

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 6:32 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 11:00 p.m."

The Board saluted the flag.

Roll call: Present – Mr. Avis, Mr. Helsel, Mr. Hodges, Mr. Kozak, Mr. O'Brien. Absent – Mr. Casper, (excused), Mr. DiLucia (excused), Ms. Kennedy (excused), Mr. O'Reilly (excused), Ms. Salvadori (excused), Mr. Sullivan, (excused). Also present – Ms. Gaglione, Solicitor, Mr. Hunt, Planner, Ms. Berenato, Engineer, Mr. Kernan, Planner, Mr. White, Engineer, Mrs. Orbaczewski, Secretary.

Proper 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. In addition, notice of this evening's public hearing was published in the newspaper on August 26, 2022.

Public Hearings:

1. #511-SP – Krupa Realty, LLC/Express Self Storage – Final Major Site Plan

Present – Daniel Baker, applicant's attorney, Samir Mody, applicant's engineer, Jared Keller, engineer, Bill Fearon, architect, Dhaval Patel, applicant, Jainil Patel, applicant.

Mr. Mody, Mr. Keller, Mr. Dhaval Patel, Mr. Jainil Patel and Mr. Bill Fearon were sworn in by Ms. Gaglione. Mr. Baker introduced himself as the applicant's attorney and stated the applicant is before the Board for final major site plan approval. Mr. Mody gave a brief overview of the project stating the site will contain five buildings which will be constructed in two phases. Building A is the climate control building and is 11,100 square feet with 400 square feet of office space and will contain 98 storage units, Building B is 8,700 square feet with 58 storage units, Building C is 12,150 square feet with 80 units, Building D is 11,580 square feet with 78 storage units, and Building E is 10,500 square feet with 70 units, for a total number of 384 units. Mr. Mody stated they have been working with the Board professionals on compliance. They will be tying in to the water and sewer facilities located in Jobs Lane per the MMUA. They also addressed the landscaping issues raised at the last hearing. He stated he and Mr. Hunt discussed moving the fence inside the perimeter and putting the landscaping on the outside of the fence. The other issue raised was the installation of a sprinkler system to maintain the green areas and landscaping which they are providing on the site. A detailed view of the sign and the location of the sign is shown on the architectural plans that will be presented.

Public Hearings: (continued)

1. #511-SP – Krupa Realty, LLC (continued)

They also addressed the lighting and made adjustments so that there will be no illumination spilling over onto adjacent properties or outside the facility. The lights will also be on a timer so that they will be turned off when the facility is closed. Mr. Mody stated that they met with the Board engineer and her team with regard to the stormwater management on the site and will comply with any comments in Ms. Berenato's report.

Mr. Fearon placed his credentials on the record as a licensed architect in the State of New Jersey. He displayed the architectural plans for the Board. He stated the project will be constructed in two phases with Buildings A, B, and C being part of Phase 1 and Buildings D and E part of Phase 2. Mr. Kozak asked the color of the storage units and the facility. Mr. Fearon replied he does have the building elevations to show the Board. He explained the units in Building A are all climate controlled units with the office also being located in that building. The rest of the units are all exterior non-climate controlled units. Mr. Fearon displayed the architectural elevations that showed the buildings being beige and grey with dark green doors and a dark green metal roof. There is a pylon sign proposed that is approximately 14 feet high, 8 feet in width with the actual sign being 8 feet wide and 4 feet high for 32 square feet. Mr. Kozak asked the time frame for the two phases of the project. Mr. Fearon replied it will be approximately two years depending on the interest in the space. Mr. Kozak asked the material for the fencing around the site. Mr. Hunt replied that they discussed with the applicant a six-foot white vinyl fence with a change to move the fencing within the plantings to create more of an aesthetic look and to keep the plantings from being blocked from the sunlight by the fence.

Ms. Berenato reviewed her report for the Board. She stated that the applicant has received the NJDOT approval and the Certificate of Filing since her report was completed; however, there are two open completeness items remaining which are the revised truck turning template and letters from the servicing utilities. She stated she did not have any objection to the application being deemed complete with those items being submitted as a condition of approval. Motion by Mr. Kozak, seconded by Mr. Helsel to deem application #511-SP complete. Roll call vote: Ayes – Mr. Kozak, Mr. Helsel, Mr. Hodges, Mr. O'Brien, Mr. Avis. Nays – Zero. Abstentions – Zero. Ms. Berenato stated that Mr. Mody has indicated they will comply with the remaining comments in her report. Mr. Mody stated there are still five open items in the Stormwater Management section of the report and they have been working with Ms. Berenato's office to resolve those items and will continue to do so until they are satisfied. Ms. Berenato stated that she didn't have any other comments and the applicant will continue to work with her office to resolve any outstanding issues.

Public Hearings: (continued)

1. #511-SP – Krupa Realty, LLC (continued)

Mr. Hunt reviewed his report for the Board. He stated the applicant received preliminary major site plan approval in March and that they do satisfy all the conditions of the conditional use in the zone so no use variance was required. His office has worked with the applicant to address all the comments in the report. Since the report was generated the applicant has provided the architectural floor plans. He asked the applicant to confirm that they will comply with the lighting comments in his report and that the lights will be on a photocell timer. The applicant is proposing one sign and Mr. Hunt asked the applicant to confirm the location of the sign. Mr. Mody indicated the sign will be located at the front of the site just to the right of the access drive and it will be internally illuminated.

With regard to the landscaping, Mr. Hunt stated the applicant has provided a good landscaping plan. There was concern on preserving as many of the existing trees on the western portion of the property in particular. He stated he will perform an inspection of the site to insure the buffering of the existing trees is adequate or if additional plantings are warranted. He reiterated the agreement by the applicant to install the plantings on the outside of the fencing along Jobs Lane and Route 322 for a more aesthetic look and to preserve the plantings. The applicant has agreed to work with Mr. Hunt's office to address any other comments in his report. Mr. Kozak asked if the illumination of the sign will be dimmed later in the evening. Mr. Hunt replied that he recommended the lighting be placed on a timer and asked the applicant to confirm the lights and the sign will be turned off when the office is closed. Mr. Kozak asked if the applicant could place some kind of barrier along the tree line that is supposed to be preserved so that the trees don't accidentally get removed. Mr. Hunt replied that he will visit the site prior to the clearing and insure they are installing a silt fence or a snow fence in that area so that they don't go inside the drip line during the clearing process.

Mr. Mody was asked what the property will look like during the phasing process. Mr. Mody replied the fencing will be installed during the first phase as well as all the drive aisles for the first three buildings, the water and sewer, the sidewalk, the basins, the storm runs, the landscaping. The drive aisles for the last two buildings will be graded and stabilized. The schedule for each phase is listed on the site plan. Ms. Berenato asked if all of the site clearing will be done as part of Phase I. Mr. Mody stated all of the necessary clearing will be done as part of Phase 1. The construction of the last two buildings and the paving of the drive aisles will be the only part of Phase II.

Motion passed to open the hearing to the public.

Public Hearings: (continued)

1. #511-SP – Krupa Realty, LLC (continued)

1. Charles Fiore, 1723 Flanagan Avenue, stated he and his wife are the owners of the property to the left of the proposed storage facility. He stated that the trees along the western property line are really just scrub like trees, overgrown trees, and wild trees, but nothing of significance. The large trees located back there are mostly on his property and he asked that the engineer go out to the site before clearing to measure the caliper of the trees and insure that the proper number of replacement trees are installed. He also commented on the grading and stabilization of the intended drive aisles at the rear of the site and the bonding for those improvements. He expressed his concern with regard to the aesthetics of the buildings and the fencing. He commented on the proposed Master Plan changes to change the zoning for the rear portion of the applicant's property from residential to commercial and suggested the Board ask the applicant to deed restrict that portion of the property to remain residential.

Mr. Baker commented that he has an issue with the deed restriction request when the zoning changes because the zone has not changed at this time and it is not something before the Board. The applicant has really tried to work with the Township and be mindful of the residents in their design. Mr. O'Brien commented that the Board planner will work with the applicant with regard to the clearing and the buffering.

Motion passed to close the hearing to the public.

Mr. Kozak stated that the existing trees and landscaping on the western part of the site adjacent to Mr. Fiore's property is not being disturbed. He stated the way it is now is the way it's going to remain. Mr. Hunt agreed and stated that there would be a silt fence or some kind of fencing along there to keep that area from being cleared. And post construction he will visit the site to insure there is an adequate buffer and if not the applicant has agreed they would supplement where necessary. Mr. Hunt commented that the applicant is putting the plantings on the outside of the fence so that you won't really see the white vinyl fencing along Jobs Lane, the intersection, and along Route 322. Mr. Mody also commented that the colors of beige and green for the buildings was determined to be soft and able to blend into the landscaping rather than using bright colors as is often seen with self-storage buildings.

Motion by Mr. Hesel, seconded by Mr. Kozak to grant final major site plan approval conditioned upon the applicant complying with all comments in the Planner and Engineer reports, all conditions of the preliminary, and all comments agreed to on the record. Roll call vote: Ayes – Mr. Avis, Mr. Hesel, Mr. Kozak, Mr. Hodges, Mr. O'Brien. Nays – Zero. Abstentions – Zero.

Motion passed to go into closed session at 7:19 p.m.

The Board returned from closed session at 7:41 p.m.

Final Major Subdivision for Board Action:

1. #1723 – Morgan Development Group, LLC – Final Major Subdivision

The applicant is seeking final major subdivision approval for a residential cluster subdivision which will consist of 82 single-family residential lots, 1 open space lot containing 2 stormwater management basins, and 1 pump station lot. The lots will be serviced by public water and sewer. Conservation easements are proposed on some individual lots. A portion of Lot 3 will be subdivided and conveyed to Lots 1 and 2. The applicant was granted preliminary major subdivision approval on December 4, 2019. The property is located on Morgan Road, also known as Block 2901, Los 3 and 3. 01 in the RG-MR Zoning District.

Mr. Hoff introduced himself as the applicant's attorney. He stated that there is an issue raised in the Board Engineer's review letter with regard to the stormwater management design and which rules apply to this project. This matter was recently brought up and he would ask the Board to carry the hearing over to a future meeting so that he can prepare a layout of their position on the matter and submit them to Ms. Gaglione as to why they believe they are grandfathered with regard to the stormwater rules for this project. Mrs. Orbaczewski commented that the next available meeting is October 27, 2022. Ms. Gaglione asked that the applicant provide any documentation to support their position prior to that meeting date. Motion by Mr. Kozak, seconded by Mr. Helsel to adjourn the hearing to the October 27, 2022 regular meeting. Voice vote; all ayes, motion passed. No new notice will be provided to the public.

Reports:

1. Mrs. Orbaczewski stated the next meeting is September 22nd and the October 13th meeting will have the St. Mary's redevelopment plan on the agenda.

Minutes:

1. 8/11/22 regular meeting.

Motion by Mr. Helsel, seconded by Mr. Kozak to approve the minutes from the August 11, 2022 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:52 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, Secretary.