

October 24, 2019

**Call to Order:**

The regular meeting of the Monroe Township Planning Board was called to order at 7:05 p.m. by Vice Chairman O'Brien. The Board saluted the flag. Roll call was as follows:

Present – Mr. Conte, Mr. Crane, Mr. DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Scardino, Mr. O'Brien. Absent – Mr. Schwaiger (excused), Ms. Pellegrini, (excused), Mr. DeFrank, (excused). Also present – Mr. Boraske, Solicitor, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

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

Mr. O'Brien 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."

Mr. O'Brien welcomed Jerry Conte to the Board as a new Class IV Alternate I member and announced that Mr. Helsel was moved up to a regular Class IV member.

**Site Plan Waivers:**

1. WSP-08-19 – Monroe Car Parts, Inc.

Present – Xue Chen, applicant, Fong Joe Hou, applicant's attorney.

The applicant is requesting a site plan waiver in order utilize an existing building as a storage warehouse for new car parts. The building is located at 34 West Black Horse Pike, also known as Block 6201, Lot 13.01 in the RD-C and FD-40 Zoning Districts.

Mr. Hou introduced himself as the applicant's attorney. Ms. Chen was sworn in by Mr. Boraske. Mr. Hou stated that they are in the process of purchasing the building in question and they are requesting a site plan waiver because they are not making any changes to the exterior of the building. The building was being used as a tire retreading facility but hasn't been used as such for a couple of years. Mr. Hou stated that they currently have a warehouse in Linden, NJ but would like to utilize this building for additional storage. The Linden facility handles all the online wholesale and retail operations for the business.

Mr. Kozak asked if the car parts are new. Ms. Chen replied that they are brand new auto parts still in the wrapping. She is going to store the boxes containing the new parts on pallets on the floor in the building.

**Site Plan Waivers: (continued)**

1. WSP-08-19 – Monroe Car Parts, Inc. (continued)

All of the new car parts are imported from China and other locations in Asia. Mr. Kozak asked if the property still has the two apartments and if they will be continuing to rent them. Mr. Hou replied that the two apartments still exists. One tenant is on a month to month lease; however, since it is such a long drive from their other warehouse in Linden to here, they would like to utilize an apartment or maybe even both, for their use when employees have to stay at this location. Mr. Hou stated that the business does not depend on the rental income from the apartments. Mr. Garbowski asked if they are going to make any improvements to the building. Mr. Hou stated that Ms. Chen would like to install a privacy fence. He also stated that the current owner told them he spent over \$100,000.00 on renovations inside the building. If that is the case, then they will not have to make any improvements on the inside.

Mr. Crane asked if there will be any retail sales at the site. Ms. Chen stated there will not be any retail sales at the site. This building will be used for storage only. Mayor DiLucia asked what type of car parts are being stored on the site. Ms. Chen stated that she mostly sells parts for the cooling system and radiator parts. Mr. Kozak asked if deliveries will be made by a tractor trailer. Ms. Chen stated there is a loading dock in the back of the building and they will use a tractor trailer for deliveries.

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

Mr. Kozak inquired about Pinelands approval. Mrs. Farrell replied that they can utilize the existing Certificate of Filing. Ms. Chen stated that she spoke with the Pinelands and they stated that she did not need any additional approval from them. Mrs. Farrell replied that the only issue Pinelands would have is if the number of apartment units increased; however, the two apartment units are already approved. Mr. Scardino asked if they will have a dumpster or trash container for trash. Ms. Chen replied that the pallets will be used in the building to keep the boxes off the floor so they will not be put out for trash. She stated she will only need a small trash receptacle as the business does not generate a lot of trash.

Mr. Boraske reviewed the site plan waiver and statute for the Board. Motion by Mayor DiLucia, seconded by Mr. Kozak to grant the site plan waiver. Roll call vote: Ayes – Mr. Conte, Mr. Crane, Mayor DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Site Plan Waivers: (continued)**

2. WSP-09-19 – Hearing Aid Center of SJ, LLC

Present – Jurgen Moore, applicant, Len Schwartz, applicant's attorney.

The applicant is requesting a site plan waiver in order to utilize an existing residential home for his hearing aid business. The property is located at 259 Sicklerville Road, also known as Block 1508, Lot 6 in the Commercial Zoning District.

Mr. Schwartz introduced himself as the applicant's attorney. Mr. Moore was sworn in by Mr. Boraske. Mr. Schwartz stated the property is located on Sicklerville Road almost directly across the street from TD Bank and next to Dawn's Florist at the intersection of Princeton Road. The home was previously used as a single-family residence. Mr. Moore currently operates his business in the Pike and Pine complex but has purchased this property and wants to move the business to this location. The building will be used strictly for the business; there will not be any residential use. The building is serviced by public water and sewer. The hours of operation are Monday through Friday, 9:00 a.m. to 5:00 p.m. There are two full-time employees.

The applicant prepared a parking plan which shows six parking spaces on the site. He removed the fencing at the rear of the property in order to accommodate parking. The applicant is going to make an update to the parking plan to show the two handicap parking spaces relocated to be closer to the handicap ramp at the building. These spaces will be paved and signed according to the ADA requirements. That will leave four spaces toward the rear of the property; two for the employees and two for customers. Customers are scheduled by appointment only and there are usually two customers at a time. There is enough space at the parking area for a car to back out and be able to pull out of the driveway and not have to back out onto the street.

The applicant is proposing a sign on the property for his business. Mr. Schwartz submitted a color rendering of the proposed sign. It is proposed along Sicklerville Road and has a directional arrow to direct cars to the parking lot in the rear. Mr. Kozak commented on the sign and being sure it is not placed in the sight triangle. Mr. Moore replied that there is approximately thirty-nine feet from the curb on Princeton to the house; he will be sure the sign is not in any sight triangle. Mrs. Farrell replied it is a County road, so they will have to follow the requirements of the County for the setback of the sign. There will be small spotlights that shine directly on the sign on both sides. Mr. Kozak asked Mr. Moore about fencing along the parking area to screen it from the neighboring property. Mr. Moore replied there is a fence there now and it will remain there however, it stops a little short so he will plant some arborvitae in that area for screening.

**Site Plan Waivers: (continued)**

2. WSP-09-10 – Hearing Center of SJ, LLC (continued)

Mr. Crane inquired as to the exact location of the two handicapped spaces. Mr. Moore showed the Board where he plans to relocate the handicapped spaces from his original plan. They will be located behind where they were originally proposed on the parking plan. This will place them adjacent to the handicap ramp at the building. The area where they were proposed will be vacant so anyone parked in a handicap space will have enough room to back out. The handicapped parking spaces will be paved and the other parking area will be gravel. The revised parking plan was marked as Exhibit A-1 and the color rendering of the sign was marked as Exhibit A-2.

Mr. Scardino inquired about the trees on Sicklerville Road. Mr. Moore replied that there is one tree, a half of a tree, and one stump. He will be removing all of them from the site. Mr. Helsel inquired about emergency lighting inside the building. Mr. Moore replied that he is going to install flood lights at the rear of the site at the handicap ramp in order to light up the parking area. They do close the office a little after 5:00 p.m. but in the winter months it does get dark earlier. Mr. Kozak commented that the construction official will make sure the interior exits have the proper signage and lighting.

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

Mr. Boraske reviewed the site plan waiver for the Board. Motion by Mr. R. Garbowski, seconded by Mr. Crane to grant the site plan waiver subject to the applicant submitting the revised parking plan and approvals for the signage from the County. Roll call vote: Ayes – Mr. Conte, Mr. Crane, Mayor DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Scardino, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. WSP-10-19 – Jamael Leal – Auto Repair Shop

Present – Jamael Leal, applicant, Mary Ann Yuengling, applicant's attorney.

The applicant is requesting a site plan waiver in order to continue to utilize an existing garage/repair shop his grandfather operated up until the late 1990's. The property is located at 2537 Glassboro-Cross Keys Road, also known as Block 14801, Lot 4 in the Commercial Zoning District.

**Site Plan Waivers: (continued)**

3. WSP-10-19 – Jamael Leal (continued)

Mr. Leal was sworn in by Mr. Boraske. Ms. Yuengling introduced herself as the applicant's attorney. She also introduced Jamael's grandmother, June Samuelian, to the Board. Mrs. Samuelian is still the property owner but Jamael has a lease/purchase agreement. Mr. Samuelian operated the auto repair shop, known as Jim's Auto Shop, until the late 1990's. Jamael was attending college but due to some financial issues had to stop. He has a lot of experience in car repair having worked with his grandfather and also with having some education in the field.

Ms. Yuengling stated that when Mr. Leal decided to reopen the shop he did not realize that it would be a problem; he considered it as a continuation of the same business his grandfather operated for years. He does understand he needs the proper approvals now. Ms. Yuengling explained that the cost of site plan is very expensive and Mr. Leal is young and just starting out with this business on his own. It's a small business and he is usually the only worker but on occasion he has one other person to help him. Mr. Leal testified that he currently has six cars on the site and keeps it to a manageable number. With regard to the parking of the vehicles, Mr. Leal stated he submitted a parking plan with his application. There is currently a horseshoe driveway in front of the house and he would like to use that driveway to park his personal car and maybe one other personal car rather than use the parking area he needs for the business. He has a separate driveway that leads to the back where the garage is located. The total number of parking spaces he can provide for the business is eleven spaces. Mr. Kozak asked if he is going to use the horseshoe driveway. Mrs. Samuelian stated that the horseshoe driveway has been there and used for 35 years. Mr. Leal stated he would like to use the horseshoe driveway for his personal vehicles. Mr. Kozak asked if he lives on the property. Mr. Leal replied he does live in the house and his father is currently living there as well.

Mr. Crane asked if the building with the overhead doors is the garage. Mr. Leal replied that it is the shop and next to it all the way to the location of the shed, there is asphalt and behind the line shown on the plan there is grass. Mr. Crane asked if it was originally an auto body shop. Mr. Leal replied it was an auto repair shop not a body shop. His grandfather specialized in transmissions for over thirty years. He stated that he is continuing the auto repair shop but there is minor body work done at times but all painting is outsourced to a paint shop. Mr. Scardino asked what Mr. Leal does with the hazardous waste. Mr. Leal stated he has a large drum that he uses for fluids and when it is full a company will come and empty it for him. Mr. Kozak asked about the hot tub on the side of the house. Mr. Leal replied that he will be putting the hot tub where the pool area is now as soon as he gets the proper permits.

**Site Plan Waivers: (continued)**

3. WSP-10-19 – Jamael Leal (continued)

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

Mr. Kozak inquired about a sign. Mr. Leal stated he does not have any signage but he would like to have a sign. Mrs. Farrell stated she sent Mr. Leal the sign requirements. Mr. Boraske reviewed the site plan waiver for the Board. Motion by Mr. Crane, seconded by Mr. Kozak to grant the site plan waiver. Roll call vote: Ayes – Mr. Conte, Mr. Crane, Mayor DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Scardino, Mr. O'Brien. 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:**

No reports.

**Approval of Minutes:**

1. 10/10/19 regular meeting.

Motion by Mr. R. Garbowski, seconded by Mayor DiLucia to approve the minutes from the October 10, 2019 regular meeting. Voice vote; all ayes, motion passed.

**Adjournment:**

The meeting was adjourned at 7:53 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.