

Monroe Township Planning Board Meeting Minutes
August 9, 2018 at 7:00 pm

Pledge of Allegiance

Call to Order

Rosemary Flaherty read, "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, Joe Rocco, Campbell Rocco Law Firm - Present
Redevelopment Attorney, Edmund Campbell - Absent
Engineer, Raymond Jordan - Present
Planner, Timothy Kernan- Absent
Planner, Pamela Pellegrini - Present
Secretary, Rosemary Flaherty - Present
Transcriber, Tara Park - Present

Memorialization of Resolutions:

PB-59-18, Extension of Preliminary Major Subdivision Approval, Comfort Development Group LLC, Tuckahoe Road and Main Street, Block 14401 Lots 1,4,5,6,7,11 and Block 14501 Lots 24, 24.01, 25, Phases 3, 5, 6,7 and 8-**Approved**

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. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Alt. 1, Mr. Colavita -Yes
Alt. 2, Mr. Cotton -Yes

PB-60-18, Extension of Final Major Subdivision Approval, Comfort Development Group LLC, Tuckahoe Road and Main Street, Block 14401 Lots 1,4, 5,6,7,11 and Block 14501 Lots 24,24.01,25 –Phase
1-Approved

Motion to approve: Mr. Scardino
2nd motion to approve: Mr. Masterson
Roll Call Vote:
Mr. Boorstein - Yes
Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Alt. 1, Mr. Colavita - Yes
Alt. 2, Mr. Cotton - Yes

PB-61-18, Drone Workforce Solutions, WSP-32-18, 1531 North Tuckahoe Road, Block 14301 Lot
1-Approved

Motion to approve: Mr. Scardino
2nd motion to approve: Mr. Masterson
Roll Call Vote:
Mr. Boorstein - Yes
Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Alt. 1, Mr. Colavita - Yes
Alt. 2, Mr. Cotton - Yes

PB-62-18, Recommendation to Chapter 175 of the Township Code-**Approved**

Motion to approve: Mr.Crane
2nd motion to approve: Mr. Masterson
Roll Call Vote:

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

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.

The Applicant, Mohamed Saleh was sworn in by the Solicitor in front of the Board.

The Zoning Officer gave her report:

Please be advised that I have reviewed the Application WSP-30-18, Mohamed Saleh on behalf of Pretzel Factory, 200 North Black Horse Pike, Block 1502 Lot 26, and I have the following:

1. The property is located in the C- Commercial Zone.
2. The property is not located in the Pinelands.
3. The property consists of a multi-tenant building consisting of commercial units and residential apartments.
4. The applicant should testify as to any new signage proposed as part of this application for the record.

No

5. The applicant should state the entire operation of the business for the record.

Retail Operation - Soft Pretzel Sales

6. The applicant should testify if there is any subleasing proposed for the record.

No

7. The applicant should testify to the days and hours of operation for the business.

Monday - Friday 7 am - 6 pm Saturday 7 am -5 pm Sunday 8 am -3 pm.

8. The applicant should testify to the amount of full time or part time employees for the record.

2 Full Time, 4 Part Time

9. The applicant should testify if there are any changes proposed to the business for the record.

No

10. The applicant should testify if they share a dumpster for the record.

Dumpster in rear from landlord, it is enclosed.

11. This site plan waiver application is more of an administrative change for the file and should ethically improve the overall appearance of the site.

12. The property was in excellent condition and no further recommendations are recommended.

13. The applicant should understand that any approval is conditioned upon Zoning and Construction permits and Board of Health approval as a condition of approval.

Motion to open to the public: Mr. Heffner

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. Heffner

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

All in favor by voice vote.

Motion to approve: Mr. Heffner

2nd motion to approve: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino - Yes

Mayor, Mr. Teefy - Yes

Public Hearing:

Application PB-483-SP, Minor Site Plan, Daniel C. Schwartz D.D.S., 620 Sicklerville Road, Block 2101 Lot 1 - The applicant is proposing a minor site plan to use the subject property for additional parking for his dental office and for additional offices for his dental/business staff. The property is presently occupied by a single family dwelling.

Leonard Schwartz, Attorney for the applicant stood before the Board. The Attorney brought up the Applicant, Daniel Schwartz, and the engineer, Gary Civalier. Both parties were sworn in before the Board by the Solicitor, along with the Board Professionals. Mr. Civalier was determined to be a qualified professional as he has testified in front of the Board before.

Mr. Schwartz, Attorney, stated that the Applicant purchased the house across Albertus on Sicklerville Rd and he is hoping to make that into offices for his staff, and hoping to take the Insurance personnel cars out of the parking lot at the dental offices, and free them up for patients who should not have to park on the street. The house is proposed to have 12 parking spots. Mr. Schwartz stated that a Report of Action has been received by the County for the Right of Way. The Engineer noted that an Underground Recharge system has been installed, and did a required soil testing and would have an overflow into Albertus where it goes now.

The Board Engineer gave his report:

Mr. Jordan went over the variances requested for both lot area and street frontage requirements and said that they defer to the Boards Planner for all zoning issues.

Mr. Jordan went over the design waivers. He said that the proposed parking stalls are consistent with other similar type developments. He also noted that off street parking request is similar to the case at the dental office. There is also a design waiver for right of way distance for parking is proposed at 7 ft from the right of way instead of 20 and 5 ½ ft for parking next to a residential zone where it is 15.

Mr. Jordan asked about the garage and Mr. Schwartz said that it is to remain.

Mr. Jordan noted that ARH defers any comments for Sicklerville Rd to the County but they recommend a warning sign on Albertus east of the property, advising motorists that there may be vehicles backing on the street.

Mr. Joran noted that the angular parking spots extend into the sanitary sewer easement.

Mr. Jordan said that the one way drive aisles do not conform and if a proposed wheel turn template is approved, a design waiver shall be sought.

Mr. Jordan deferred to the Township Construction Official for Handicapped parking requirements and that the detail for the driveway shall indicate mesh reinforcement.

The Applicant stated that no delivery trucks or large vehicles will be stopping at the Property, and that Township trash receptacles will be used with the exception of the dumpster at the dental office. The Applicant's attorney noted that the neighbors did complain about the time the dumpster company comes to empty it, being 3 am.

Mr. Jordan noted numerous questions about the Basin and how the calculations were made, and the discrepancy between the Bottom of Basin elevation on the plans and the calculations in Exhibit 2 of the drainage calculations. He also recommended an access being provided for maintenance of the stormwater chamber. Mr. Jordan noted that an O&M manual shall be provided for the stormwater system, and that the trench installation detail be revised to more clearly fit the proposed plan.

This concluded the Engineers report.

Mr. Master asked how the Handicapped parking can be deferred to the Construction Official and not required by the Board. Dr. Schwartz noted that there is one handicapped spot at the dental office. Mr. Jordan said that this is the case because he has the authority to enforce it.

Ms. Flaherty asked about adding parking spots in the front as well instead of just on the sides. Mr. Civalier noted this could be possible with a ramp if they got creative.

Cncl. Heffner noted the parking requirement for handicapped spots should happen at this application, and Mr. Crane and the Board Members agreed and discussed the importance of getting this requirement completed at the time of the improvements prior to Dr. Schwartz obtaining a CO.

Mr. Masterson asked about shrubs, and Ms. Pellegrini noted that there is minimal shrubbery.

At this time Ms. Pellegrini did her report:

Ms. Pellegrini went over the Bulk Requirements that were alluded to in the Engineer report. She also said that the buffer variance is required.

She also noted the following points from her report:

- In accordance with § 175-93A, buffer areas are required along all exterior tract boundaries except along street rights-of-way for all nonresidential projects. Buffer areas shall be developed in an aesthetic manner for the primary purposes of screening views and reducing noise perception beyond the lot. The plan does not conform to these requirements, proposing side and rear yard buffers of 2.5 and 5.5 feet respectively, with the addition of some landscaping, but not enough to meet the intent of providing visual screening. More evergreen plantings should be provided. As proposed, a waiver is required.
- In accordance with § 175-123C, parking and loading areas, especially commercial and industrial uses, shall be buffered from adjoining streets, existing residential uses or any residential zoning district in a manner meeting the objectives of the buffer section of the chapter. The parking spaces shown parallel to Sicklerville Road should be screened from passing traffic. As proposed, a waiver is required.
- In accordance with § 175-123A, drives shall be limited to a maximum of two to any street, except when the frontage of a property along any one street exceeds 500 feet, the number of drives to that street may be based on one drive for each 250 feet of property frontage. Each drive shall be at least 50 feet or 1/2 the lot frontage, whichever is greater, but need not exceed 300 feet from the street line of any intersecting street, and be at least 10 feet from any property line. The width of the curb cut shall be determined by the type of traffic. Driveways with widths exceeding 25 feet shall be reviewed by the approving authority, giving consideration to the width, curbing, direction of traffic flow, radii of curves and traffic lane divider. Curbing shall be either depressed at the driveway or have the curbing rounded at the corners, with the access drive connected to the street in the same manner as another street. The plan does not conform to these requirements. As proposed, a waiver is required.
- In accordance with § 175-123E(1), off-street parking spaces shall be 10 feet wide and a minimum of 20 feet in length. The Planning Board may reduce the width to nine feet and the length to 18 feet if the applicant can demonstrate parking space design adequacy. The plan does not conform to this requirement, proposing 9 foot wide parking stalls where 10 foot wide parking stalls are

required, and 18 foot long parking stalls where 20 foot lengths are required. As proposed, a waiver is required and has been requested.

- In accordance with § 175-123J(8), one parking space for each 200 sq. ft. of gross floor area is required. The plan conforms to this requirement, proposing 12 spaces where 11 are required ($2,026 \div 200$).
- In accordance with § 175-123K(1), loading spaces shall be located on the same lot as the use being served, may abut the building being served rather than requiring a setback from the building and shall be located to directly serve the building for which the space is being provided. Parking spaces shall be located to directly serve the building for which the space is being provided. No off street parking or loading space shall have direct access from a street. The plan does not conform to these requirements. As proposed, a waiver is required and has been requested.
- In accordance with § 175-123K(5), parking areas for nonresidential uses shall be set back a minimum of 20 feet from the right-of-way and shall be set back a minimum of 10 feet from any adjacent nonresidential property line. Where said parking area abuts lots zoned for residential use, or upon which is located a residential use, the minimum parking area setback shall be increased to 15 feet. Where buffer setbacks as set forth in Article XIV of this chapter exceed the setbacks contained herein, the minimum setback shall be the greater dimension. The plan does not conform to these requirements, proposing parking to be 7.08 feet set back from the right of way and 5.50 feet from the property line of an adjacent residential zone. As proposed, a waiver is required and has been requested.

This concluded the Planner's report.

Ms. Flaherty asked Mr. Civalier if there is a way to modify the existing dwelling to allow more spots around the building. Mr. Civalier said that this would be very difficult, and Mr. Schwartz brought up Ms. Flaherty's earlier point to add spots in the front, and she later recommended a wrap around drive.

There was a conversation about lot coverage and it was calculated to be 58% where 75% is required in Commercial use in this Zone.

Mr. Heffner noted his concern with backing up into Albertus as well as lighting and landscaping. It was also noted that there is no lighting or landscaping in Buffer, but it can be proposed that they feel will be satisfactory.

Mr. Cotton asked how many employees will be utilizing the parking spots and Dr. Schwartz noted that they should about twelve a day, which is how many he proposed.

Mr. Schwartz asked Dr. Schwartz about backing into Albertus, and a current issue. Dr. Schwartz said that the main problem is cars parked along Albertus who back into each other, about once a year.

Motion to open to the public: Mr. Heffner

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

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. Heffner

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

All in favor by voice vote.

With the applicant hearing the Board's concerns about parking and backing into Albertus, he then requested to table the application.

Motion to table the application: Mr. Crane

2nd motion to approve: Mr. Masterson

Roll Call Vote:

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes

Mr. Scardino - Yes

Mayor, Mr. Teefy - Yes

At this time Ms. Flaherty noted for the applicant to set up a conceptual with the Professionals when they revise their plan and will hope to reappear on September 27th again in front of the Board. Mr. O'Brien reiterated the same to the public in attendance.

Recommendation requested:

The Lakes Rehabilitation Area in Need-Presentation provided by Pamela Pellegrini

Ms. Pellegrini provided a map of the area and explained how the area meets the criteria for such a designation. It was noted that properties in this area will only have a five year PILOT. Mayor Teefy stated the increased Blight in this area and said that he hopes it will spur more rehabilitation and improvements. Mr. Masterson asked if the large areas of vacant land had any plan of development and Ms. Pellegrini noted that there was no pattern or plan. Ms. Flaherty recommended a motion to move forward with this.

Motion to approve: Mr. Colavita

2nd motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - Yes

Mr. Crane, Vice Chairman - Yes

Ms. Flaherty - Yes

Councilman, Mr. Heffner - Yes

Mr. Masterson - Yes

Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Mayor, Mr. Teefy - Yes

Recommendation requested by Township Council on Ordinance 18:2018 regarding Performance and Maintenance Guarantees

Motion to table the discussion: Mr. Crane
2nd motion to approve: Mr. Masterson
Roll Call Vote:
Mr. Boorstein - Yes
Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. Masterson - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Mayor, Mr. Teefy - Yes

Public Portion:

Motion to open to the public: Mr. Heffner
2nd motion to open to the public: Mr. Masterson
All in favor by voice vote.

Mr. Ken Schatz was sworn in by the Solicitor and stated that they have listened to the concerns during their last application on 7/12, and will be returning to appear in front of the Board. He also noted that he would like to see the Redevelopment Area expanded to Fries Mill Road on 322 which will help them with their land to add ratables to the Township.

Motion to close to the public: Mr. Crane
2nd motion to close to the public: Mr. Masterson
All in favor by voice vote.

Minutes - 7/26/2018

Motion to approve: Mr. Crane
2nd motion to approve: Ms. Flaherty
All in favor by voice vote.

Discussion / Comments / Training:

Rt. 322 and Tuckahoe Road – update only

Ms. Pellegrini went over the map and some of the details that are going to be presented in front of the Board and the public at the Presentation on 8/23. She went over the criteria and how each type of property ended up on the list. She went over the definitions and answered Board members questions about why certain lots are in the area. There was a discussion about the Boards ability to make this a

non-condemnation area, on the advisement of Mr. Rocco. The Board recommended a cheat sheet for the public on 8/23 with definitions for the criteria. The members, and the Mayor discussed with Ms. Pellegrini and Mr. Rocco about removing seven residential lots that they collectively believe shall not be a part of. It was advised to make this recommendation at the upcoming meeting as there was not enough time to revise and re notice all parties.

Rt. 322 and Fries Mill Road- update only

Ms. Pellegrino noted that the report is finished and needs to get it to move forward. Ms. Flaherty noted to hopefully have it on the Board's agenda for 9/27.

Mr. Cotton noted that both him and Mr. Crane will be absent on 8/23.

Mr. O'Brien requested to not have too many applications in addition to the Presentation for Tuckahoe Rd and 322. Ms. Flaherty noted two Site Plan Waivers, and noted having Whitehall LLC on 9/13.

The Mayor noted that he will be reaching out to the Legislators to see if they could help with 322 and Fries Mill Road.

Motion to adjourn: Mr. Crane

2nd: Mr. Masterson

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