

Call to Order:

The special meeting of the Monroe Township Planning Board was called to order at 5:20 p.m. by Chairman Schwaiger. The Board saluted the flag. Roll call was as follows:

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

Proper notice of this meeting was given as required by the Open Public Meetings Act and was published in the newspaper on July 13, 2020 and on the Township website.

Public Hearing:

1. #494-SP – Richard Schmidt – Preliminary & Final Major Site Plan

Present – Richard Schmidt, applicant, Terrance Coombs, applicant’s planner, Brian Cleary, applicant’s engineer.

The applicant is requesting preliminary and final major site plan for the construction of an off-road training and education facility for all terrain vehicles and motorcycles along with associated site improvements. The facility proposes two training ranges, dirt training trails, a 3,600 square foot operations building, a 860 square foot sales office, and a 400 square foot open pavilion. The property is located at 3208 South Black Horse Pike, also known as Block 5601, Lot 22 in the RD-C Zoning District.

Mr. Schmidt, Mr. Coombs, and Mr. Cleary were sworn in by Mr. Boraske. Mr. Boraske stated that the Board should review the completeness letter first. Mr. Humphreys reviewed the completeness report for the Board. He stated that the architectural plans should be signed by a licensed architect. Mr. Coombs replied they are asking for a temporary waiver. The applicant has not provided a traffic report. Mr. Coombs stated they are requesting a waiver since the use will not impact the traffic on the State highway due to the low intensity. Signed plans will be submitted after review. Mr. Humphreys stated that the plans must be provided in CAD; Mr. Coombs agreed to provide the plans in CAD format. Mr. Coombs replied that they will submit signed plans once any revisions are completed. The applicant is not providing topography 300 feet beyond the property lines and they are asking for a waiver. Motion by Mr. Helsel, seconded by Mr. R. Garbowski to grant the waivers and deem application #494-SP complete. Roll call vote: Ayes – Mr. Crane, Mayor DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Public Hearing: (continued)

1. #494-SP – Richard Schmidt (continued)

Mr. Boraske commented that the completeness is conditioned upon compliance by the applicant's representations and discussion concerning the completeness review letter. Ms. Pellegrini and Mr. Humphreys were sworn in by Mr. Boraske.

Mr. Schmidt gave a power point presentation for the Board. He stated he has been in the industry for 27 years. He was a professional racer from 1993 to 2004. He also serves on the NJ State Police Advisory Board as an off-road vehicle professional. He has been offering off-road rider education since 1993. He holds certifications recognized by the NJDMV. In addition, he has worked with several celebrities giving them lessons so they can perform their own stunts.

The business will offer dirt bike and ATV instruction. They provide their own muffled, entry level off-road vehicles for training use. They also have a 501(3C) non-profit that provides for off-road therapy. His business will offer different services for charities and fundraising for community organization as a way of giving back. Mr. Schmidt stated he is proud to be a part of NYPUM, which is a national youth mentoring program for at risk youth. In the future they may also provide for an off-road riding club for students only.

The project will utilize 25 acres of wooded one-way trails. The operations area is proposed to be approximately one to two acres for parking, the office building, the storage building, and the pavilion. He displayed a photograph of the proposed building type. Well and septic will be provided for the office building and bathroom facilities. The well will also be used for the irrigation system they utilize for dust control. The training area will be approximately three or four acres where they will teach courses on riding and safety. Mr. Schmidt stated that due to the pandemic and the new normal of things, he would like to develop the site in phases. Phase I would allow them to operate from the office building, which is shown on the plans, and they would fence in the entire property. He is requesting to use temporary storage containers and bathroom facilities so they can begin operating. Social distancing will be promoted and enforced by utilizing online registration, using digital waivers, and electronic payments. Phase II will begin approximately one year later and will include the build out of the facility; the larger storage building, the permanent restrooms, and the pavilion.

The actual days of operation are minimal as the business is a seasonal one, usually running from March to December. The average number of days they operate are four to five days a week depending on the weather conditions. June through August is their busiest time and they usually run five days a week; during the other months it averages two to three days a week. The hours of operation are from 9:00 a.m. to 6:00 p.m. but usually less hours during the weekdays.

Public Hearing: (continued)

1. #494-SP – Richard Schmidt (continued)

Mr. Schmidt stated that overall, the proposed use is minimal and less intense than what could potentially be developed on the property. There is a great need for this type of facility as there are no dedicated training facilities for off-road riders in the northeast. He stated that there are more than 700 deaths and 100,000 injuries involving ATV's every year which can be prevented with hands on training. He is highly qualified and experienced and has offered these services for many years. This site will also bring people from out of town which will help to boost the Township's economy as well as the business itself being a ratable for the town. The business will host community and charitable events and the NYPUM program will help mentor local youths. The training vehicles are entry level, user friendly, and muffled for sound so they do not make much noise.

Mr. Crane asked if customers or students will be permitted to bring their own off-road vehicles to the site. Mr. Schmidt replied they prefer students to use the facilities vehicles; however, if someone purchases a new or used ATV and the VIN number hasn't been shown that the vehicle was registered for training, that person is entitled to a free safety course. Sometimes people prefer to train on their own vehicle which he does allow. Mr. Crane commented on the personal vehicles not being equipped with mufflers and potentially being very loud as he is concerned about the noise. Mr. Schmidt replied he understands the concern about noise. All young people want their cars and off-road vehicles to be loud; however, that is a detriment to the sport and he does not want that on his site. He stated they will ensure any off-road vehicle used on the site is equipped with mufflers as he is not proposing a racetrack or raceway on the site.

Mr. Crane also commented on some of the trails within the required buffer area. Mr. Schwaiger asked for the professionals to review their reports before getting into all the questions from the Board members. He did ask the applicant to provide the permitted decibel ratings for the site in response to Mr. Crane's concerns. Mr. Schmidt replied that he is familiar with the Township's noise ordinance and has been in touch with the gentlemen who developed the noise ordinance for the State. The vehicles they use are different and not normal race vehicles that warrant complaints. As far as noise levels, within the State and local guidelines, 65 decibels are permitted at the receiver's property line. The vehicles used at the business are between 55 and 60 decibels, so they are within the limits.

Mr. Schmidt displayed the site plan for the Board. He stated that the nearest residential neighbor is on the west side and quite a distance from the nearest trail and there is a considerable wooded buffer between the trail and the residential use. There is also a considerable buffer on the east side of the property.

Public Hearing: (continued)

1. #494-SP – Richard Schmidt (continued)

Mr. Coombs stated that the site has one way in and one way out access drives. The access drives are already existing along the Black Horse Pike. The parking area will be gravel with each parking space having a bumper stop. The two handicapped parking spaces will be paved spaces in accordance with ADA standards. The area below the parking lot is an area for parking of vehicles with trailers for those that may bring their own off-road vehicles. There will be a cleared portion behind the proposed buildings that will be used for the training area. For safety reasons they will have to remove the trees in this portion of the site as well as some that surround the area. The existing vegetation and wooded areas will remain the same and the riding trails will meander through the woods. Mr. Coombs stated there are existing trails right along the property lines in the buffer but they will eliminate those trails that are inside the buffer and just use trails that are more internal to the site. Mr. Schmidt agreed that there are existing trails close to the property line and they will eliminate any trails within the buffer.

Ms. Pellegrini reviewed her report for the Board. She stated that the applicant has outlined their project and what they are proposing is a permitted use in the zone. She asked them to provide some more testimony as to the loading and off-loading area and to confirm that they have trash pick-up areas. The site meets all the bulk requirements with the exception of the buffers due to the pre-existing trails which are about one foot from the northwest property line. There are some proposed trails that encroach into the 25-foot buffer as well and as such a variance would be required. There is also a vehicular buffer requirement which is meant for personal vehicles for parking and loading areas; however, she asked for Mr. Boraske's opinion as to whether this would apply to the ATV's and the trails as well. A waiver will be required for the size of the parking stalls as they are proposing 10' x 18' and the requirement is 10' x 20'. She questioned whether the bumper stops have an overhang which would allow for the twenty feet. Mr. Coombs stated that they will provide 18 feet of gravel with the bumper stops. He also stated that they did provide revised plans that eliminate the trails within the buffer areas. It would only be the one existing trail still shown that they have agreed to eliminate.

Ms. Pellegrini commented on the use of the existing sign. Mr. Coombs replied they will be reconditioning the existing sign which is a 4' x 8' sign. There are no façade signs proposed. The sign detail will be provided on the revised plan. Ms. Pellegrini recommended directional signage. Mr. Coombs stated that they will add directional signs to the plans. With regard to the buffer which is required to be a planted buffer and technically, where the existing trail is in the northwest corner, because it's part of the 25' foot buffer, it should be planted, but it is an existing condition and it will be up to the Board if they want to grant the variance for it not being planted. She did state that over time it will revegetate itself.

Public Hearing: (continued)

1. #494-SP – Richard Schmidt (continued)

Ms. Pellegrini stated that the landscape plan is in accordance with the species required by the Pinelands. A waiver is being requested from providing a tree protection plan and doing a tree survey. She stated because the site is a heavily vegetated site, it would be onerous to require the applicant to provide those items. The Pinelands will be reviewing the clearing limits and she is okay with the Board granting the waivers. Mr. Coombs stated there are no record trees on the site but there are some large trees. They are saving the majority of the trees but some large trees will be removed. Ms. Pellegrini stated that they are permitted to take down trees in the area of development and she is fine with the Pinelands handling those issues. Ms. Pellegrini asked that the length of the spaces for the loading and unloading area be added to the plans. Mr. Coombs agreed to add that detail to the plans. He commented on the vehicular buffer Ms. Pellegrini was questioning and stated that if the Board determines a variance is required, they are requesting that variance. Mr. Coombs stated that with the exception of the rear property line, and with the elimination of the existing trail in the northwest corner, most of the buffers are in excess of 50 feet. Ms. Pellegrini agreed with Mr. Coombs statement with regard to the buffers. Mr. Boraske commented that one of the conditions of approval will be that none of the trails be in the buffer areas.

Mr. Kozak asked what type of fence the applicant is proposing to install and will there be a gate for security. Mr. Schmidt replied that the entire site will be fenced in. There will be two types of fencing. Along the western side of the property next to the residential use, they are proposing a six-foot high stockade fence which goes back approximately 300 feet. The rest of the site will be enclosed with a four-foot high wire mesh fence. There will be gates in the front so that no one can access the site when it's closed. There will also be a dedicated area that is fenced in for trash containers. Mr. Kozak inquired as to the refueling of the vehicles and where that will take place on the site and stated a previous applicant had suggested a concrete pad as an area for refueling. Mr. Schmidt commented that with the design and regulations for gas cans, they can be stopped to prevent any spillage. He stated in all his years of experience and traveling to many other facilities, he has never seen anything like that, but if the Board requires one, he is amenable to that suggestion; although he does not think it would be required. Mr. Schwaiger suggested that Mr. Schmidt seek advise from his environmental professional with regard to this issue as he didn't want the Board giving technical advice to the applicant. Mr. Coombs asked Mr. Schmidt to describe how the vehicles are refueled on the site. Mr. Schmidt stated they use five-gallon gas cans much like someone uses to fill their lawnmower. The new cans are made so that you can push a button to release the fuel and release it to stop any overspill. They get filled in one location on the site as they do not travel around the site to refuel vehicles.

Public Hearing: (continued)

1. #494-SP – Richard Schmidt (continued)

Mayor DiLucia expressed his concerns with the noise from the vehicles, especially if customers/students bring their own vehicles to the site. He stated he wants to ensure residents in the area are protected and asked how the applicant will control the noise from vehicles brought to the site for training. Mr. Schmidt replied that most students do not bring their own vehicles to the site, maybe three out of one hundred, but if someone did request to use their own vehicle, he would be sure to stipulate in the rules and regulations, that any modified or after-market exhaust will not be permitted. Mr. DiLucia stated that sound does carry and he is concerned for the residents and their comfort and enjoyment of their homes. He wanted assurance that there will be a strict enforcement of the noise with regard to the allowable decibels. Mr. Schmidt testified that they would be in compliance with the allowable decibels and that he wants to be a good neighbor for the community. He will strictly enforce the noise ordinance on the site.

Mr. Humphreys reviewed his report for the Board. He stated that curbing is required at the driveways but will defer that issue to NJDOT, as the two existing access drives and aprons do not have curbing along the Black Horse Pike. Mr. Coombs stated they submitted for a letter of no interest. Mr. Schmidt commented that the area is very rural and there is no curbing along the Black Horse Pike in this area. Mr. Humphreys asked for information to be submitted with regard to the testimony concerning the allowable decibels and the noise levels for the vehicles. He also commented that on the archeological survey, there were some refuse piles shown on the site and asked the applicant to speak to what is on the site with regard to historical dumping. Mr. Coombs testified that there is construction debris from whatever was previously demolished. He did not see any residential waste dumped on the site or any type of drums, etc. They will clean the site up of any debris and if there are any environmental issues detected they will have those mitigated; however, he did not believe there is anything of that nature existing on the site. Mr. Schmidt stated that they did do an Environmental report and nothing of significance came back with regard to wetlands, endangered species, or plants. They also did provide the archeological survey which did not show any issues. They did not believe it was necessary to provide any further environmental documentation and they are asking for a waiver of the Environmental Site Assessment.

Mr. Humphreys asked the applicant to provide testimony as to how the vehicles and supplies are going to be stored on the site. Mr. Schmidt replied that with the phasing of the site, they are looking for temporary storage containers at this time to safely secure the vehicles, equipment, and fuel. Phase II will include the permanent storage building which will house all of the vehicles, equipment, fuel, etc. Phase I will also include the office building where they will conduct their daily business.

Public Hearing: (continued)

1. #494-SP – Richard Schmidt (continued)

Mr. Humphreys asked where maintenance for the vehicles will be conducted. Mr. Schmidt stated he does the majority of the maintenance such as brakes, spark plugs, etc. Any major repair, such as a transmission, would be done off-site. They do not typically store oil as the vehicles hold less than a quart of oil so there is no need for any waste disposal system or storage of large amounts of oil on the site. Mr. Humphreys commented on the fencing and trash enclosure and stated that the trash enclosure is in accordance with the requirements of the ordinance and the details have been provided on the plans. He asked the applicant to address the need for a fence around the stormwater management basin. Mr. Schmidt replied he did not intend to install fencing around the basin as it would require removing more trees. Mr. Coombs replied that the basin is only three feet in depth and it would be better, if a vehicle went off trail and into the basin, to go off a slight slope rather than crashing into a fence. Mr. Humphreys commented that it might be an enticement for some of the riders to ride down and up the slope. In addition, if someone did go in accidentally and the basin is holding water, what would happen in that circumstance. Mr. Coombs replied that when the students are on the trails, there are trainers and supervisors with them. Mr. Schmidt agreed and stated that the instructors have radios in their helmets to communicate with each other. He stated that the instructors are with the students the entire time they are riding; it's not a free for all for them to do whatever they want. He runs a very structured operation.

With regard to lighting on the site, Mr. Humphreys stated that lights are proposed for the parking lot but there is limited lighting provided for the sidewalk area adjacent to both buildings. Mr. Coombs stated they will provide some façade lighting which will provide lighting for the sidewalk. That detail will be provided on the plans. Mr. Schmidt commented that their hours of operation typically do not go into the evening, in the summer until 6:00 p.m. and it is still light outside and after daylight savings time, the hours are reduced so they are done when it is still light outside, typically by 5:00 p.m. Mr. Humphreys stated that the pole heights are at 25-feet and asked that the applicant provided testimony on the need for the height of the poles. Mr. Coombs stated that the height will give them more coverage in the parking lot and in this area of the town, they didn't think the height would be obtrusive. The applicant is requesting a waiver from providing curbing around the perimeter of the parking lot and loading area. Mr. Humphreys stated they did not have any objection to the waiver request. There was discussion on the over amount of parking spaces proposed with Mr. Coombs stating they would rather have too many than too few. Mr. Humphreys asked how often they expect the loading area parking to be used and how that area will be defined. Mr. Coombs stated they do not think it will be used that often and they will provide signage to identify that area.

Public Hearing: (continued)

1. #494-SP – Richard Schmidt (continued)

Mr. Humphreys inquired about deliveries to the site and a loading area. Mr. Schmidt replied that they really do not have any deliveries on a regular basis. If they do have the need for a delivery, they can use the area in the parking lot for the trailer parking. Mr. Humphreys stated they did receive the documentation with regard to the well and septic abandonments. The storage building and the office building will both be connected to the new septic system. Mr. Humphreys asked that the connections be shown on the plans. Mr. Coombs stated the actual location of the well will be shown on the revised plans once Mr. Schmidt contracts with an engineer for the design of the septic system. Mr. Humphreys stated the location of the proposed gas lines should be shown on the plans. Mr. Coombs replied that they cannot show them on the plans at this time because the gas company does not let them know until the project goes to construction. Mr. Humphreys replied that once the locations are known, he would like to get a copy of the sheet documentation showing the gas line connections. He also asked that a note to that effect be placed on the revised plans. Mr. Coombs agreed.

Mr. Humphreys stated there are no sidewalks proposed along the Black Horse Pike. Mr. Coombs stated that they did not feel there was a need for sidewalk in that area as there aren't any sidewalks in the vicinity and they did not think there was much pedestrian traffic. Mr. Humphreys agreed that there are no sidewalks in that vicinity. He asked the applicant to address the purpose of the proposed pavilion. Mr. Schmidt stated that the purpose is to get out of the sun and it will be an area for a classroom type setting to go over environmental awareness, they also show slides, and provide for classroom type instruction. The area will just be gravel with a few picnic tables underneath. Mr. Humphreys asked if there will be sidewalk provided to the pavilion to make it ADA accessible. After some discussion, on the issue of accessibility to the pavilion, Mr. Coombs stated if there is a handicapped student, classes can be provided inside the building. Mr. Schmidt stated that paralyzed individuals who take instruction on the vehicles can transfer right from the vehicle to their wheelchair directly under the pavilion. It was not their intention to have the surface of the pavilion paved. Mr. Humphreys stated that revised plans were submitted which addressed his comments regarding stormwater management. The applicant stated they will provide traffic generation and circulation documentation. Mr. Humphreys asked how many classes are conducted during the day. Mr. Schmidt stated there will be different classes during the day but he did not believe any traffic to his site will have any impact to the traffic along the Black Horse Pike. Mr. Schmidt and Mr. Coombs agreed to the other comments listed in Mr. Humphreys report including the posting of bonding and inspections fees as well as submission of all outside agency approvals as received.

Public Hearing: (continued)

1. #494-SP – Richard Schmidt (continued)

Motion passed to open the hearing to the public.

1. Charles Stultz, 3134 South Black Horse Pike, was sworn in by Mr. Boraske. Mr. Stultz stated he is the resident on the northwest side, and is concerned about the noise and dust and dirt from the trails and stated it is a quiet area and he does not want to hear the noise. He stated his house is approximately 1100 feet off of the Black Horse Pike. He asked if the site will be for training or will people be allowed to pay to just come in and use the trails to just ride. Mr. Schmidt stated that they have a sprinkler system that can put out a significant amount of water in a short period of time to keep the dust down. With regard to noise, Mr. Schmidt stated he did not think Mr. Stultz will hear the vehicles. In addition, he is not running a racetrack for off-road vehicles; they are a rider education facility only. Mr. Stultz stated he hopes the vehicles aren't noisy but he hasn't heard a dirt bike that wasn't noisy.

Motion passed to close the hearing to the public.

Mrs. Farrell stated for the record that the office received a letter in opposition to the application signed by residents in the area. This letter was sent to the Board members, the applicant, and his professionals. Mr. Boraske reviewed the preliminary and final site plan for the Board. He stated that the use is permitted in the RD-C Zone and advised the Board as to case law with regard to permitted uses that may generate traffic or be noisy. Case law affirmed by the Supreme Court state that noise or traffic generated by the intensification of a permitted use should be addressed by imposing appropriate conditions and restrictions in connection with site plan approval but the use cannot be denied for those reasons. He believes the Board and the applicant have done a good job addressing the ways to limit the impact of the noise or any impact of the use on the surrounding properties. The noise generated is not a lawful basis for the Board to deny the site plan. The applicant is subject to the noise ordinance in the Township code and must comply with all the limitations, restrictions, and standards set forth in Chapter 213 of the ordinance. The applicant has agreed that any existing trails 25-feet or less from property lines will not be used. Technically the applicant needs a variance but he will not benefit from the variance. Mr. Boraske stated that the waivers requested were discussed and agreed to by the applicant and the Board's professionals. The conditions of approval are as follows; the applicant not using any existing or creating any new trails with the 25-foot buffer, compliance with comments in the Board professional review letters and agreed to on the record, all off-road vehicles will be equipped with mufflers and that will be strictly enforced, the applicant must obtain all outside agency approvals, and maintain their escrow account. Motion by Mr. R. Garbowski, seconded by Mr. Helsel to grant preliminary and final site plan approval. Roll call vote: Ayes – Mayor DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Schwaiger. Nays – Mr. Crane. Abstentions – Zero.

Site Plan Waiver:

1. #WSP-04-20 – Doc & Smith Funeral Home, LLC

Present – Renee Thompson, applicant, Kevin Aberant, applicant’s attorney.

The applicant is requesting a site plan waiver in order to operate a funeral home and event venue. The property is located at 800 North Black Horse Pike, also known as Block 1603, Lot 47, in the Commercial Zoning District.

Mr. Aberant introduced himself as the applicant’s attorney. He stated his client, Renee Thompson is before the Board seeking a waiver of site plan. She is proposing to operate a funeral home and event venue at the above noted property. She is the sole owner of the Doc & Smith Funeral Home. The property is presently developed but vacant. It was previously used as a used car dealership. The property and building as it currently exists is sufficient for her intended use. Interior renovations to the building are proposed as well as some outside upgrades but no construction is proposed.

Ms. Thompson was sworn in by Mr. Boraske. She stated she will be the sole owner of the business. Her education allows her to oversee the operation of the business. She is also a licensed minister authorized to perform weddings and funerals and she is currently enrolled in school to obtain her mortuary science degree which will then allow her to be licensed. In 2001 she was one of the founding members along with Loretta Winters to establish the National Coalition of 100 Black Women and she served as VP of Programs for many years and she planned large scale events many times. She mentioned her membership in several different mega churches and the number of members of those churches to reflect the number of people who are underserved in this area without a minority funeral home. She stated there is need for this funeral home as the property is located within a one-mile radius of St. Matthew’s Church and within a twelve-mile radius of Bethany Baptist Church.

There is space in the facility for pre-meetings, visitations, or hosting post funeral gatherings. The event space will be available for non-funeral related events, including rentals to individuals, groups, and non-profit organizations. This business will provide all-inclusive services from the beginning to the end including an exclusive reception facility and will be the first funeral service prototype to integrate into the Williamstown area. She displayed a photo of the existing building and showed the drop off area, the front entrance for the hall, and entrances for the funeral services. The building is separated into two spaces by a concrete wall and there are existing office areas so she will not have to recreate the office space.

Site Plan Waiver: (continued)

1. #WSP-04-20 – Doc & Smith (continued)

The building has a waiting area and product display area. The front of the building will have one office and the large multi-purpose gathering room which can accommodate at least 100 people. There is a three-quarter full kitchen that does not have a stove. There is a food and beverage station and flat screen televisions for video memorials. There will be no cooking on the site; all food will have to be catered in by the person renting the space. Ms. Thompson displayed what the building looks like now as she has already started to paint, install shutters, and lanterns. She also displayed her final vision for what the building will look like when she is done with the renovations.

With regard to signage, she will recondition the sign to look like the one in the photograph. Mr. Aberant reviewed the parking lot information. He stated Ms. Thompson has contracted with someone to restripe the parking lot spaces, all 88 spaces, plus the four ADA spaces. The rear part of the building will primarily be storage. The front of the building is 5100 square feet with 3300 square feet of that space being the event space. The remainder portion will be for the office and funeral service area. The hours of operation are proposed to be Monday through Friday, 9:00 a.m. to 7:00 p.m. which is the availability for someone to be there but they might not be there every day or the entire time but when needed to meet with clients. Saturday hours are from 10:00 a.m. to 4:00 p.m. Funeral services may take place any day of the week between the hours of 12:00 p.m. to 3:00 or 4:00 p.m. with the post event going no later than 10:00 p.m. All activities will end no later than 10:00 p.m. Ms. Thompson is also proposing some new landscaping to the property. All of the improvements are modest changes to the property. With regard to the lighting, the applicant stated that the property is well lit and no new lighting is proposed.

Mr. Kozak asked Ms. Thompson if her statement is correct that they will not have any events simultaneously with a funeral service such as a birthday party or other type of event not related to the funeral. Ms. Thompson agreed that no other events will be held in the event hall at the same time as a funeral. Mr. Scardino asked where the morgue will be located and will there be fumes coming from that building. Ms. Thompson stated that the morgue will be located in the rear portion of the building and will have refrigeration. Mr. Schwaiger asked if the building for the mortuary services will comply with State regulations. Ms. Thompson stated the building will be in compliance.

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

Site Plan Waiver: (continued)

1. #WSP-04-20 – Doc & Smith (continued)

Mr. Boraske reviewed the site plan waiver request for the Board. The applicant is proposing to operate a funeral home and event space in the existing building on the property in question. The land management ordinance permits the Board to grant site plan waiver approval whenever the Board determines that the applicant's proposal is a modest change. An approval would be an acknowledgment by the Board that the condition of the property is satisfactory for the proposed use. Motion by Mr. Crane, seconded by Mr. R. Garbowski to grant the site plan waiver conditioned upon the applicant obtaining all outside agency approvals, Township permits, maintenance of the escrow fees, and all other standard conditions of approval. Roll call vote: Ayes – Mr. Crane, Mayor DiLucia, Mr. J. Garbowski, Mr. R. Garbowski, Mr. Helsel, Mr. Kozak, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero. Mayor DiLucia welcomed Ms. Thompson and her business to the town.

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 the next meeting is scheduled on August 13, 2020 at 6:00 p.m.

Approval of Minutes:

1. 7/9/2020 regular meeting.

Motion by Mr. R. Garbowski, seconded by Mr. Kozak to approve the minutes from the July 9, 2020 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:59 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.