

Call to Order:

The meeting was called to order at 5:04 p.m. by Chairperson Fox who read the following statement: “Notice of this meeting, with the time change, and tonight’s public hearings was given as required by the Open Public Meetings Act on June 6, 2020”.

The Board saluted the flag.

Roll call: Present – Mr. Mercado, Mr. McLaughlin, Mr. Salvadori, Mr. Sebastian, Mr. Kozak, Ms. Fox. Absent – Mr. Cossaboon, (excused), Mr. Fritz, (excused), Mr. Rybicki, (excused). Also present – Mr. Coe, Solicitor, Mr. Sander, Engineer, Ms. Pellegrini, Planner, Mr. O’Reilly, Council Liaison, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Public Hearings:

1. #20-15 – Dwayne & Arlene Dobbins – Percentage of Lot Coverage

Present – Toni Williamson, the Pool Store, Dwayne Dobbins, applicant.

The applicant is requesting a lot coverage variance where 30% is the maximum permitted and he is proposing 43.5% in order to be allowed to install an 18’ x 36’ inground pool with a concrete walkway. The property is located at 320 Staggerbush Road, also known as Block 103.0101, Lot 51 in the RG-PR Zoning District.

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. Sebastian, seconded by Mr. McLaughlin to deem application #20-15 complete. Voice vote; all ayes, motion passed. Ms. Williamson and Mr. Dobbins were sworn in by Mr. Coe. Ms. Williamson stated that the town ordinance has a maximum 30% lot coverage and the Dobbins’ would like to install an inground pool but they cannot meet the percentage of lot coverage. They are asking to increase the lot coverage to 43.5%. Mr. Coe asked the reason for the lot coverage variance based on the configuration of the property. Ms. Williamson replied that the applicant has a paver patio in the rear yard which he received permits for at the time which put him over the 30% lot coverage; however, the lot coverage was not being enforced at the time. The property backs up to an easement and the Township engineer has already approved the lot grading. Ms. Fox asked the size of the patio. Mr. Dobbins replied that it is 20’ x 25’.

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

Public Hearings: (continued)

1. #20-15 – Dwayne & Arlene Dobbins (continued)

Mr. Coe reviewed the variance for the Board. Motion by Mr. McLaughlin, seconded by Mr. Sebastian to grant the 43.5% lot coverage variance conditioned upon the applicant constructing the pool in accordance with the plan submitted, the applicant must obtain all necessary permits, and the applicant must maintain their escrow account. Roll call vote: Ayes – Mr. McLaughlin, Mr. Sebastian, Mr. Mercado, Mr. Salvadori, Mr. Kozak, Ms. Fox. Nays – Zero. Abstentions – Zero.

2. #20-16 – John McHugh – Percentage of Lot Coverage

Present – Toni Williamson, the Pool Store, John McHugh, applicant.

The applicant is requesting a lot coverage variance where 30% is the maximum permitted and the applicant is proposing 42.5% in order to be allowed to install an 18' x 36' inground pool with a concrete walkway. The property is located at 1963 Steeplechase Drive, also known as Block 150.0101, Lot 23 in the R-2 Zoning District.

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. Salvadori, seconded by Mr. Mercado to deem application #20-16 complete. Voice vote; all ayes, motion passed. Ms. Williamson and Mr. McHugh were sworn in by Mr. Coe. Mr. McHugh stated he is before the Board to request a lot coverage variance. Mr. Coe asked for a description of the applicant's rear yard and the reason for the increase in lot coverage. Ms. Williamson stated that Mr. McHugh had previously constructed a deck in his backyard which put him over the lot coverage maximum anyway; however, the lot coverage was not being enforced then, so in order to have the inground pool, he now needs the lot coverage variance. Mr. McHugh's property backs up to a wooded area and he has a completed lot grading plan which was approved by the Township engineer.

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

Mr. Coe reviewed the variance for the Board. Motion by Mr. McLaughlin, seconded by Mr. Salvadori to grant the lot coverage variance of 42.5% conditioned upon the applicant constructing the pool in accordance with the plans submitted, the applicant must obtain all necessary permits, and the applicant must maintain his escrow account. Roll call vote: Ayes – Mr. McLaughlin, Mr. Salvadori, Mr. Mercado, Mr. Sebastian, Mr. Kozak, Ms. Fox. Nays – Zero. Abstentions – Zero.

Public Hearings: (continued)

3. #20-17 – Celina Dottoli – Percentage of Lot Coverage

Present – Toni Williamson, the Pool Store, Kevin Douglas Koch, applicant’s wife, Celina Dottoli, applicant.

The applicant is requesting a lot coverage variance where 30% is the maximum permitted and she is proposing 42% in order to be in conformance due to the installation of a 16’ x 36’ inground pool. The property is located at 398 Staggerbush Road, also known as Block 103.0101, Lot 70 in the RG-PR Zoning District.

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. McLaughlin, seconded by Mr. Salvadori to deem application #20-17 complete. Voice vote; all ayes, motion passed. Ms. Williamson and Ms. Dottoli were sworn in by Mr. Coe. Ms. Williamson stated that the pool at this residence was installed several years ago; however, this year the building inspector visited properties that had pools installed that may have been over the percentage of lot coverage which was not being enforced previously. The applicant was then required to come to the Board for the variance in order to be in compliance. The Township engineer has approved the lot grading for the pool. Mr. Coe asked if the applicant has a deck or patio as well. Ms. Williamson stated that they had installed extra pavers and concrete when the pool was installed.

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

Mr. Coe reviewed the variance for the Board. Motion by Mr. Sebastian, seconded by Mr. McLaughlin to grant the lot coverage variance for 42% conditioned upon the applicant maintaining their escrow account and receiving the proper permits. Roll call vote: Ayes – Mr. Sebastian, Mr. McLaughlin, Mr. Mercado, Mr. Salvadori, Mr. Kozak, Ms. Fox. Nays – Zero. Abstentions – Zero.

4. #02-03 & #497-SP – Cube Smart – Amended Use Variance/Prelim & Final Major Site Plan

Present – Norm Kotach, applicant, Len Schwartz, applicant’s attorney, David Boesch, applicant’s engineer, Matthew DuBois, applicant’s engineer.

Public Hearings: (continued)

4. #02-03 & #497-SP – Nak Management/Cube Smart (continued)

The applicant is requesting an amended use variance along with preliminary and final major site plan for the proposed expansion of the existing self-storage business currently known as Monroe Self Storage. The expansion will include a one-story self-storage building which will contain an office and 284 rental units as well as two additional buildings containing 25 and 17 units respectively. The property is located at 638-640 N. Black Horse Pike, also known as Block 1603, Lot 45 in the Commercial and R-2 Zoning Districts.

Ms. Fox asked if the application can be deemed complete. Mrs. Farrell replied that per Mr. Sander's report, the applicant is requesting several submission waivers in order to deem the application complete. Mr. Sander stated that the applicant is requesting waivers from providing the traffic study, the environmental assessment, from providing the topographic contours 200 feet beyond the property lines, and a written description of the operation of the site. Mr. Coe asked for Mr. Sander's recommendation with regard to the waivers. Mr. Sander replied he did not have any objection to the Board granting the waivers. Motion by Mr. McLaughlin, seconded by Mr. Salvadori to grant the waivers and deem the application complete. Voice vote; all ayes, motion passed. Mr. Kotach, Mr. Boesch, Mr. DuBois, Ms. Pellegrini, and Mr. Sander were sworn in by Mr. Coe.

Mr. Coe stated he pre-marked the exhibits as A-1 through A-5. Mr. Schwartz stated that this site was previously Monroe Self Storage and is now named Cube Smart. He stated the site was granted a use variance and site plan approval in 2003 because the property is split zoned. He stated that the new owners want to expand the business and the use variance has to be amended because they are proposing a new building in the R-2 Zone. There are additional variances being requested as well. Mr. Schwartz stated that the existing building in the center of the property that was a medical building will be demolished. Also, the existing office will be converted to storage units and the new office will be located in the new building being constructed on the right side of the property.

Mr. Boesch gave a brief presentation of the project. The site currently contains ten self-storage buildings. Five of those buildings are either fully or substantially in the R-2 Zone and the other five are in the Commercial Zone. The applicant is proposing to construct three new buildings, identified as Building A, which will be a climate-controlled building. It is 32,772 square feet and will be located in the front of the existing buildings along the Black Horse Pike. Building L will be located immediately behind Building A, and that building will be 4,700 square feet, with garage door access to the drive aisle with existing buildings, Building M, will be located to the rear of the existing developed area and will be 3,400 square feet, with garage doors facing the Black Horse Pike.

Public Hearings: (continued)

4. #20-03 & #497-SP – Nak Management/Cube Smart (continued)

Building M will be placed in the location of an existing paved surface immediately adjacent to the detention basin. Currently the existing driveway configurations do not comply with the State Highway Access Code requirements. The proposed reconfiguration will bring the driveways into compliance. Nine parking spaces are proposed immediately adjacent to the office of Building A shown on Exhibit A-2. The circulation within the site will remain the same. There will be an expansion of the drainage facilities to accommodate the additional impervious surface. The expansion in the rear of the site will not impact the designated wetlands as all the proposed improvements are forward of the previous limit of development.

Mr. Boesch stated that there isn't any negative impact concerning Building M and he feels it will be an improvement over the existing condition which was provided to be an outdoor storage area. By converting the outdoor storage area to an indoor storage area, it will eliminate any noise associated with the outdoor storage as well as the building now being sort of a sound buffer for any activity within the site. With regard to the R-2 Zone existing on the property, Mr. Boesch did not believe it would be possible to have any type of residential uses on the site given there isn't really access except through the commercial uses. There is a buffer variance required for Building M as it is twenty-four feet from the property line; however, there is an existing condition that is already deficient with regard to the buffer and they are not significantly exasperating that condition.

The access to Building A will be from the parking lot. There are nine parking spaces proposed in front of Building A; a variance is required for this condition. Ms. Pellegrini stated that the parking requirement is two spaces for every hundred units and two additional spaces for the office. The number of required parking spaces would be one hundred and eighty-one spaces which is excessive for this use. Ms. Pellegrini stated the variance is still required but she agrees its excessive to have one hundred and eighty-one parking spaces on this site. Mr. Kotach stated that only really parking needed on the site is in front of the office as people who are accessing their storage unit typically just pull up in front of the unit from the drive aisle.

Mr. Sebastian commented that he thought the right side of the property was not allowed to be developed as per the approval back in 2002. Mr. Schwartz replied that he has been involved with the site from the beginning in 2002 and this question came up a few years ago. There was never a restriction on that part of the property, it was just left open for future development. Ms. Pellegrini commented that there is a twenty-foot access easement on that side of the property which goes to some properties in the rear. Mr. Schwartz explained the access easement was put in place because the property owner of this site owns the property behind what is the karate business, so this was put in place for access in case he couldn't get access from Hoffman Ave.

Public Hearings: (continued)

4. #02-03 & #497-SP – Nak Management/Cube Smart (continued)

Ms. Pellegrini reviewed her report for the Board. In accordance with the prior approval, the environmental limits are to be enforced and this plan does not encroach into those areas even though they are changing things, they are not going beyond the limits. There are four (D3) variances based on the conditional use requirements; one being the two-story building that's being converted, the minimum buffer already discussed and not a significant impact, the off-street parking already discussed, and the fourth one is from the requirement to provide a loading lane in addition to the access aisle. The previous approval was silent on this issue but it appears that the aisles are functioning as two-way; however, based on her experience, Ms. Pellegrini stated that even if someone is parked to unload or load, another vehicle can get by due to the width of the access aisle.

She asked the applicant to provide some testimony with regard to street lighting. The bulk requirements are all good with the exception of the buffer which was discussed. On the previous plan there was a variance granted on the west side for five feet and they were supposed to plant arborvitae but the plan did not address that area. There were six items not on the plan; however, the applicant did revise the plans and four of the items were addressed but Ms. Pellegrini indicated two of the items were not. The first is to show the approved wetlands line and then addressing the arborvitae screening along the western property line. Also the circulation arrows appear to show a conflict in the front of Building A where there is one way coming in and one way going out to the Black Horse Pike but there are cross two-ways in front of Building A that could be a problem and she asked that the applicant address that issue.

Mr. Boesch replied that they have provided a lighting plan in the plan set. It is not street lighting but LED shoebox style fixtures. Ms. Pellegrini replied she just wanted to be sure that the lighting is in conformance and similar to what is already provided on the site. Mr. Boesch agreed to provide what ever is required. With regard to the wetlands line, Mr. Boesch stated they have to contact CES for the plotting of the wetlands line; however, they are not changing or developing anything in the area of the wetlands. Ms. Pellegrini replied it would be helpful to have it on the plan and she does understand they are working within the current limits, but if it's possible to obtain it, it would be best to have it on the plans. Mr. Boesch stated he will give his best effort to tract it down and provide it on the plans. With regard to the western property line, it was determined that the area is heavily wooded and no plantings would be required and the applicant would request a waiver and provide photographs to show the existing vegetation.

Public Hearings: (continued)

4. #02-03 § #497-SP – Nak Management/Cube Smart (continued)

With regard to the conflicting circulation in front of Building A, Mr. Boesch stated that the aisle adjacent to the loading zone, that is part of the one way in and that they would provide do not enter signs so that people using the parking spaces in front of the office cannot go out the ingress drive, they can only go to the exit driveway. Ms. Pellegrini stated she is okay with solution. Mr. Kotach commented on a patron having entered the site and their unit and for whatever reason they now have to go to the office, they could follow the driveway around to the parking spaces but then would not be able to go out the southern end of the site, they would have to leave via the northern driveway.

Mr. Sander reviewed his report for the Board. He stated that since he issued his report the applicant has revised the plans which addresses most of the items listed in his report. With regard to the drainage, catch basin number two, they have the inverts and they should have the crowns matched on the storm pipe otherwise the eighteen inch pipe will perform like a fifteen inch pipe. Mr. DuBois replied that they can fix that issue. The plans show four red maple trees over the proposed septic field for the septic system. Mr. Sander stated there should not be any trees planted in that area. Mr. Boesch stated that was an oversight on his part and he will relocate those trees elsewhere on the property. Mr. Sander commented the Gloucester County Board of Health will have to grant approvals for the septic system. Mr. Boesch replied that they are working with them on that issue and they will comply.

Mr. Mercado asked if the Fire Official has approved the plan with regard to the width of the drive aisles and if a fire truck would be able to make the turns off the Black Horse Pike. He stated there may be some reconfiguration needed to the landscape island to allow their trucks to make that turn. Mr. Boesch stated he will reach out to the Fire Official with regard to the turning radius. Mr. Kotach asked if the landscape island is necessary. Ms. Pellegrini replied that she prefers the landscape island to remain for proper traffic control but it can be modified if necessary. After some discussion, it was determined that they would look at that issue and modify the landscape island if deemed necessary by the Fire Official. Mr. Kozak commented that the at the north driveway heading out to the Black Horse Pike, there should be two signs on either side saying do not enter so if someone misses the first entrance they will see the sign and know they cannot enter at the egress driveway. The applicant was in agreement with installing the signs.

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

Public Hearings: (continued)

4. #02-03 & #497-SP – Nak Management/Cube Smart (continued)

Mr. Coe reviewed the use variance for the Board. Motion by Mr. McLaughlin, seconded by Mr. Salvadori to grant the amended use variance and the four (D3) variances previously discussed as being the number of parking spaces, the buffer for Building M, the loading lane, and the conversion of the two-story building to storage units conditioned upon no storage of hazardous materials, the stormwater management shall comply with the ordinance, the comments in the Maser report, satisfaction of any COAH requirement, maintenance of the escrow account, and obtaining all outside agency approvals, obtaining all construction and zoning permits, all comments stated on the record by Mr. Sander, all comments discussed and agreed to by the applicant, and all previous approvals except where modified by this approval. Roll call vote: Ayes – Mr. McLaughlin, Mr. Salvadori, Mr. Mercado, Mr. Sebastian, Mr. Kozak, Ms. Fox. Nays – Zero. Abstentions – Zero.

Motion by Mr. McLaughlin, seconded by Mr. Sebastian to grant preliminary and final major site plan subject to the same conditions as stated above. Roll call vote: Ayes – Mr. McLaughlin, Mr. Sebastian, Mr. Mercado, Mr. Salvadori, Mr. Kozak, Ms. Fox. 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 reminded the Board members that there is another Zoning Board meeting on June 23, 2020 at 5:00 p.m.

Adjournment:

The meeting was adjourned at 6:40 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.