

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:05 p.m. by Chairman Schwaiger. The Board saluted the flag. Roll call was as follows: Present – Mayor DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O’Brien, Mr. Helsel, Mr. Schwaiger. Absent – Mr. Crane, (excused), Mr. Scardino, (excused), Mr. Cotton, (excused). Also present – Mr. Boraske, Solicitor, Mr. DeFrank, Engineer, Ms. Pellegrini, Planner, Mrs. Farrell, Secretary, Ms. Orbaczewski, Clerk Transcriber.

Chairman Schwaiger read the following statement: “Be advised no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m.”

Site Plan Waiver for Board Action:

1. #WSP-02-19 – Kelsch Associates, Inc

The applicant is proposing to utilize the former YALE school building located at 300 N. Black Horse Pike, also known as Block 1502, Lot 1, as a training center for intellectually and developmentally disabled adults. The center is not a residential facility so there will not be any overnight services.

Mr. Joseph Alacqua introduced himself as the applicant’s attorney. He introduced Mr. McKee as the applicant representative from Kelsch Associates. Mr. McKee was sworn in by Mr. Coe. Mr. McKee stated he is the facilities director for Kelsch Associates. He stated that Kelsch Associates is a family operated business that operates group homes and provides daytime services outside of the homes for intellectually and developmentally disabled adults. The property in question this evening will be their third life skills training center and is centrally located to approximately thirty residents they have in this area. They work very closely with the State for referrals and the State mandates that these individuals must attend a daytime program or work at a job unless they are old enough to retire. The building was the former YALE school for children with disabilities so it is designed perfectly for their needs. They provide transportation to and from the school. The State has already made a courtesy visit to the site and rated the site an eight out of ten based on building size and the layout. Mr. McKee submitted that report from the State to the Board.

Mr. McKee stated that the parking lot is in great shape; it has been freshly seal coated and he has asked Avila Engineering to prepare a parking plan which includes striping and installing the appropriate bumpers and signage. There is existing lighting on the building and he is anticipating upgrading some of the wall packs. They did some emergency HVAC repairs so there is one open permit at this time. The ramping and other interior permits have been submitted for approval. The roofing is new and now the HVAC is new; the ramping will be corrected at the rear of the building. There is nice green space at the rear of the building to set up a picnic area in the future as well. Overall this facility and the location is a great opportunity for their company and business.

Site Plan Waiver: (continued)

Mr. Kozak asked if the applicant will follow the requirements for the handicap parking. Mr. McKee stated they will adhere to the requirements and that he has already submitted the parking plan to the township. In addition all of their vehicles are standard vehicles that do not require a CDL license. The ramp in the rear will be the main egress and ingress into the building and there is a flat ramp in the front of the building. They will apply for a freestanding sign to be located in the front yard. The previous wooden sign was removed. The new sign is not proposed to be digital and will meet the requirements of the ordinance for size. The hours of operation are typically from 8:30 to 4:30 Monday through Friday. Once a week they do hold a recreational night from 7:00 p.m. to 9:00 p.m. Any weekend hours are used for staff training, hiring, and interviews.

Motion passed to open the site plan waiver to the public. There being none, motion passed to close the site plan waiver to the public.

Mr. Boraske summarized the application for the Board. He stated that the ordinance permits the Board to grant a site plan waiver when it determines that an applicant's proposal is a modest change and the applicant has proposed a satisfactory use. Motion by Mr. O'Brien, seconded by Mr. Ron Garbowski to grant the site plan waiver. Roll call vote: Ayes – Mr. DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Helsel, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

The Board took a brief recess.

Public Hearing:

1. #488-SP – Glassboro Road Associates, LLC – Preliminary & Final Major Site Plan

The applicant is proposing to construct a five thousand fifty-one square foot Wawa Food Market and Fueling Station to be located at the corner of Route 322 and Tuckahoe Road also known as Block 13901, Lot 1 in the Commercial Zoning District.

Present – James Burns, applicant's attorney, Matthew Sharo, applicant's planner, Nathan Mosley, applicant's traffic engineer, Matthew Bersch, applicant's engineer, David Ragone, applicant.

Mr. Burns gave a brief overview of the project and indicated they will be requesting some variances related to the project. The variances being requested are as follows: a front yard building setback variance where 60 feet is requirement and they are proposing 68.5 feet, a rear yard buffer variance where 25 feet is required and they are proposing 12 feet, a variance for the location of the air pump where 40 feet is required and they are proposing 29.5 feet; two sign variances for the canopy signs which are not specifically permitted in the ordinance. In addition the applicant is requesting a waiver from providing 10 x 12 handicap parking spaces and is proposing 8 foot wide spaces with a 5 foot striped area and one 8 foot striped area.

Public Hearing: (continued)

They have received the Board's professional's review letters and will satisfactorily address the comments in those letters this evening. Mr. Mosely, Mr. Bersch, and Mr. Sharro stated their professional experience and credentials for the Board. The Board accepted all as professionals and experts in their fields. Mr. Mosely, Mr. Bersch, Mr. Sharro, and Mr. Ragone were sworn in by Mr. Boraske.

Mr. Bersch marked the aerial photograph dated January 22, 2019 as Exhibit A-1. The aerial photograph shows the existing conditions of the site and the surrounding area. The property is 9.3 acres in total and of that total approximately 6 acres is covered in wetlands, a stream, or a floodway leaving about 3 acres of developable land. The site currently contains two abandoned residential dwellings. There is an existing curb cut associated with those dwellings which is located on Route 322; however it is currently overgrown so it's not visible. The site is located in the Commercial Zone and surrounding the site there are other commercial businesses. The use proposed is permitted in this zone. Mr. Bersch displayed the site plan which was marked as Exhibit A-2. He pointed out the location of the proposed Wawa food market, the fueling station canopy, and the fuel storage tank area. There are two accesses proposed; one on the north side at Route 322 and one on the east side along Tuckahoe Road. The application proposed 52 parking stalls and two air pump stalls as well as an attached trash enclosure at the rear of the building.

Mr. Bersch displayed the architectural elevations dated January 9, 2019 showing the proposed building and the canopy which was marked as Exhibit A-3. The top portion of the façade is a tan EIFS and the bottom is stone veneer. The EIFS and stone veneer wrap around the entire building including the trash enclosure. The fueling canopy architectural drawing was marked as Exhibit A-4. The columns for the fueling canopy also have the stone veneer. There are six fueling dispensers with twelve fueling positions. The fueling dispensers are a three in one type dispenser including diesel fuel. Three kiosks will also be located under the canopy.

The application is proposing 52 parking stalls; three of the stalls are ADA accessible and two are associated with the air pumps. The drive isles meet or exceed 30 feet to allow for safe circulation around the site. Both access drives are 30 feet wide which meets the ordinance requirements. Fresh food deliveries occur four to five times per week; the dairy delivery occurs approximately three times per week, both deliveries are made in a tractor trailer to the site. There are baked good deliveries and various other vendor deliveries for items such as potato chips that are made by a standard box truck. The site contains a loading zone which is 17.5 feet wide and is adjacent to the trash enclosure. That loading area is where the tractor trailer will make deliveries. The store is proposed to be open twenty-four hours a day, seven days a week with approximately forty to fifty employees.

Public Hearing: (continued)

The trash enclosure will contain a compactor, a cardboard dumpster, and an 8 x 10 foot shed to store site maintenance equipment. Trash pickup occurs three times per week and the recyclables twice per week. In addition, the waste receptacles located around the site are emptied daily and fuel deliveries are scheduled on a as needed basis. They are requesting a design waiver from providing screening from the road for the fueling area. Mr. Bersch testified that there is not an area on the site where the fueling can be located and be near the pump dispensers and not be seen from the roadway. The other design waiver previously mentioned is for the ADA parking stalls.

Mr. Bersch restated the variance request by the applicant. With regard to lighting they are proposing sixteen pole mounted lights, ten wall mounted lights, and thirty-four recessed lights. The recessed lights are located under the overhang at the front of the store and under the canopy. All of the lights will be LED lights and the lighting design meets the Township's ordinance requirements. Landscaping is proposed throughout the site with a combination of shade trees, ornamental trees, evergreen and deciduous shrubs, and perennials for a total of 651 plantings. Mr. Bersch displayed the signage plan which was marked as Exhibit A-5. The exhibit depicted the wall façade sign, the two spanner signs, the canopy façade sign, and two freestanding signs at each driveway which are the standard branding associated with the Wawa. All of the signage meets the Township ordinance requirements.

Mr. Bersch stated that they have received will serve letters from the MMUA for water and sewer as well as from the electric company and the gas company. They will connect to the existing facilities located in the roadway network. Mr. Kozak stated that there is curbing proposed but no sidewalk. Mr. Bersch stated that there is curbing interior to the site but not along the roadways. He stated that are in the process of submitting to the County and NJDOT and they most likely will decide if they want curbing along the roadways. Mr. Burns replied that the roadway requirements are subject the State and County requirements and the applicant will have to comply with their recommendations. Mr. Kozak inquired as to what appears to be a sidewalk interior to the site. Mr. Bersch stated that the area is a low flow channel for drainage into the basin which will have fencing. Mr. Schwaiger asked if the low flow channel drains into the basin. Mr. Bersch replied that the basin system is a complicated design due to the requirements of the DEP because of the wetlands. The design of the basin goes above and beyond what is typical on a normal site.

Mr. Masterson inquired about development on the western half of the site. Mr. Bersch stated that there is a stream on the western two thirds of the property that runs along Route 322 and then it goes further south and eventually goes into the wooded area next to the industrial park. Associated with the stream is a flood hazard area which encompasses the western two thirds of the site. In addition there are designated wetlands which go around the stream. This portion of the property would be extremely difficult to develop.

Public Hearing: (continued)

Mr. Masterson stated that he wanted to insure that they weren't cutting off the drainage that feeds the wetlands area and the stream. Mr. Bersch replied that everything drains west towards the stream and they are only taking up a portion of the northwest corner.

Mr. DeFrank reviewed his report for the Board. Mr. DeFrank stated that one of the issues he discussed with Mr. Bersch was the absence of a designated fire lane. Mr. Bersch indicated that he will continue to work with the fire official to find out what the requirements are for the site. Mr. DeFrank stated that he did question the issue of no sidewalk being proposed but he will defer to the Board on the need for sidewalk to connect to the existing crosswalks. Mr. Bersch stated that they will agree to provide sidewalk along the frontage of the Wawa on Tuckahoe to the intersection with Route 322. Along Route 322 the wetlands and stream are right off the edge of pavement so it will be difficult to provide a sidewalk there. Mr. Kozak asked if there will be curbing as well. Mr. DeFrank stated there is about 200 feet of existing curb on Route 322 and approximately 150 feet from the intersection south on Tuckahoe. With the proposed curb cuts on both roads it leaves a gap of about 80 to 100 feet and he suggested that they be connected. Mr. Bersch stated that he would like to defer to the NJDOT and the County with regard to curbing along the roadways. Mr. Kozak asked if the Board can say they want it unless the State or the County indicate they don't want it there. The applicant agreed to make that a condition.

Mr. DeFrank asked if the applicant will be submitting a rodent control plan. Mr. Bersch stated that they will provide a plan to the Board. They did discuss the stormwater management and revisions will be made to the plans based on comments that are in the report. In addition a separate submission will go to the DEP for an individual flood hazard area. Mr. Schwaiger asked if they could discuss the special requirement for the stormwater in more detail so the Board can understand. Mr. Bersch replied that there is both a detention basin and a infiltration basin. The detention basin at its highest point is approximately two and half to three feet deep. It is essentially detaining water from around the fueling canopy area and not the majority of the site since the fueling area is considered to be a high pollutant loading area and the water runoff should not be infiltrated but first detained and diverted to a manufactured treatment device. Mr. DeFrank stated the only other issue with regard to stormwater is an operation and maintenance manual. Mr. Bersch stated they will provide that manual.

Mr. DeFrank asked if fill will be brought to the site. Mr. Bersch stated that they will be bringing in fill and it will be tested and clean. Mr. DeFrank stated that a copy of the testing should be provided. Mr. Bersch stated they will provide that documentation. There was an explanation concerning the groundwater and the underground fuel storage tanks with Mr. Bersch stating that there are three underground storage tanks that are the best that are manufactured. They are double wall tanks and they do not foresee any issue with groundwater.

Public Hearing: (continued)

Mr. Kozak asked if the applicant can provide groundwater monitoring on a yearly basis for at least ten years like is done at another Wawa site in town in order to ensure that the groundwater is safe as there are residents with wells in the surrounding area. Ms. Pellegrini stated that it is done at another Wawa as a requirement from the Zoning Board. Mr. Bersch stated that the tanks are leak proof and monitored not only in the store but at the kiosks, the tank location, and at headquarters. If there is any loss of pressure within the first tank then alarms go off and everything is shut down. Mr. Bersch stated that in all his time and experience with Wawa he is unaware of any leaks or issues with fuel infiltrating into the ground. Mr. DeFrank stated that if the applicant can provide more details about the monitoring system then that may satisfy the Board. After further discussion on the matter it was determined that the applicant will provide the specifications for their monitoring system. Mrs. Farrell reminded the applicant that all documentation that has to be submitted should come to the Board office first.

With regard to the environmental report, Mr. DeFrank stated that the Phase I is dated and should be updated; however the applicant is conducting a Phase II and that should show what has happened since the original Phase I was completed. Mr. Burns stated they intend to update the Phase I and they will provide that update and as soon as the Phase II is complete they will provide that as well. Mr. DeFrank stated that submissions to the NJDOT and to the County will be forthcoming. The traffic report talks about changes in the level of service including an improvement in the level of service in some cases. Mr. Burns stated that they will be subject to whatever the NJDOT will recommend. Mr. Schwaiger asked the applicant to discuss the impact on the level of service if the left turn lanes into the site are not approved by either /or the State and the County. Mr. Mosely stated that they conducted traffic counts for the existing conditions. Then they did trip generations for the proposed site and compared it to the traffic generated by the existing store. They accounted for an increase in traffic due to the fueling component and there will be a redistribution of the traffic at the intersection since instead of stacking at the light to go straight across to the existing store from Tuckahoe Road, people will be turning into the new store before the intersection. There is only a slight degradation in the level of service at the intersection for people travelling east on Route 322 who either want to go straight or make a right hand turn. It will still operate at an acceptable level of service. With regard to the question concerning the left turn lanes, they do believe the County will approve the left turn lane into the site; with regard to the NJDOT, they have had some preliminary discussion and they will go for as much as they can at that access. If they do not get the left turn lane off of Route 322, Mr. Mosely did not believe there will be a significant change in the level of service.

Mr. DeFrank stated that there are two submission items not shown on the plans. They are to show the existing lighting 200 feet beyond the tract to be developed and to show the existing contours 200 feet beyond the property.

Public Hearing: (continued)

Mr. DeFrank stated that the lighting plan complies with the ordinance requirements and he does not have any issue with the applicant not providing the existing lighting beyond their property on the plans. Mrs. Farrell asked if those are the two submission waivers that have to be granted in order to deem the application complete. Mr. DeFrank replied that they are the two completion items.

Ms. Pellegrini reviewed her report for the Board. She stated that the two uses proposed are permitted uses in the zone. She asked the applicant to confirm that they will comply with the standards of operation listed in the report. Mr. Burns replied that they will comply with the standards in Ms. Pellegrini's report. Ms. Pellegrini stated that the applicant has reviewed the variance requests and they take no exception to the Board granting the variances. With regard to the buffer variances being requested the rear yard variance requires 25 feet and they are proposing 12 feet; however they are providing four rows of staggered evergreen trees which is basically providing the entire 12 foot buffer with landscaping. In addition there is adequate landscaping along the front between the right-of-way and the fencing for the basin. The applicant agreed to work with Ms. Pellegrini's office on the issue of shade trees and where they can be added on the site. The access drives conform to the ordinance requirements however they are under the purview of the State and the County.

Ms. Pellegrini commented that the ordinance requires some landscaping between the parking spaces and the building. The plan does not provide for any landscaping and she would like the applicant to consider some landscaping in the crosshatched areas in the corners. The applicant must enter into a developer's agreement, satisfy their COAH obligation, settle any outstanding escrow accounts, and provide the outside agency approvals listed in Ms. Pellegrini's report. Mr. Bersch addressed the landscaping issue and pointed out the corners Ms. Pellegrini mentioned. He stated that besides causing a possible tripping hazard, those areas become like ashtrays. There are also maintenance concerns in those areas with regard to snow removal. They would prefer not to provide landscaping in those areas. Ms. Pellegrini stated that she wanted to point out the ordinance requirement to the Board noting that if they do not provide the landscaping a waiver will be required.

Mr. Sharo introduced himself as a professional planner and stated his credentials; the Board accepted him as an expert in his field. He stated that he concurs with Ms. Pellegrini's comments with regard to the necessity for the variances. He also commented on the rear yard buffer and the landscaping they are providing in that area. He stated that the variances do not have any negative impact to the adjacent properties or the zoning district. The application essentially complies with the intent of the Township's ordinances.

Motion passed to open the hearing to the public.

Public Hearing: (continued)

1. Grafton Davis, agent for the owners of Lot 2, was sworn in by Mr. Coe. He expressed his concern on the reduction of the rear yard buffer and the access drive affecting Lot 2. Mr. Bersch pointed out that Lot 2 is located to the rear of their site where there is a reduction in the buffer. That lot is essentially all wooded and does not contain any improvements. He stated that they are providing four rows of evergreen trees to buffer the site from the adjacent lot. In addition the location of the access drive will be at the direction of the County. Ms. Pellegrini pointed out that the property could be developed commercially facing Tuckahoe Road and in that instance there would be a side yard buffer to Lot 2 which would only be five feet. Mr. Davis questioned the location of the access drive in relation to the buffer. Ms. Pellegrini stated that the driveway location will be dictated by the County but they will probably not want it any closer to the intersection. She explained that the variance is required for the layout and circulation on the site. If the variance was not granted then they will have to reorient the building and more variances would be required.

Motion passed to close the hearing to the public.

Mr. Coe reviewed the application, variances, and waivers for the Board. He stated that the Board should consider the submission waivers pointed out in Mr. DeFrank's report. The first is to show the existing lighting 200 feet beyond the property lines and the second is to show the contours 200 feet beyond the property lines. After some discussion on the submission waivers it was explained that the lighting waiver is for existing lighting not proposed lighting. Motion by Mr. Garbowski, seconded by Mr. Kozak to grant the two submission waivers and deem the application complete. Roll call vote: Ayes – Mr. DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Helsel, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Mr. Coe summarized the requested variances and design waivers for the Board. Those variances are for the minimum front yard setback of 68.5 feet where 60 feet is permitted, the 12 foot rear yard buffer where 25 feet is required, a front yard buffer of 2.5 to 9.5 feet where 10 feet is required, and the installation of an air pump where 29.5 feet is requested and 30 feet is required.. The design waivers are from providing the 12 foot wide ADA parking spaces, from providing screening for the fuel tank loading area, allowing fuel tank at the front of the property, and from providing landscaping in the parking areas. Motion by Mr. R. Garbowski, seconded by Mr. Kozak to approve the variances and waivers as stated. Roll call vote: Ayes – Mr. DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Helsel, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Mr. Coe reviewed the conditions of approval; the applicant agreed to provide sidewalk and curbing connections as recommended by the Board's professionals unless otherwise directed by the State and/or County, the applicant will provide the specifications of the monitoring system, the applicant will work with the Board professionals concerning

Public Hearing: (continued)

comments in their reports still to be addressed as well as submission of all outside agency approvals and any other documentation requested by the Board's professionals for review. Motion by Mr. Kozak, seconded by Mr. J. Garbowski to grant preliminary and final site plan with the conditions stated. Roll call vote: Ayes – Mr. DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Helsel, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Memorialization of Resolutions:

PB-02-19 – Correction of meeting dates

Mrs. Farrell stated that she did send everyone an email regarding the corrections for the meeting dates. The Board was in agreement with the corrections.. The list of meeting dates can be found on the Township's website. Motion by Mr. O'Brien seconded by Mr. Kozak to approve the corrections to the meeting dates. Voice vote; all ayes, motion passed.

Public Portion:

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

Reports:

No reports.

Approval of Minutes:

1. December 13, 2018 regular meeting.

Mrs. Farrell stated that Mr. O'Brien is the only member present who can approve the minutes from December 13, 2018. Mr. O'Brien stated his approval.

2. January 10, 2019 reorganization meeting.

Motion by Mr. R. Garbowski, seconded by Mr. Kozak to approve the minutes from the January 10, 2019 reorganization meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 9:02 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings.

Respectfully submitted by: Ninette Orbaczewski, Clerk Transcriber.