

**Call to Order:**

The regular meeting of the Monroe Township Planning Board was called to order at 6:08 p.m. by Chairman O'Brien. The Board saluted the flag.

**Roll Call:**

Present – Mr. Boorstein, Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. Laughlin, Mr. O'Brien, Mr. O'Reilly, Mr. Schwaiger. Absent – Mr. Garbowski, (excused), Mr. Verratti, (excused), Mr. Snowden, (excused). Also present – Ms. Gaglione, Solicitor, Mr. Wisner, 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 8, 2021. In addition, notice for this evening's public hearing was provided and published in the newspaper in accordance with the Open Public Meetings Act.

**Memorialization of Resolutions:**

1. PB-11-21 – App. #1855 – Nancy Essner – Minor Subdivision Approved

Motion by Mr. Kozak, seconded by Mr. O'Reilly to adopt resolution PB-11-21. Roll call vote: Ayes – Mr. Boorstein, Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. O'Reilly, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

2. PB-12-21 – App. #WSP-01-21 – 300 Thomas Avenue – Site Plan Waiver Approved

Motion by Mayor DiLucia, seconded by Mr. Helsel to adopt resolution PB-12-2021. Roll call vote: Ayes – Mr. Boorstein, Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. O'Reilly, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

3. PB-13-21 – App. #WSP-02-21 – First Call PPE, LLC – Site Plan Waiver Approved

Motion by Mr. Caspar, seconded by Mr. Kozak to adopt resolution PB-13-2021. Roll call vote: Ayes – Mr. Boorstein, Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. O'Reilly, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Public Hearing:**

1. #1858 – Integrity Building Group, LLC – Minor Subdivision/Waivers/Variance

Present – Charles Insalaco, applicant, John Kosylo, applicant's attorney, Brian Peterman, applicant's engineer, Nick Casey, property owner, Quaker Group.

**Public Hearing: (continued)**

The applicant is requesting minor subdivision approval or a lot line adjustment by taking four existing lots and creating two new lots. One lot will require a variance for lot area where the minimum lot area is 27,500 square feet and the lot will contain 15,926 square feet. The property is located at the corner of Ames Road and Chestnut Street, also known as Block 12101, Lots 6,7,8, and 9 in the RG- PR Zoning District.

Mr. Insalaco, Mr. Peterman, and Mr. Casey were sworn in by Ms. Gaglione. Mr. Kosylo stated they are requesting a subdivision essentially combining four lots into two lots; one will be a conforming size lot and one will require a lot area variance. Mr. Insalaco explained that he is purchasing the property from the Quaker Group. The parcel of property was originally part of property another developer was going to develop and consequently water and sewer was brought down Ames Road and is available to this parcel having two sewer laterals and two water services. The Quaker Group has obtained a Certificate of Filing from the Pinelands to be permitted to construct two single family homes conditioned upon the purchase of 0.25 Pinelands Development Credit. Mr. Insalaco stated he thought it best to combine the property and create one conforming lot on the corner of Ames Road and a slightly smaller lot that fronts on Chestnut Street. The water and sewer connections are inside the curb for service to two homes. He is proposing an easement across the side of the lot that fronts on Ames road in order to bring the water and sewer to the other lot.

Mr. Peterman introduced himself as the applicant's engineer. He stated proposed Lot 6.01 is the conforming lot at 27,500 square feet and proposed Lot 6.02 will have 15,926 square feet. All of the other bulk requirements are met with the exception of Lot 6.02 for lot area. There are several submission waivers being requested; the first from showing the location and size of all bridges, culverts and the drainage flow of any streams or ponds within 200 feet of the area to be subdivided, also from showing any existing structures and wooded lands with 200 feet, and denoting all existing and proposed streets and right-of-ways within 200 feet. They are also requesting a design waiver from providing sidewalk along both frontages as no sidewalk exists in the area. Mr. Peterman stated the re-division of this uniquely shaped property as proposed will provide a more conforming layout in compliance with the zoning ordinance versus the existing conditions of four undersized lots and the positive improvements outweigh any negative criteria. Mr. Peterman addressed the comments in the ARH review letter noted on page three under section five. He stated submission waivers have been requested for numbers one and four and a design waiver has been requested for comment three which is the sidewalk issue. He also stated that they will comply with the condition that they provide all outside agency approvals with jurisdiction and that they have already received approval from the Gloucester County Planning Board. Mr. Kosylo pointed out that the proposed undersized lot conforms to the character of the neighborhood and the lot next to proposed Lot 6.02 is actually smaller. Mr. Peterman agreed with that statement.

**Public Hearing: (continued)**

1. #1858 – Integrity Building Group, LLC (continued)

Mr. O'Brien asked Mr. Wisner if the application can be deemed complete. Mr. Wisner stated he does not have the updated tax statement or the corporate disclosure statement. Mrs. Farrell replied that the office has received those items and does not forward them to the planner's office. She stated he is reviewing the plans for submission items and items dealing with the subdivision. Motion by Mr. Kozak, seconded by Mr. Caspar to grant the submission waivers and deem application #1858 complete. Roll call vote: Ayes – Mr. Boorstein, Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. O'Reilly, Mr. Schwaiger, Mr. Laughlin, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Mr. Kosylo stated the issue of whether a lot area variance is actually necessary should be addressed since the application meets the density requirements. Mr. Casey responded that, under the ordinance, the density can be increased to 2.25 units per acre with the purchase of the 0.25 Pinelands Credit, which would then subject it to the cluster development requirements, where a minimum lot size of 10,000 square feet is required. So the undersized lot, Lot 6.02, actually would be a conforming lot. Mr. Kosylo stated they did include the variance request in the application in case there were any issues with the interpretation as they see it.

Mr. Wisner reviewed his report for the Board. In respect to the variance for lot area, Mr. Wisner stated there is density and then there is lot size, which are not the same issue. He stated the applicant is requesting the variance and his recommendation is that the Board treat it as a variance. He stated he did not object to the variance based on the applicant's testimony. Mr. Kozak commented on the existing curbing and asked the status of that curbing. Mr. Insalaco stated that curbing exists all along Ames Road and around the radius of the intersection and then tapers off. There is no curbing on approximately two thirds of the lot that will face Chestnut Street and there is no curbing anywhere on either side of Chestnut Street. Mr. Insalaco stated there isn't any sidewalk on Chestnut Street and only sidewalk on the opposite side of Ames Road from the intersection leading up to the development. Mr. Kozak commented that he would like to see the curbing continued the rest of the way along the lot on Chestnut Street. He also stated that the area along the right-of-way be unobstructed and maintained to accommodate any pedestrian traffic so they do not have to walk in the street.

Motion passed to open the hearing to the public.

1. Roberta Ryan, 529 Ames Road, was sworn in by Ms. Gaglione. She expressed her concern about any water runoff after the development of the two homes. Mrs. Farrell replied that the applicant is required to get a grading plan which is reviewed by the Township Engineer as they are not permitted to allow any water runoff onto adjacent properties. She also inquired as to when the homes will be built. Mr. Insalaco replied he did not know at this time.

**Public Hearing:(continued)**

1. #1858 – Integrity Building Group, LLC (continued)

Motion passed to close the hearing to the public.

Mr. Insalaco commented he is trying to understand the effect curbing will have on Chestnut Street if there is currently no other curbing on either side of the street. Mr. Kozak asked Mr. Wisner to give his opinion with regard to the curbing. Mr. Wisner replied the existing curbing should be maintained and/or replaced if damaged and that the curbing should continue around the entirety of both lots.

Ms. Gaglione reviewed the minor subdivision request for the Board. She stated before the Board is a minor subdivision to make four lots into two lots along with a bulk variance for the minimum lot area on proposed Lot 6.02 as discussed. The applicant's engineer testified to the positive and negative criteria. There is also a design waiver for the installation of sidewalk; however, the applicant is required to continue the curbing around both lots and maintain an unobstructed walking area next to the right-of-way for pedestrian travel. Motion by Mr. Kozak, seconded by Mr. Caspar to grant the minor subdivision approval, the lot area variance, and the sidewalk waiver subject to the conditions stated on the record. Roll call vote: Ayes – Mr. Boorstein, Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. O'Reilly, Mr. Schwaiger, Mr. Laughlin, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

**Discussion for Board Action:**

1. Resolution R:71-2021 – Redevelopment

This resolution was forwarded from Council authorizing the Planning Board to conduct a preliminary investigation and public hearings to determine whether certain properties along South Main Street qualify as an area in need of redevelopment.

Mayor DiLucia stated that the ordinance is for a recommendation from the Planning Board for this redevelopment area on Main Street. He had discussions with the previous Planning Board planner who had already completed some work on the project in 2019. They reached an agreement on reducing the costs for the completion of the project. He stated there is still one provision that has to be agreed upon and then Maser/Colliers, will be the planner appointed for that project until completion. Motion by Mr. Kozak, seconded by Mayor DiLucia to appoint Colliers to conduct a preliminary investigation and hold public hearings on certain identified properties along South Main Street as an area in need of redevelopment. Roll call vote: Ayes – Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. O'Reilly, Mr. Schwaiger, Mr. Laughlin, Mr. O'Brien. Nays – Zero. Abstentions – Zero. Mr. Boorstein recused himself from voting.

**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. 2/25/2021 regular meeting.

Motion by Mayor DiLucia, seconded by Mr. Boorstein to approve the minutes from the February 25, 2021 regular meeting. Voice vote; all ayes, motion passed. Mr. Schwaiger abstained.

**Adjournment:**

The meeting was adjourned at 6:56 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 Orbachewski, Clerk Transcriber