

Monroe Township Planning Board Meeting Minutes
August 23, 2018 at 7:00 pm

Pledge of Allegiance

Call to Order

Rosemary Flaherty, Zoning Officer, 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 - Excused
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 - Present
Secretary, Rosemary Flaherty - Present
Transcriber, Tara Park - Present
Tim Kernan, Board Planner - Present
Ray Jordan, Board Engineer - Present

Closed Session: Resolution 67-18 - Closed Session of the Planning Board

Planning Board Solicitor Mr. Rocco addressed the public and the Board and stated that he has been made aware of anticipated litigation against the Board and in order to exercise his attorney/client privilege, to inform the Board of the matter at hand, and be able to discuss only the issue with anticipated litigation, no other matters, he would recommend going into closed session.

Motion to approve closed session: Mr. Heffner
2nd Motion to approve closed session: Mr. Crane
Roll Call Vote:
Mr. Boorstein - Yes

Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Mayor, Mr. Teefy -Yes
Alt. 1, Mr. Colavita - Yes

AT THIS POINT THE PLANNING BOARD WENT INTO A CLOSED SESSION.

The meeting reconvened after the closed session and the Solicitor addressed the public about the closed session. He said that they discussed a letter from an Attorney for one of the owners in the Redevelopment area of Route 322 and Tuckahoe Road had notified the Board of anticipated litigation stating that they have not made the report public as it was not in its final form until recently. The Board decided collectively to postpone the presentation on this evening's agenda to allow the public time to be able to see the report in its completeness. The Board has also decided to hold a special meeting on September 20, 2018 in the courtroom of Town Hall at 7 pm to hold the presentation after ample time for public review within at least 10 days prior to the meeting and notification by the Township to the residents. The Solicitor informed the public that there were two resolutions pushed forward by the Board in the past for the report. One was for the plan to be with condemnation and the other was for the plan to be non condemnation. He also informed the public that the Board intends to proceed with the non condemnation plan.

Motion to adjourn the Redevelopment Plan Presentation for the 322 & Tuckahoe Road Redevelopment area until a Special meeting to take place on September 20, 2018: Mr. Crane
2nd Motion: Mr. Colavita

Roll Call Vote:

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

Memorialization of Resolutions:

Resolution –PB 63-18, Application #WSP-29-2018, Bakemyday Inc. c/o Mohamed Saleh, Pretzel Factory, 200 North Black Horse Pike Block 1502 Lot 26-Approved The applicant is proposed a change of ownership at this location to continue to operate the pretzel factory.

Motion to approve closed session: Mr. Colavita
2nd Motion to approve closed session: Mr. Boorestein
Roll Call Vote:
Mr. Boorstein - Yes
Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Mayor, Mr. Teefy -Yes
Alt. 1, Mr. Colavita - Yes

Resolution – PB-64-18, Application PB-483-SP, Minor Site Plan, Daniel C. Schwartz

D.D.S., 620 Sicklerville Road, Block 2101 Lot 1-Adjournment - The applicant proposed 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. Due to multiple issues with the site of the area, the board agreed to postpone the application to a future date whereas the applicant will return to address the multiple items of concern.

Motion to approve closed session: Mr. Heffner
2nd Motion to approve closed session: Mr. Crane
Roll Call Vote:
Mr. Boorstein - Yes
Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Mayor, Mr. Teefy -Yes
Alt. 1, Mr. Colavita - Yes

Resolution -65-18, The Lakes Rehabilitation Area in Need-Presentation provided by the Planner Pamela Pellegrini-Recommendation Approved

Motion to approve closed session: Mr. Heffner
2nd Motion to approve closed session: Mr. Colavita
Roll Call Vote:
Mr. Boorstein - Yes
Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. O'Brien, Chairman - Yes

Mr. Scardino - Yes
Mayor, Mr. Teefy -Yes
Alt. 1, Mr. Colavita - Yes

Site Plan Waiver:

Application WSP-29-2018, Peach Country Fred Smith, 1463 North Tuckahoe, Block 14301 Lot 10 -The applicant is proposing to use the existing site for multiple landscapers.

Attorney , Daniel Rivlin, for the Applicant, Steve Smith, addressed the Board stating that the applicant is applying to seek approval for overnight parking on the property by limited landscapers and similar companies that regularly do business with Peach Country Tractor, who sells landscaping material, products and equipment, and that no waivers are being sought. Mr. Rivlin noted that this was the topic of a lawsuit by the Township and that the Judge in that matter ruled with Township Counsel, Mr. Cappelli, and Mr. Rivlin agreed on two solutions. The first is the removal of a truck sign, which has been complete and the waiver application would be made, which is why they are in front of the Board.

Mr. Rocco asked if Mr. Rivlin if he had the order and he said that he did not.

Chairman O'Brien asked if Mr. Rivlin received that Zoning Officers report, and he said he did receive it earlier in the day and that he had some time to go over it with his client. At this time, Mr. Rocco swore in Steve Smith, owner of Peach Country Tractors.

At this time the Zoning Officer went over her report and the following items were discussed:

- *Mr. Smith was asked what landscapers were currently in the building, and Mr. Smith and Mr. Rivlin refused to give the Board and the Zoning Officer a list of businesses that are in the building already, renting these 23 areas to park and store their vehicles and trailers overnight.*
 - *Mr. Rocco read section 8 of the original approval of the Monroe Township Planning Board. Which states that this waiver should be required for every tenant in the building.*
 - *Ms. Flaherty noted that the names are required for a parking schedule.*
 - *Mr. Rocco informed the applicant that they should be applying for a Site Plan, but they are requesting a waiver, and if they do not give information requested it will be difficult for the Board to make a determination for their request.*
 - *Mr. Rivlin reiterated the request they applied for, and that they were there only because of the lawsuit, and Mr. Rocco informed him that is not true, they are here because the Township requires it to be a site plan, and they applied for a waiver.*
 - *Ms. Flaherty went over her known history of the property noting that the applicant agreed to come in for Site Plan Waivers in the past for additional tenants and the*

application at hand, and said that she believes that this may actually be a storage yard and noted that this is also a requirement per Monroe Township Code 175-54.

- *Mr. Rocco noted that this may be involve a change of use, which should be in front of the Zoning Board not the Planning Board.*
 - *Mr. Heffner asked if the people who park at the location are employees at Peach Country and Mr. Rivlin said no they are not, and Mr. Heffner said that then they need to seek permission to park on the property.*
 - *Mr. Rivlin asked if he provided a current list and the list changed, if he would need to reapply in front of the Board and Mr. Rocco said no.*
 - *Mr. Rivlin questioned then why he client needs to provide any names for the hearing this evening.*
 - *Mr. Rocco said that the Board is entitled to request and understand what is going on at the property.*
 - *Mr. Smith addressed the Board and said that nothing that he has read has said that he has to give the Board this information.*
 - *Mr. Rivlin said that he does not believe that this would be a vehicle storage yard.*
- *Ms. Flaherty asked about the condition of the rear of the property and if it was created to park these vehicles, and what types of vehicles they are:*
 - *Mr. Rivlin said that they are landscaping vehicles and replied that there is no parking scheduled for the rear only the rear sales area.*
- *The applicant noted that there is a restroom only in the front building.*
- *Mr. Smith stated that the uses present:*
 - *Landscape Material Sales*
 - *Manufacturing of Material*
 - *Landscape Equipment Sales*
- *The Mayor asked what is stored in the rear building, and Mr. Rivlin noted that there are Peach Country Product, not necessarily the landscapers as they will be parking throughout the property. The Mayor asked if that means that all of the landscapers will then be parked outside with all of their equipment, and said that they are then running their business out of this location. The applicant and his attorney adamantly disagreed. The Mayor asked for a list of the businesses and the applicant said that is not being given. The Mayor asked if they are paying lease payments, and the applicant said that they are leasing spots for parking, and some receive discounts based on the amount of supplies they purchase from Peach Country Tractors. Mr. Rocco asked again if payments are being taken for parking and the applicant again agreed, and Mr. Rocco said that he is then running this rental business of the Storage Building and now is coming in for approval.*
- *Mr. Colavita went over his understanding of what has been discussed so far, such as if this was already a storage facility, but the use they are now saying it is does not fall under a Storage Building, and is similar to the business park on 322.*

- *Mr. Rivlin went over the uses on the property and then there was a discussion amongst the Board Professionals and the Applicant noting that the Principal use of the property is Sales, but it appears there would be an additional Principal use requested, and the Planning Board doesn't have the power to have jurisdiction over use. Also noting that it needs to be more clear how many Principal Uses are permitted in the BP Zone. Mr. Rocco said it appears to need a Use Variance, and Ms. Flaherty agreed.*
- *Mr. Rocco layed out what has happened prior to this evenings hearing, as also stated previously in the hearing.*
- *Mr. Rivlin and Ms. Flaherty discussed the previous matters before the hearing where it was found that Mr. Smith had multiple tenants rent out space on the property for parking, and that was why the applicant was told proceed with an application in which they chose a waiver to start the application process. While claiming they were advised by Mr. Cappelli to do just this, and not apply for a use variance as possibly being discussed as necessary while Mr. Rocco noted that is just purely the right of the applicant to be able to apply for a waiver.*
- *Mr. Rivlin and the Applicant stressed that they are only using the second storage building as its intended, as a storage building. Mr. Rocco said that the renting of the land for parking would create another use, and that the Board would not be able to grant another use on the property.*
- *Mr. Rivlin said that the principal use is the sales, and Mr. Rocco asked how the new use is ancillary to that use. Mr. Rivlin could not answer that question, and Mr. Rocco again said that this appears to be a possible new use then.*
- *There was a discussion about possibilities about which way this application should go.*
- *Mr. Rocco asked how many businesses are being run at the property, and Mr. Rivlin said one and that the uses are the manufacturing and sales of landscaping material and equipment. Mr. Heffner noted that the renting of land is an additional business that was not part of the original site plan, and Mr. Rivlin disagreed.*
- *Mayor Teefy asked if the applicant wants the Board to approve all of the businesses to operate on the property, and Mr. Rivlin said that is not the case, and the Mayor said that the Board is not believing the applicant and the attorney. He said that they are parking at the location, picking up the material, taking calls and leaving their other vehicles there overnight.*

The Chairman asked for the Zoning Officer to continue her report:

- *No mechanical modifications done to the building, and no bathroom in the rear building.*
- *Hours of Operations for ingress and egress:*
 - *Monday through Saturday - 6 am - 9 pm*
 - *Sunday 7 am - 4 pm*
- *Tenants will no have appointments on location with their customers.*
- *The building will remain as approved, with no partitions.*
- *There will be no parking bumpers or striping.*
- *Vehicles that are parking on the property are just landscaping and similar only.*

- *Tenant applications shall come in separately in the future, and Ms. Flaherty advised the applicant as such is stated in 175-54, since that is not the intention of the application which she thought was the case this evening. Mr. Smith vehemently disagreed, and Ms. Flaherty noted that the Business Park at 1041 Glassboro Road does as previously described.*
- *Ms. Flaherty noted that the Gloucester County Planning Board will need to grant a waiver since this change the amount of traffic at the location.*
- *Ms. Flaherty asked if there are already landscapers parking there, and Mr. Smith said yes. He noted that his son Jeff is there daily. At this time Jeff Smith was sworn in by the Solicitor and said that there is approximately 8 landscapers with approximately 20 vehicles.*
- *Mr. Rivlin noted that the amount of ingress and egress will reduce but Ms. Flaherty noted that they will need to arrive at the property somehow, so the vehicles count would be reduced.*
- *The applicant stated that there is no new signage proposed. Ms. Flaherty noted that if the Board approves the multiple tenants she would recommend a Multi-tenant sign.*
- *There are no porta potties on site.*
- *Ms. Flaherty noted that there is no approval to expand onto lot 4, and Mr. Smith not that it is on lot 4. Ms. Flaherty asked if this was being used as part of the business and he agreed, and Ms. Flaherty noted that she believes that is an expansion.*
- *Ms. Flaherty noted that all outside agencies approvals and permits shall be required prior to any new tenant appearing before the Board to occupy a space if this application is approved. Any tenant currently occupying without approval is in violation of the Township Code.*

This concludes the Zoning Officer's report.

Mr. Crane asked if the shipping containers were removed, and Mr. Smith said no that they are also used for landscaping equipment. Mr. Smith noted that there are five or six, said that this was part of the rental area for parking.

Mr. Heffner asked how many parking spots were originally approved, but that information was not readily available. Mr. O'Brien asked Mr. Jordan to go over his report. Mr. Jordan was sworn in by the Solicitor, and said that the letter he provided was a letter showing everything was complete as of January 2017, and he had no further report.

Mr. Kernan was sworn in by the Solicitor of the Board. He said that he had briefly reviewed the ordinance and heard some of the testimony of the applicant. He read the following: 175-127 Limitation of Principal Uses - No lot shall have upon it more than one principal permitted use, except that a single dwelling unit may be permitted on a lot used primarily for a nonresidential use in the C Zoning District; provided, however, that the site plan shall indicate adequate parking for both uses. In the Pinelands Area, no more than one principal use shall be located on a lot, except for forestry, agriculture, horticulture, fish and wildlife management and recreational development on agricultural lands and except for lots within the RG-TC District, where one or

more of the permitted uses, as listed on table 175, Attachments 4:1 and 4, 2 may be located on the lot.

Mr. Kernan noted that there was a discussion about vehicle storage yards and shipping containers, and said that the only approved use is the business of Peach Country at this time. Mr. Rocco asked if BP had a statement about the same and Mr. Kernan noted that it was silent. Mr. Rivlin noted that the wording doesn't rule out multiple use outside of the Pinelands. This was followed by a discussion about Mr. Rivlin's finding ordinances in the code book that he feels are relevant to the application, but Mr. Rocco notes that the wording may reveal that he is not in front of the correct Board.

Mr. Kernan reiterated what he read, Mr. Rocco asked if the applicant needs relief would it be a use variance or a c variance, and Mr. Kernan said that it would be a use variance. He noted that it was a design waiver with principally permitted uses. Mr. Heffner asked if it made sense to table the application to get an interpretation on what to do, and Mr. Rocco asked if the applicant would like to proceed or not. Mr. Rivlin asked if he could speak with his client.

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,

William Horner, Attorney for Glenn Groves and Jerry Lodge, addressed the Board. He stated that his clients are neighbors of the property, and would like to request the Board to deny the Site Plan Waiver and require a Site Plan. He went over all of what was approved already and stated that the Site Plan would be much more useful in this situation and hopes to present information to get the Board to agree with their beliefs.

Mr. Horner handed out exhibits to the Board Members and Professionals.

- *Aerial overhead, with two lot lines drawn in for lot 4 based on a 2016 minor subdivision.*
- *Tax Map of Page 143 with owners listed.*
- *Zoning Map highlighting the properties*
- *Tax Records for 14301 Lots 4, 8, 9 and 10.*
- *New Jersey Business Information for all lots.*

Mr. Horner showed how they are all owned by the same party, Mr. Steve Smith and his son Jeff Smith. Mr. Horner noted that his clients believe that use is expanding onto lot four and nine. He went over the neighbors complaints and requests for the Board to consider when approving or denying the application. Mr. Horner noted that the good news is that it appears that there is in fact 45 acres owned instead of 15 acres that are on lot 10, where the business was approved.

Mr. Rivlin noted that the photographs provided were from the lawsuit, not current.

The Board Solicitor swore in Jerry Lodge and Glenn Groves, of 1464 North Tuckahoe Road Block 14501 and Lot 23. Mr. Groves spoke about the photos that were distributed, and he noted that some were submitted for the Superior Court case, taken in late April, and some are current. The second with the telephone pole and the last with the berm were both taken earlier in the day. Mr. Rocco asked if Mr. Groves agreed that Mr. Horner's testimony was accurate and to be his own, and he agreed.

Mr. Horner went over the photos that were provided, and stated that there is a vehicle for sale listed on the property and that used vehicle sales is not permitted in this zone. Mr. Horner also noted that even though there are 23 trucks renting space there will need to be spaces for the vehicles they bring to the location daily for any employees getting in the landscaping vehicles.

Mr. Horner also gave the Board a copy of the Notification of exempt recycling activities just to review.

Mr. Horner went over the history of the property, and the current issues that he feels are Zoning Violations and in hopes that the Board will again remember these items when making their determination. He noted that queuing of vehicles moving back in hopes with a site plan approval, and berm removal. He also went over vehicle storage yard and planned business district and planned industrial development. Mr. Horner went over the Site Plan waiver requirements as stated in the Township code as follows: If an applicant's proposal requires site plan review and approval under § 175-54A above, an applicant shall be entitled to apply for a site plan waiver. In connection with any application made for a site plan waiver, the reviewing board shall have the right, in its sole and absolute discretion (but not the obligation), to waive the site plan review and approval requirements and to grant a site plan waiver whenever it determines that an applicant's proposal, which otherwise would require site plan review and approval under § 175-54A above, is a modest change, as determined by the reviewing board in its sole and absolute discretion, and is satisfactory to the reviewing board in its sole and absolute discretion. Any applicant desiring a site plan waiver under this provision shall present sufficient evidence to the reviewing board to reach such conclusions as would permit a site plan waiver. This evidence shall consist of any reasonable requests for information or documentation as the reviewing board may require. In connection with any site plan waiver hearing, the reviewing board may consider, and may condition the approval of any site plan waiver upon, matters which are generally considered during a site plan review, including, but not limited to, issues related to landscaping, parking, circulation, traffic, lighting, vegetation, signage, safety, utility services and buffering. The reviewing board may also elect to condition the approval of any site plan waiver upon the applicant furnishing an additional escrow with the reviewing board of not more than \$1,000 in connection with the review and involvement by the Township's zoning officer and/or board's planner with any conditions of approval such as, but not limited to, conditions related to landscaping. The reviewing board may also elect to condition the approval of any site plan waiver upon the applicant entering into a developer's agreement with the Township as set forth in § 175-55 below. To the extent that an applicant's waiver of site plan application is denied by a reviewing board, such applicant shall be entitled to subsequently

apply to such reviewing board for site plan review and approval in connection with the same proposal.

Mr. Horner went over his clients requests, including having different staging areas further back on the property, and to keep the front strictly a garden center. Removal of the gate, the mulch wall, as well as the checking on vehicle sales on the lot.

Motion to close to the public: Mr. Heffner

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

All in favor by voice vote.

Mr. Rivlin commented on Mr. Horner's report and items discussed including the want for items the Board required to be removed. Mr. Rivlin spoke about Mr. Groves repetitive complaints about other neighbors and the Township. Mr. Rivlin said that Mr. Smith is running a business in town, which is a benefit to the town, and a good neighbor. He said the request to add these parking spots overnight is not a detriment to the surrounding parties, and is to help make their job easier.

The Mayor asked about the burning at the property the past weekend and Mr. Rivlin said that it was one of Mr. Smith's adjacent properties. The Mayor said that he saw photos over the weekend of the ash covering cars and asked if that's a good neighbor. Mr. Smith said he had the proper permits to burn. Then, the Mayor asked if Mike's Driving school was on the lot, and Mr. Rivlin said that they are gone, and the Mayor noted it took taking Mr. Smith to court to get it removed, not just a cease and desist. Mr. Rivling noted it was not on lot ten it was on a different lot, and the Mayor noted that it should be on no lot with no approvals.

Mr. Rocco informed Mr. Rivlin the Board does not appear to be able to provide a definitive answer as to what the applicant should do. Mr. Rocco left the decision up to the applicant.

1. Proceed with the application and let the Board vote on the site plan waiver.
2. Adjourn and seek interpretation of the Zoning Board.
 - a. Stay with Zoning Board if use variance is required.
 - b. Return to Planning Board if it not required to obtain a use variance.

Mr. Rivlin stated that his client, the applicant, would table the application and take it to the Zoning Board. The Mayor asked if the application can be denied at this meeting, and Mr. Rocco said that since it was tabled there would be no need for a vote to approve or deny until the interpretation came back from the Zoning Board. There was then a discussion about whether or not a notice would need to be resent if the applicant had to reappear in front of the Planning Board.

Motion to table the application: Mr. Crane

Second: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - Yes
Mr. Crane, Vice Chairman - Yes
Ms. Flaherty - Yes
Councilman, Mr. Heffner - Yes
Mr. O'Brien, Chairman - Yes
Mr. Scardino - Yes
Mayor, Mr. Teefy - No
Alt. 1, Mr. Colavita - Yes

Motion to approve request to waive notice if not required by ordinance: Mayor Teefy

2nd motion: Mr. Scardino

Roll Call Vote:

Mr. Boorstein - No
Mr. Crane, Vice Chairman - No
Ms. Flaherty - No
Councilman, Mr. Heffner - No
Mr. O'Brien, Chairman - No
Mr. Scardino - No
Mayor, Mr. Teefy - No
Alt. 1, Mr. Colavita - No

Application WSP-33-2018, Polished Nail Salon, 621 South Main, Block 11604 Lot 6

The applicant is proposing a change of ownership only at this location, this is more of an administrative change. The use of the business will be the same.

The Board Solicitor swore in the applicant, Hiep _____, and the Chairman, Mr. O'Brien, asked the applicant if he received the Zoning Officer's report and he said yes, and at this time, Ms. Flaherty went over her report. The following items were discussed:

- *Ms. Flaherty noted that the Zone is RG-PR, and not C as applied for.*
- *Business hours are Tuesday through Friday 9 am - 7 pm, Saturday 9 am - 2 pm Saturday, closed Sunday and Monday.*
- *There will be two full time employees who will present their cosmetology license to the Zoning Officer.*
- *There is a dumpster at the rear of the business.*
- *This is the same use, and the same name will remain.*
- *This is an Administrative application due to the change of ownership.*
- *The applicant agreed to obtain all necessary approvals and permits.*

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. 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

Application WSP-35-2018, Pretty Up Your Pup, 1809 North BHP, Block 701 Lot 30

The applicant is proposing a pet grooming salon at this location.

This application has been postponed until the next meeting.

Application WSP-Mendelby Auto Sales, 7 West BHP, Block 6301 Lot 50, 51

The applicant is proposing a used car/storage lot at this location.

The Board Solicitor swore in Brenda Mendelby and she gave the above description for her proposed business. She also said that they will be improving the area around the building and renovate the building, and utilize a repair shop as well. Mr. O'Brien asked if the applicant received the Zoning Officer's report and she said that she did, and at this time the Zoning Officer went over her report, and the following items were addressed:

- *The business will be used for car sales and repairs garage*
- *There will be three full time employees*
- *Monday through Saturday 9 am -7 pm, closed on Sunday*
- *Dumpster will be on the lot, before the fence and there are natural trees and shrubs in the area to help camouflage it.*
- *Ms. Flaherty recommended a sidewalk waiver.*
- *The applicant said that there are vehicles driven in the lot, no large carriers.*
- *The applicant said that the fence is there and the trees will be installed as requested.*
- *Ms. Flaherty recommended low lying landscaping, and the applicant agreed, and that they will also fix up the sign and brickwork.*
- *The applicant said that they will get projectors from the electric company to help with lighting the lot and it won't impair traffic on the highway.*
- *The applicant said that they will utilize the existing sign area.*
- *The applicant agreed to go over a parking plan, and that she has it in her plan.*

- *All approvals and permits are to be obtained.*
- *This will be owner occupied, not leased.*

Mr. Colavita asked if the trailer is still on the property and Ms. Flaherty noted the whole lot was recently cleaned up.

Mr. Heffner asked if there will oil changes and tire storage and the applicant said no.

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. Colavita

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

Motion to approve sidewalk waiver: Mr. Colavita
 2nd motion to approve: Mayor Teefy

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. 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.

Minutes from 8/9/2018

Motion to approve: Ms. Flaherty

2nd: = Mr. Scardino

All in favor by voice vote

Public Presentation:

Rt. 322 and Tuckahoe Road Redevelopment by the Planner

REMOVED FROM THE AGENDA EARLIER IN THE MEETING.

Fair Share Housing Element of the Master Plan by the Planner, Resolution- 66-18, Fair Share Housing Plan, Master Plan - Mr. Kernan went over the history of the Townships of New Jersey and what have happened with the Courts in the last three years. He noted that in May of this year, the settlement was approved with the Fair Share Housing and Summerfields West. Mr. Kernan went over the report prepared and dispersed to the Board and what would be required to be completed. He noted that there will be rehab units through Gloucester County and a new rental rehab program as well. Mr. Kernan went over prior round credits, meaning all apartment complexes with affordable housing. Mr. Kernan then went over the gap period credits, and that Summerfields West credits will be transferred over to Friendly Village. There are also some developments that have not been constructed yet in this category. Mr. Kernan briefly went over the remainder of the report with the Board. He noted that the Board needs to vote on a Resolution to for the Board to recommend to Council to adopt the new current plan and regulation ordinance. Mr. Rocco asked if this is consistent with the Township's Master Plan.

Motion to approve: Mayor Teefy

2nd motion: Mr. Heffner

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

Motion to adjourn: Mr. Crane

2nd: Mayor Teefy

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