

Call to Order:

The regular meeting of the Monroe Township Planning Board of was called to order at 6:30 p.m. by Chairman O'Brien who 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 11:00p.m'.

The Board saluted the flag.

Roll call:

Present Mr. Caspar, Mr. DiLucia, Ms. Kennedy, Mr. Kozak Mr. O'Brien, Mr. O'Reilly, Mr. Sullivan. **Absent**-Mr. Avis (excused), Mr. Helsel, (excused), Mr. Hodges, (excused), Ms. Salvadori, (excused), Mr. Hunt, Planner, (excused), Mr. Fitzgerald, Engineer, (excused) **Also present** – Ms. Gaglione, Solicitor, Mr. Kernan. Planner, Mrs. Orbaczewski, Secretary, Mrs. Tomasello, Clerk Transcriber

Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 12, 2022. A copy was posted on the second floor bulletin board of Town Hall and posted on the Township website.

Memorialization of Resolutions:

1. PB-14-2022- John & Antonia Correll- Minor Subdivision and Variances Approved

Motion by Mr. Kozak, seconded by Mr. Caspar adopt resolution PB-14-2022. Roll Call Vote; ayes Mr. Caspar, Mr. DiLucia, Mr. Kozak, Mr. O'Reilly, Mr. Sullivan, Mr. O'Brien; Nays, 0; Abstaining 0; motion passed.

Amendment for Board Action:

1. #1838 Blaze Mill Development Group, LLC

Present: Richard Hoff, Applicant's attorney, Rick Clemson, applicant's engineer

The applicant is requesting to make some minor adjustments to their final approval which include changing the driveway configurations and townhouse footprints. There are no variances being requested. The applicant received final approval on Phases 1 through 5 by the Planning Board in 2021 (PB-09-2021). The property is located at Fries Mill Road and Route 322, also known as Block 14101, Lot 1, Block 141.0602, Lot 1.01.

Mr. Hoff introduced himself as the applicant's attorney. He stated that the applicant is requesting a minor amendment to the final approval. Mr. Hoff stated that the application was approved at the end of 2020. The final plan that was approved by the Board for 105 units. Mr. Hoff handed to the Board exhibits A-2 which is the permanent sign and A-3 is the temporary sign.

Amendment for Board Action: (continued)

1. #1838 Blaze Mill Development Group, LLC (continued)

Mr. Clemson was sworn in by Ms. Gaglione. Mr. Clemson stated that the revisions to the plan are simple. Phase I through Phase 5 for final, its 105 townhouse. The townhouses originally had a driveway configuration where pairs of driveways would be side by side, one of the changes that were made to the plans for this amendment is the units are going to be built with the driveways been separate. He stated it will eliminate problems with neighbors complaining about parking. The driveways will be individual; the drive ways will not be together. Mr. Kozak asked Mr. Clemson what will be in between the driveways. Mr. Clemson replied grass. Mr. Kozak asked Mr. Clemson who will be responsible for the grass in the middle of the driveways. Mr. Clemson replied the home owners. Mr. Clemson stated that in some communities the HOA is responsible for lawn care, snow removal, it all depends on how the HOA is set up. Mr. Hoff stated that the HOA is responsible for the grass between the driveways. Mr. Clemson stated the other change that was made was out of the 105 units there was 16 end units were proposed as 24ft. wide with a two car driveway and two car garage combination. The applicant has eliminated the 24 ft. units and will be doing 20 ft. standard throughout the project. The plans were revised instead of 16 end units there will be 33 end units purposed that will have a two car driveway and a one car garage. The net result will be that there will be one positive empty space. The other change will be that the applicant has eliminated some street trees, the trees that are being eliminated are the ones in the front of the townhouses. They are being eliminated to avoid conflict between the street trees and the utilities. The last change is the signage, the applicant is proposing one permanent sign in which will be a single stone base with a beam through the column it has a sign hanging down from the beam, the sign itself is about 5 sq. ft. Mr. Clemson stated that there will be three temporary sale signs, once the last townhome is sold it will be removed. Mr. Kozak asked Mr. Clemson how many trees will be removed. Mr. Clemson replied about 20 trees. Mr. Kozak asked Mr. Clemson why there was no signage on 322. Mr. Clemson replied that is something they will revisit with final. Mr. Sullivan asked Mr. Clemson what will be the setback for the sign. Mr. Clemson replied all signs are setback a minimum of 10 ft. from the right-of-way. Mr. Kozak asked Mr. Clemson what is the space between the drive ways. Mr. Clemson replied about 10 ft. between drive ways. Mr. Kozak asked Mr. Clemson who will be picking up the trash. Mr. Clemson replied its HOA.

Mr. Kernan stated that the ability to provide a perimeter buffer adjacent to the bike path is now impacted by a request from the Monroe MUA to provide a 15-foot utility easement. There is existing vegetation within the bike path right-of-way. Additional landscaping might be required once clearing and grading has been completed. A note should be added to the plan that these areas might require supplemental plantings as deemed required by the Planner. Mr. Clemson stated that there will be no immediate use. A permanent development identification signs at the Fries Mill Road entrance is now is proposed, permitted signs in residential districts don't include permanent development identification signs. As proposed, a waiver is required.

Amendment for Board Action: (continued)

1. #1838 Blaze Mill Development Group, LLC (continued)

Mr. Kernan stated that the signs advertising the name of the building under construction, general contractor, subcontractor, financing institution, any public agencies or officials and/or the professional personnel who worked on the project are permitted on a construction site beginning with the issuance of a building permit and terminating with the issuance of a certificate of occupancy for the structure or the expiration of the building permit, whichever comes first. Such signs shall not exceed an area of 32 square feet. Temporary signs are now proposed but don't strictly fit into this type. As proposed, a waiver is required. Mr. Kozak asked Mr. Kernan if he had seen the façade. Mr. Kernan replied he had seen it. Mr. Kozak asked Mr. Clemson a time frame to break ground. Mr. Clemson replied once this is done they will finalize the plan. Mr. Hoff stated there are a couple of approvals to obtain finalize with the MUA, the main problem is the county road, but that is being worked on. Mr. Kernan stated that the signage on 322, there is about 13 to 14 acres of commercial, the sign might be a combination of commercial and residential.

Ms. Gaglione stated the four amendments that were requested, one being the driveways separating them. The second amendment will be regarding the end units of the townhouses in which the driveways were changed as well as the garage. The third is eliminating twenty street trees along the front of the townhomes for the purpose of providing utility to the units. The fourth will be regarding the signage and the presentation that was provided with temporary and permanent sign. There is no variance relief requested and one waiver for the sign.

Motion by Mr. Kozak, seconded by Mr. Caspar to approve the four amendments Roll call vote
Ayes: Mr. Caspar, Mr. DiLucia, Mr. Kozak, Mr. O'Reilly, Mr. Sullivan, Ms. Kennedy, Mr. O'Brien. Nays: Zero. Abstentions – Zero.

Public Portion:

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

Reports:

No Reports at this time.

Approval of Minutes:

None

Monroe Township
Planning Board Regular Meeting

April 28, 2022

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: Iris Tomasello, Clerk Transcriber.