

**Call to Order:**

The regular meeting of the Monroe Township Planning Board 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 11:00 p.m."

The Board saluted the flag.

Roll call: Present- Mr. Casper, Mr. Dilucia, Mr. Helsel, Mr. Hodges, Ms. Kennedy, Mr. Kozak, Mr. O'Brien, Mr. O'Reilly, Ms. Salvadori. Absent- Mr. Avis (excused), Mr. Sullivan (excused). Also present- Ms. Gaglione, solicitor, Mr. Hunt, planner, Ms. Berenato, engineer, Mrs. Orbaczewski, secretary and Mrs. Gallagher, clerk transcriber.

**Memorialization of Resolutions:**

1. PB-#25-22 – App. #1723- Morgan Development, LLC – Meeting adjourned to 10/8/22.

Motion to approve by Mr. Kozak, seconded by Mr. Caspar. Voice vote: all ayes, motion passed.

2. PB-#26-22 – App. #511-SP – Krupa Realty, LLC – Final Major Site Plan.

Motion to approve by Mr. Kozak, seconded by Mr. Hodges. Voice vote: all ayes, motion passed.

3. PB-#27-22 – App. #1723 Morgan Development, LLC – Meeting adjourned to 10/27/22.

Motion to approve by Mr. Kozak, seconded by Mr. Helsel. Voice vote: all ayes, motion passed.

**Redevelopment Plan/Planning Board Recommendation:**

1. Ordinance O:22-2022 – Cross Keys Redevelopment Plan

Mrs. Gaglione reviewed the ordinance for Block 101, Lot 7. The Board needs to make a motion on whether it is consistent with the Master Plan for the town.

Motion to approve by Mr. Dilucia, seconded by Mr. Caspar. Roll call vote: Ayes- Mr. Dilucia, Mr. Caspar, Mr. Kozak, Ms. Kennedy, Mr. Helsel, Ms. Salvadori, Mr. Hodges, Mr. O'Reilly, Mr. O'Brien. Nays- Zero. Abstentions- Zero.

**Public Hearings:**

1. #1865 – Diocesan Housing Services Corp./Mews at St. Mary’s – Minor Subdivision

Kristopher Berr was present as attorney for the applicant. Mr. Berr introduced his witness for testimony; James Reynolds, executive director, John McCormack, traffic engineer, Jason Sciuлло, engineer and Ray Rebilas, architect. The witnesses were sworn in by Mrs. Gaglione. Mr. Berr explained the make-up of the proposed housing building. He explained the Township had adopted a redevelopment plan for age restricted affordable housing on this site. Mr. Berr has an exhibit packet to hand out to the Board; A1 is a color rendering of the overall site, A2 is a color rendering of the lot where the proposed community is to be built and A3 is the architectural plans. Motion passed to deem application complete. Jason Sciuлло testified that they are proposing about 4 acres from the St. Mary’s lot to build a 75-unit affordable housing building. He noted there were some boundary inaccuracies from the original redevelopment plan. Mr. Sciuлло stated his qualifications for the Board. He went on to testify the bulk variances they are requesting would not cause a detriment to the public good.

Mr. Hunt reviewed his report for the Board. He explained that this report covered the Minor Subdivision as well as the Site Plan. He asked Mr. Sciuлло to confirm if the existing lot or proposed lot are connected to city water and sewer. Mr. Sciuлло replied yes, they will be. Mr. Hunt stated that he has nothing further. Mr. Kozak asked about a lot variance. Mr. Hunt stated that he does not believe that would be a detriment to the other lots surrounding. Ms. Kennedy asked if the low income housing was strictly for senior citizens. Mr. Reynolds replied it would be age restricted but explained further that they received some federal funding for some units for age 62 and up, there would be other units available for 55 and over and in addition fair housing safe harbor a few units set aside for the severely disabled who may be under the age restriction.

Motion passed to open the hearing to the public.

1. Dan Pontano of 34 Carroll Avenue. Mr. Pontano stated that he is concerned about the pedestrian walkway. Mrs. Gaglione explained that his question is related to the site plan and that question can be raised during the next part of the hearing when the site plan is addressed.
2. Janet Crim of 50 Carroll Avenue. Mrs. Crim wants to know what is in back of her house. She asked if there would be a mosquito pit or a building behind her house. Mrs., Gaglione explained that her question is related to the site plan and that question can be raised during the next part of the hearing when the site plan is addressed. Mrs. Crim goes on to ask if they are aware of a water problem, that her house was under water. Mrs. Gaglione again states that her question is related to site plan.

Motion passed to close the hearing to the public.

**Public Hearings:** (continued)

1. #1865 – Diocesan Housing Services Corp./Mews at St. Mary’s (continued)

Mrs. Gaglione reviewed for the board, the requests made in the minor subdivision application along with three bulk variances.

Motion passed to reopen the hearing to the public.

1. Unidentified resident asked if the easement going out to Main Street is that included in the subdivision. Mr. McCormack replied no, but explained that the easement will be discussed in the site plan portion.

Motion passed to close the hearing to the public.

Motion to approve the application by Mr. Kozak, seconded by Mr. Helsel. Roll call vote: Ayes- Mr. Kozak, Mr. Helsel, Mr. Casper, Mr. Dilucia, Mr. Hodges, Ms. Salvadori, Ms. Kennedy, Mr. O’Reilly, Mr. O’Brien.

2. #515-SP Diocesan Housing Services Corp./Mews at St. Mary’s – Prelim/Final Major Site Plan

Mr. Berr asked Mr. Sciuillo to give testimony related the environmental impact. Mr. Sciuillo testified that they already went through the Pinelands and additionally have received a Federal environmental review. He also stated the drainage area and a truck turning template will be provided as a condition of approval. Ms. Berenato wished to make a note that the environmental reports were prepared by the firm she works for, but this was done before she was appointed to the Planning Board. If she had known prior she would have conflicted herself out. But as it stands, these reports have no effect on the site plan that she is reviewing and requests that if the reports come into question that they be reviewed by another engineer on the Board. Mrs. Gaglione explained that the applicant is asking for a waiver of those reports anyway because they have already gone through the Pinelands and Federal environmental review.

Motion passed to deem application complete with the waivers requested. Roll call vote; Ayes- Mr. Casper, Mr. Helsel, Mr. Dilucia, Mr. Kozak, Mr. O’Reilly, Ms. Salvadori, Mr. Hodges, Ms. Kennedy, Mr. O’Brien. Nays; Zero. Abstentions; Zero.

Mr. Reynolds explains the organization he represents, the Diocesan Housing Services Corp. He explains that the organization has many other similar senior living buildings. He reviewed Exhibit A3, the layout, as residents would be entering and exiting from Bluebell Road, and a pedestrian walk way through the property and onto Carroll Avenue. He described the entrance to the building having a portico, a gazebo on the grounds and also detailed some important employee positions they plan to have. Mr. Reynolds explained the trash situation, there will be a trash chute on all three floors that are dropped into a dumpster that is housed in an enclosure. Mr. Kozak asked

**Public Hearings:** (continued)

2. #515-SP Diocesan Housing Services Corp./Mews at St. Mary's (continued)

about how the trash truck would get in and out and what type of fence they plan to put in. Mr. Reynolds explained that the trash truck would have no problem pulling into the facility and then backing in to the dumpster area to empty it. The fence they plan to put up would be chain link fencing in the back between the property and the school. Then along the Carroll Avenue side possibly a 6ft vinyl stockade fence along with dense landscaping.

Mr. Berr asked Mr. Sciullo, referencing Exhibit A2, to review the major aspects of the site plan. Mr. Sciullo explained the layout of the current property, and the proposed three-story building with 75 units. He stated that the parking lot includes 68 spaces, exceeding the requirement of 56 spaces. There will be walkways through the site, one leading from the building out to Bluebell Road and a proposed easement for pedestrian walkway leading out to Carroll Avenue. The trash bin is enclosed and the pick-up service will only be during business hours. He explained the emergency generator is enclosed, which is required by HUD. The storm water management features indicate that Carroll Avenue properties drain into the proposed lot, which drains toward Bluebell Road into the proposed basin. Mr. Berr asked Mr. Sciullo to describe the monument sign that is proposed on Blue Bell Road. Mr. Sciullo explained that the sign will be on the south side of the driveway, it will not be lit and it will be set back 24 feet from the existing roadway. Mr. Berr asked Mr. Sciullo to describe any sidewalk issues. Mr. Sciullo explained that the sidewalks are required to be 6 feet wide, but in one area of the parking lot there is a section of sidewalk that is only 5 feet wide, they are asking for relief to allow that. Mr. Sciullo explained that they intend to put a sidewalk leading out to Blue Bell, but there are no sidewalks on Blue Bell for the pedestrians to go any further.

Mr. Berr asked Mr. Sciullo to explain the request for an easement to put a pedestrian sidewalk from behind the building leading out to Carroll Avenue. Mr. Sciullo explained that the sidewalk easement is requested because that way the pedestrians would have access to Main Street and also the church. He stated that they are willing to put up a 6ft stockade vinyl fence, landscaping including deciduous trees and pedestrian level warm lighting. He explained that the lighting in the parking area would be 25 feet high. The lighting along the residential walkway will include shields so that it does not shine toward the Carroll Avenue properties. Mr. Sciullo stated that regarding the size of parking spaces; the ordinance standard is 10x20 feet, but it does not differentiate between residential and commercial, the state code states 9x18 feet so they are requesting a waiver for that. The ADA parking spaces, the federal code explains what size they must be so they request a waiver to comply with that as opposed to the state ordinance. The landscaping proposed at the north ends of the property are large dense evergreens and deciduous trees. Along the south of the property they plan to have an evergreen tree buffer, there are existing trees that will remain. The lawn section in the middle of the parking lot will have shrubs.

**Public Hearings:** (continued)

2. #515-SP Diocesan Housing Services Corp./Mews at St. Mary's (continued)

Mr. Sciullo explained that the project meets the air quality analysis requirements related to traffic, but they are requesting relief because the Pinelands didn't ask for it and also because their traffic engineer determined there will be very little impact to the air quality. He addressed the drainage once again, the Carroll Avenue lots drain toward the St. Mary's property so they would not do anything to change that. Mr. Sciullo explained they are requesting to only have to put sidewalk up one side of the driveway leading to Blue Bell Road. He explained about the pedestrian path leading out to Carroll Avenue; to clarify there were improvements from the owner of Lot 82 that encroach on the Diocese property and the lot line is closer to his home than what the improvements are that's why the plans show what looks like the proposed privacy fence to be on the resident's property but it is in fact Diocese property. They propose chain link fence along the rear lot line to provide security to the school property. There's no building mounted signage proposed at this point, but they will comply with the zoning ordinance

Mr. O'Reilly asked about instead of the easement behind the Carroll Avenue properties, taking the sidewalk out to Blue Bell, then putting sidewalk on Blue Bell that ties into the sidewalk on Carroll Avenue. Mr. Sciullo stated that would not be possible because some of those lots are older and they have the county right of way line right to the pavement. Mr. Sciullo explained the widening proposed is going to clip the neighbor's property to the north. Mr. O'Reilly asked if the generator is going to be housed in the building. Mr. Sciullo responded that is was to be in an enclosed structure but outside the building. Mr. O'Reilly asked if they could relocate the generator because of the noise it could create during testing. Mr. Sciullo responded that it's 50 feet away from their lot lines and it's 100 feet away from the homes. Mr. O'Reilly stated that it would probably break a decibel reader. Mr. Sciullo responded that it would not while in test mode, however it would in emergency mode.

Ms. Salvadori asked about the sidewalk that goes behind Carroll Avenue and does it go out to Main Street. Mr. Sciullo responded that the Carroll Avenue sidewalk goes out to Main Street. Ms. Salvadori asked about the general public being able to access the walkway and about the minimal lighting that's proposed. Mr. Sciullo yes, anyone could access the walkway and responded that it will be lit as described earlier. Ms. Salvadori asked about the signage not having any lighting, how would emergency vehicles find the driveway. Mr. Sciullo responded that the driveway lighting would provide enough light so you would see the sign.

Mr. Berr called John McCormack, the traffic engineer, to testify and Mr. McCormack stated his qualifications. Mr. McCormack explained the traffic study that he completed for this project. Due to this being a senior living facility, the trip generation reports are extremely low meaning that they are not predicting this project to have a negative impact on traffic in the area. The parking plan is providing more spaces than described in the redevelopment plan.

**Public Hearings:** (continued)

2. #515-SP Diocesan Housing Services Corp./Mews at St. Mary's (continued)

Mr. Hunt reviewed his report for the Board. This project is fulfilling the Township's affordable housing obligations. The 4ft sidewalk should connect all the walkways around the site. The landscaping and the north and south lot line were agreed on, the fencing is not required to be vinyl just at least 6-foot solid fence, and that fencing should be coordinated with the home owners. Ms. Berenato followed up that she believes all the items have been covered by Mr. Hunt. Mr. Kozak asked about the retention basin and how long the water would sit. Ms. Berenato replied that they have to drain within 72 hours. Mr. Kozak asked about the depth of the basin and what kind of fencing would be around it. Mr. Sciullo replied it would be a post and rail fence with a wire mesh and the depth at most standing would be 1 ½ feet. Mr. Kozak asked Ms. Berenato about the generator concern. Ms. Berenato replied perhaps something could be added to the resolution that the testing only take place during daytime hours. Mr. Sciullo explained it is tested only once per month during daytime hours and that it is only as loud as a lawn mower. Mr. Reynolds interjected that the testing only lasts 15 minutes and that the enclosure will also provide sound reduction. Ms. Berenato asked if they had done any studies at their other properties on this. Mr. Reynolds replied they haven't needed to, though there are other facilities very close to residential areas and have not had any issues or complaints about that.

Mr. Dilucia asked how many parking spaces there would be. Mr. Reynolds replied there are 62 spaces. Mr. Dilucia asked about the make-ready spaces for electric vehicles. Mr. Reynolds explained that the seniors would likely be the last people to adopt electric vehicles and even then it would be a low number of spaces needed. Mr. Dilucia asked about there being less parking spaces than units, and what about visitor parking. Mr. Reynolds replied in their experience that has not been an issue, but in the event there was extra parking needed they could park along Carroll Avenue or even at the church and walk up. Mr. Reynolds stated that he was not sure where if at all they had any place on the property to make an overflow lot. Mr. Dilucia asked how many handicap spaces. Mr. Sciullo replied there were four, exceeding the requirements of the ADA. Ms. Kennedy asked if four spaces were sufficient for a senior living facility. Mr. Reynolds replied that it being a senior living facility, not many seniors drive so it has not been an issue at any of their other facilities.

Motion passed to open the hearing to the public.

1. Robert Munson of 800 Rosetree Drive, sworn in by Ms. Gaglione. Mr. Munson is concerned about the increase in traffic and possible increase in foot traffic. There's no sidewalk if these residents want to walk to Heritage.
2. Jeff Rosen of 755 Blue Bell Road, sworn in by Ms. Gaglione. Mr. Rosen is concerned about the traffic flow on Blue Bell and the change in speed limit in the vicinity. Mr. Rosen is also concerned about people turning into the property and the drivers that would veer around those vehicles driving onto his property. Ms. Gaglione explained

**Public Hearings:** (continued)

2. #515-SP Diocesan Housing Services Corp./Mews at St. Mary's (continued)

2. Jeff Rosen (continued) that the township does not have any authority over that because it is county road. Mr. Rosen explained that he is concerned about the lack of overflow parking. Mr. Rosen also inquired about a crosswalk that was mentioned. Mr. Sciullo clarified that the crosswalk is to go across the driveway on property, not across Blue Bell. Mr. Rosen also mentioned sidewalks or lack of from residents going to the Heritage store. Mr. Rosen asked Mr. Sciullo to explain the movement of the utility pole that is shown on the plans. Mr. Sciullo explained the plan to relocate the pole and that no additional pole would be added, the county has the widening proposed and if any additional pole is necessary that would be up to PSE&G or Atlantic City Electric to decide. Mr. Rosen stated that would be of concern to him because that affects his front yard.
3. Dan Pontano of 34 Carroll Avenue, was previously sworn in. He stated that his concerns about the fence have been satisfied as he spoke to the applicant's professionals during the break. Mr. Reynolds added that the walkway has been located as far away from Mr. Pontano's house as possible, and is asking for flexibility on the site plan if the church agrees to widen the easement from 15 to 25 feet.
4. Janet Crim of 50 Carroll Avenue, previously sworn in. She wants to know what is behind her home. Mr. Reynolds showed her on the plan that behind her property is just the building and the walkway. She also asked where is the trash bin and the generator. Mr. Reynolds showed her where those items are located. Ms. Crim explained that when she moved there there was a water problem. Mr. Sciullo replied that according to their surveys and plans, everything from her property flows toward the project lot. Ms. Crim asked how about the water pressure. Mr. Sciullo replied that will not be an issue.
5. Maryann Smith of 712 Blue Bell Road, sworn in by Ms. Gaglione. Ms. Smith asked about the proposed fencing, or lack of, near her lot. Mr. Reynolds showed her on the plans that they are proposing the vinyl fencing behind her lot as well. Ms. Smith asked why the trash and the generator are located on the residential side. Mr. Reynolds replied it is because of there the utilities come into the property and again explained the generator testing and the trash is being stored inside the building.
6. Robert Crim of 50 Carroll Avenue, sworn in by Ms. Gaglione. Mr. Crim wants to know about the fence being placed on his property line and who is going to maintain the sidewalk. Mr. Reynolds explained that the fence can be tied into the fence they are placing and that the sidewalk is not going to be on his property.
7. Michael Rouse of 221 Ipswich Lane, sworn in by Ms. Gaglione. Mr. Rouse is concerned about security at the facility. Mr. Reynolds explained there is key fob security, so only residents have access and there are cameras throughout the facility.

**Public Hearings:** (continued)

2. #515-SP Diocesan Housing Services Corp./Mews at St. Mary's (continued)

During the day the maintenance personnel will be on property. Mr. Rouse asked about fencing on the facility. Mr. Reynolds replied there will be fence around the property.

8. Robert Crim, previously sworn in. Mr. Crim wants to know how would a fire truck get back there if his house was on fire. Mr. Reynolds replied there is ample space for firetrucks to access if need be.

Motion passed to close the public portion.

Ms. Gaglione reviewed the application and waiver requests for the Board.

Motion to approve by Mr. Kozak, seconded by Ms. Salvadori. Roll call vote: Ayes- Mr., Casper, Mr. Kozak, Mr. Dilucia, Mr. O'Reilly, Ms. Salvadori, Mr. Hodges, Ms. Kennedy, Mr. O'Brien. Nays- Zero. Abstentions- Zero.

**Reports:**

1. Lidl Litigation

Ms. Gaglione explained to the Board that the matter was resolved in court. The Judge ruled in favor of the Township and the application should proceed.

**Approval of Minutes:**

1. 7/28/22 Regular Meeting
2. 9/22/22 Regular Meeting

Motion passed to approve the minutes from the meetings on July 28, 2022 and September 22, 2022.

**Adjournment:**

Motion passed to adjourn the meeting at 8:56 p.m.