

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:03 p.m. by Chairman Schwaiger. The Board saluted the flag. Roll call was as follows:

Present – Mr. Crane, Mayor DiLucia, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. O’Brien, Mr. Scardino, Mr. Schwaiger. Absent – Mr. J. Garbowski, (excused), Mr. Masterson, (excused), Mr. DeFrank, (excused). Also present – Mr. Boraske, Solicitor, Mr. Kernan, Planner, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Proper notice of this meeting was given in accordance with the Open Public Meetings Act in the Annual Notice of Meetings on January 4, 2019.

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.”.

Memorialization of Resolutions:

1. PB-33-19 – Recommendation of the ROSI plan to Council – Approved

Motion by Mr. Kozak, seconded by Mr. Scardino to adopt resolution PB-33-19. Roll call vote: Ayes – Mayor DiLucia, Mr. Kozak, Mr. O’Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Discussion:

1. #1823 – Hamilton Greene – Administrative Change

Present – Michael Leib, Land Manager, Ryan Homes, Bob Mintz, applicant’s attorney.

The applicant is before the Board to discuss the possibility of changing five of the approved three-story townhouse buildings to two-story buildings. The garages would be eliminated in the five buildings depicted on the submitted drawings. This change would also reduce the number of parking spaces by one space per unit; however, the applicant does meet the RSIS standards for overall parking on the site. The property in question is located on Tuckahoe Road and North Main Street.

Mr. Mintz introduced himself as the applicant’s attorney. Mr. Leib displayed the existing approved plan for the Board. He stated the request is to change some of the three-story buildings to two-story buildings; the number of bedrooms and the number of units will remain the same.

Discussion: (continued)

1. #1823 – Hamilton Greene (continued)

Mr. Crane asked how many units are actually changing from three-story units to two-story units. Mr. Leib replied that there is a total of 34 units. Mr. Crane commented that there is a total of 34 parking spots being eliminated. Mr. Mintz replied that they are eliminating 34 parking spaces; however, the remaining parking meets the RSIS requirements for this development. Mr. Crane asked if Mr. Kernan agreed that the applicant meets the requirements. Mr. Kernan replied that they do meet the RSIS requirements by one parking space. Mr. Kernan commented that the units will still have a driveway to accommodate one parking space.

Mr. Crane asked Mr. Leib the reason for eliminating the garages. Mr. Leib replied that the decision was based on market research, which shows that when two different price points are offered, it drives more traffic to the site. He stated that they have two and three-story buildings in other communities and it has worked out well. Mr. Crane asked if there is room in the backyards for sheds for storage. Mr. Leib replied that they do have room but he wasn't sure if the association documents allow for a shed. Mr. Crane stated that he is concerned as to where the future homeowners will store items that would typically be stored in the garage. Mr. Kernan stated more importantly where will they store their trash and recycling cans. Mr. Leib replied that in other communities without garages, they provide for a fence in the front of the unit to buffer the storage of the trash cans. There was a question as to whether the ordinance will allow trash cans to be stored in the front yard. Mayor DiLucia asked the price points. Mr. Leib replied that the three-story unit will start at around \$214,000.00 and the two-story unit at \$199,000.00.

Mr. Kernan stated that there is a twenty-foot setback to the front of the house. If you place trash cans and fencing in front of the driveway, there will not be enough room to park a car, or part of the car will be into the sidewalk. Mr. Leib commented that the proposed two-story buildings are the ones that are staggered forward. They could push the buildings back a bit to allow for the fencing and trash storage in the front without effecting the driveway. Mr. Kernan commented that instead of seeing a window and nice shrubbery, you'll be looking at a fence at the end of every driveway. There was some discussion on the applicant going back and looking how they can address the issue of storage of the trash cans as well as if storage sheds will be permitted for those units without garages. Mr. Leib agreed that they will look at the trash can storage issue and show it on a plan and then come back to the Board with their plan. He stated they are concerned about the aesthetics of the community as well. There was a question as to how the Board should handle this proposal and administrative change. Mr. Boraske explained that the Board has a right to deny the administrative change or ask the applicant to come back to the Board with a solution to the issue as an administrative change as well. Mrs. Farrell stated she tried to find the ordinance that governs trash cans but could not at this time. She will look for it and send it to Mr. Mintz and Mr. Leib for their information. Mr. Kernan asked the applicant to have the engineer dimension the plan they bring back to the Board.

Discussion - for Board Action:

1. R212-2019 – Rehabilitation Area/Commercial Corridors

Mr. Kernan stated that the resolution from Council is referring the rehabilitation study and conclusions to the Board. He stated that several years ago the administration wanted to declare the entire town as an area in need of rehabilitation. When they got into the study, they found out that, at that time, only twenty-five percent of the town's housing stock was fifty years old or older; so the study did not meet that criteria. Last year they were able to include the lakes area as an area in need of rehabilitation. The Redevelopment Committee recently requested the study to look at just the commercial corridors in town to determine if they could be designated as areas in need of rehabilitation. Mr. Kernan's office updated the study and found that sixty-eight percent of the properties fronting on the commercial corridors are fifty years old or older, which qualifies them as areas in need of rehabilitation. The corridors in question are all of Route 322, all of the Black Horse Pike, Sicklerville Road up to Holiday City, the west side of Fries Mill Road, South Main Street, Poplar Street, New Brooklyn Road up to Winslow Road, and Clayton Road to just past Mary Mazza Duffy park. Mr. Garbowski commented that there are several businesses that would like to expand and take advantage of the abatement that would come with the rehabilitation designation. Motion by Mayor DiLucia, seconded by Mr. Garbowski to recommend the proposed study and designation of Commercial Corridors to Council. Roll call vote: Ayes – Mr. Crane, Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. O'Brien, Mr. Scardino, Mr. Helsel, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Public Portion:

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

Reports:

1. Mrs. Farrell stated that Mr. Cotton has not submitted his resignation letter to the Board as a follow up to his phone call indicating he was resigning; however, he has turned in his IPAD. Mr. DiLucia replied that he will begin looking for another appointment to take his place.

2. Mrs. Farrell stated she has the ROSI plan for signature by the chairman which then will be given back to ARH, and then to Council where the Mayor will be required to sign off as well. Mr. Kernan stated that he would like to comment on the ROSI plan and how it has affected some properties in the town. For example, the property Dr Briller purchased located between his dentist office on Main Street and the cemetery. He demolished the building with hopes of constructing a four-story building with the ground floor being office or retail and twelve apartments above. He was anticipating getting an easement from the Township to have a driveway out to the Pfeiffer Center as well as some additional parking; this would be coming off of Church Street.

Reports: (continued)

He was even considering purchasing additional property from the Township to accommodate his plan. But it turns out that the property the Pfeiffer Community Center is on is on the ROSI plan. Mr. Kernan reached out to the NJDEP, the Green Acres people, and they stated that the property cannot be used for anything but recreation. The town cannot add blacktop or install any kind of driveway. He commented that there are only a handful properties on the ROSI plan that are funded by Green Acres, but they control all the properties on the plan, which doesn't seem fair. The town does the plan because they are required to do the plan and then they hold the properties hostage and control what you can do with them. An example of this is when the town purchased the Genova property with the intention of constructing an indoor recreation facility and Green Acres would not allow the town to put a building on the property, even though it was going to be used for indoor recreation. He suggested maybe someone could contact a legislator to discuss this issue.

Approval of Minutes:

1. 8/22/19 regular meeting.

Motion by Mr. O'Brien, seconded by Mr. Scardino to approve the minutes from the August 22, 2019 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:50 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