.

At this time anyone wishing to address the Board about this application is able to do so, and with no one wishing to speak from the public,

Motion to close to the public: Mr. Crane

2nd motion to close to the public: Mr. Masterson

All in favor by voice vote.

Motion to approve waiver of curbs and sidewalks: Mr. Colavita

2nd motion: Mr. Masterson

Roll Call:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - No

Mr. O'Brien, Chairman -Yes

Mr. Scardino -Present - Yes

Alt. 1, Mr. Colavita - Yes

Alt. 2, Mr. Cotton - Yes

Motion to approve application: Mr. Colavita

2nd motion: Mr. Scardino

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Mr. O'Brien, Chairman -Yes

Mr. Scardino -Present - Yes

Alt. 1, Mr. Colavita - Yes

Alt. 2, Mr. Cotton - Yes

Presentations:

Redevelopment Plan for Rt. 322 and Tuckahoe Road by Tim Kernan-Rescheduled to 8/23/2018

Pineland Amendments- 175-151.1 Telecommunication Ordinance

After a review by the Board and Mr. Rocco:

Motion to approve: Mr. Masterson

2nd motion to approve: Mr. Colavita

Roll call vote:

Mr. Boorstein -Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Mr. O'Brien, Chairman -Yes

Mr. Scardino -Present - Yes

Alt. 1, Mr. Colavita - Yes

Alt. 2, Mr. Cotton - Yes

Public Portion:

Motion to open to the public: Mr. Scardino

2nd motion to open to the public: Mr. Crane

All in favor by voice vote.

At this time anyone wishing to address the Board, and with no one wishing to speak from the public,

Motion to close to the public: Mr. Colavita

2nd motion to close to the public: Mr. Crane

All in favor by voice vote.

Minutes from the meeting of 7/12/2018

Motion to approve: Ms. Flaherty

2nd motion to approve: Mr. Scardino

All in favor by voice vote.

Discussion / Comments / Training:

Ms. Flaherty had those who have completed the online training sign the online training sheet for the Storm water Management Online Training.

Ms. Flaherty noted that Ken Schatz has reached out to reapply.

The members asked what happened with the Redevelopment Investigation that was postponed from the agenda. Ms. Flaherty stated that she believes the plan got out of control and that it should have been focused on the four corner lots and a few additional lots which would include the Super Wawa catty corner to the existing Wawa currently at the intersection. . She said that the plan got out of control, and that the public was getting upset because she was told she couldn't release the plan without proper OPRA requests being completed. Mr. Rocco also noted the plan had condemnation on it unlike other plans recently presented to the Boards which means that the Township could purchase properties at Fair Market Value and pluck them from the owner if they wish. Ms. Flaherty noted that the Plan could start with her suggested lots and expand in the future if ever necessary, She does not feel it is necessary to

expand to Residential occupies lots or the ARC property. It was noted that there were residents present who were upset they received no notification for the cancellation of the meeting, but it was posted on Social Media and all entrances to the Municipal Building when the notification was received earlier in the morning.

Motion to adjourn: Mr. Scardino

2nd: Mr. Colavita

All in favor by voice vote.

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

Respectfully submitted,

Tara Ann Park

Transcriber