

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 5:05 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. Laughlin, Mr. Scardino, Mr. Schwaiger. Absent – Mr. Conte, (excused), Mr. J. Garbowski, (excused), Mr. O’Brien, (excused). Also present – Mr. Boraske, Solicitor, Mr. White, Engineer, Ms. Pellegrini, Planner, 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 14, 2020. The meeting platform and time change was published in the newspaper on June 29, 2020 and on the Township website.

Memorialization of Resolutions:

1. PB-10-2020 – App. #WSP-03-20 – Julian Salgado – Site Plan Waiver Approved

Motion by Mr. R. Garbowski, seconded by Mr. Crane to adopt resolution PB-10-2020. Voice vote; all ayes, motion passed.

2. PB-11-2020 – Amendment to Ordinance 175-89 – Accessory Buildings – Approved

Motion by Mr. R. Garbowski, seconded by Mr. Crane to adopt resolution PB-11-2020. Voice vote; all ayes, motion passed.

Public Hearing:

1. #499-SP – Streamwood Associates/Williamstown, LLC – Minor Site Plan

Present – Matt Madden, applicant’s attorney, Scott Leonard, regional manager for Streamwood Associates, David Domen, applicant’s engineer.

The applicant is proposing to expand their existing parking lot at the Madison Court apartment complex. Twenty-two new parking spaces are proposed with curbing and striping; one of the spaces is proposed as a handicapped accessible space with signage. In addition, the existing dumpster area is proposed to be relocated. The property is located at 1056 S. Black Horse Pike, also known as Block 3601, Lots 6, 7, & 8, in the RG-C Zoning District.

Public Hearing: (continued)

1. #499-SP – Streamwood Associates (continued)

Mr. Madden introduced himself as the applicant's attorney. He stated the Madison Court apartments have existed here for quite some time and consist of 174 apartment units and 220 parking spaces. The proposal is for twenty-two new parking spaces. Nothing else in the complex is changing and no new apartment units are proposed. The addition of the parking spaces brings the property closer to compliance with regard to the number of parking spaces required for the site. The complex predates any of the current parking requirements and as such is a pre-existing non-conforming condition. And while they are adding parking spaces, they still don't meet the requirement of 332 parking spaces and a variance is required.

Mr. Leonard and Mr. Domen were sworn in by Mr. Boraske. Mr. White reviewed the completeness report for the Board. He stated there are completeness waivers required, however, they do not have any issues with the waivers and recommend proceeding with the application. The completeness waivers are from providing a signed outbound survey, from providing existing and proposed wooded areas and landscaping. Mr. White stated he feels the applicant is fine for completeness. Motion by Mr. R. Garbowski, seconded by Mr. Helsel to grant the completeness waivers and deem application #499-SP complete. Voice vote; all ayes, motion passed.

Mr. Leonard stated that the complex was constructed quite some time ago when most people only had one vehicle; they would like to add additional parking spaces for the convenience of the residents. He stated that they will comply with all the comments in the Board professional reports with the exception of providing a trash enclosure. They are proposing skip laurels which provide a vertical screen and protection as well as a nicer aesthetic for the trash dumpster area. The existing dumpster area, which is being relocated, does not have any enclosure. They do have the skip laurels in other dumpster areas on the site. With regard to stormwater runoff, the site does not experience any type of drainage issues. Mr. Leonard stated they will comply with the ADA requirements for the new parking area including an accessible ramp.

Mr. Domen testified as to his credentials as a licensed engineer in New Jersey. The Board accepted Mr. Domen as an expert in his field. He stated that some of the grass area along the existing drive aisle will be replaced with the new parking spaces and the dumpster area. The proposed increase in impervious coverage is approximately 4000 square feet. Mr. White displayed an aerial photograph marked as Exhibit A-1. Mr. Madden stated that some of the residents are currently parking along the curb line which reduces the width of the drive aisle. This proposal will eliminate the parallel parking and create actual parking spaces. Mr. Domen stated it will also improve circulation on the site.

Public Hearing: (continued)

1. #499-SP – Streamwood Associates (continued)

With regard to the waiver for the size of the parking spaces, Mr. Domen stated that 9' x 18' spaces are a pretty standard size today and with RSIS as opposed to 10' x 20' spaces. The site drains from the northern part of the site to the southern end of the site to four different inlets. Since the increase in impervious coverage is about 4000 square feet, the impact to the stormwater is minimal with an increase of runoff of less than 0.6 CFS for the twenty-five year storm, which is a diminimus increase. There has been testimony that there isn't any ponding or drainage issues on the site. Mr. Domen did not think it was necessary to receive approval from the NJDOT as there are no improvements proposed for the entrance drive and no increase in the number of apartment units that would cause an increase in traffic to the site.

Mr. Crane stated he could not hear well concerning the trash enclosure and how they are shielding that area. Mr. Madden replied that they are proposing skip laurels around the trash enclosure to shield the area from view. The plantings make for a nicer aesthetic.

Mr. White reviewed his report for the Board. He stated there wasn't much detail on the plan with regard to the ADA ramp and he wanted to be sure the proposed ramp will be ADA compliant. Mr. Domen replied they will add a detail to the plan to show the existing ramp is ADA compliant and if it cannot be made ADA compliant, they will construct a new ramp. Mr. White asked that the details for height, spacing, and number concerning the skip laurels for the trash enclosure be provided on the plan. The applicant agreed to include that information on the revised plans. He asked if there is any additional lighting needed for the new parking area. Mr. Madden replied that no new lighting is proposed and there are not any lighting issues on the site at this time. Mr. Leonard stated that all of the lighting is hung directly from the buildings. There are some street lights closer to the Black Horse Pike area. Mr. White commented that he agreed the increase in impervious coverage is minimal and should not have any significant impact on the stormwater drainage. He did however inquire as to the inlets and where the pipes lead from the inlets. Mr. Domen replied that the piping most likely runs to the existing manhole and discharges out to the roadway into the drainage swale to the south of the site. After some discussion, Mr. Leonard agreed to visit the site and take a photo of the area and piping. Mr. White asked to have it documented on the plans as well.

Ms. Pellegrini reviewed her report for the Board. She stated that all of the comments in her letter have been addressed with testimony. They have given testimony as to the size of the parking spaces, they are improving the parking conditions on the site, and they are providing some screening around the trash enclosure.

Public Hearing: (continued)

1. #499-SP – Streamwood Associates (continued)

Mr. Kozak asked if someone, either the Board engineer or planner, can be sure the existing lighting is adequate. Mr. White stated that either he, or Ms. Pellegrini's office can take a look at the lighting in the evening on the site to insure it is adequate. He stated that since this is an area that is already used for parking, he doesn't suspect it will be an issue but they can take a look at the existing condition. Mr. Madden replied that the professionals can perform an inspection and to the extent modifications are needed, they will address those to the Board's satisfaction. Mr. Leonard stated that there are flood lights on the buildings. Mr. Schwaiger asked Mr. White if he is okay with doing the inspection for the lighting and report his findings. Mr. White stated that he will look at the lighting and he will assess if any additional lighting is needed for that area only.

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

Mr. Boraske reviewed the minor site plan, variances, and waivers for the Board. Motion by Mr. R. Garbowski, seconded by Mr. Helsel to grant preliminary and final site plan approval along with granting the variance for the number of parking spaces and a waiver for the size of the parking spaces as well as the completeness waivers previously discussed. Conditions of the approval are that the applicant will comply with all comments in the professional's reports with the exception of the trash enclosure where it was agreed skip laurels will be used as a screening, the applicant will provide information regarding the piping for the inlets and the information will be included on the plan, the applicant will comply with any lighting deficiency, if deemed to be so by the Board's engineer, and the applicant will submit revised plans in accordance with the comments agreed to on the record. If the applicant cannot comply with any of the conditions, then they must return to the Board. Roll call vote: Ayes – Mr. Crane, Mayor DiLucia, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Scardino, Mr. Laughlin, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Mr. Schwaiger thanked everyone for working together on the Zoom meeting since it is the first one the Planning Board has held via this format.

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 there is another Planning Board meeting scheduled for July 23rd at 5:00 p.m. via Zoom.

Approval of Minutes:

1. 3/12/20 regular meeting.

Motion by Mr. R. Garbowski, seconded by Mr. Crane to approve the minutes from the March 12, 2020 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 6:00 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