

**Call to Order:**

The Monroe Township Planning Board meeting was called to order at 6:30 p.m. by Chairman O'Brien who read the following statement; "Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 20, 2023. A copy was posted on the 2<sup>nd</sup> floor bulletin board in Town Hall and on the Township's website. 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. Brown, Mr. Casper, Mr. Giacomucci, Ms. Kennedy, Mr. Laughlin Mr. Marino, Mr. McMahon, Mr. O'Brien, Mr. Kurz, Deputy Mayor. Also present: Ms. Galella, Solicitor, Mr. Kernan, Engineer, Mr. Dochney, Planner, Ms. Orbachewski, Secretary, Ms. Gallagher, Clerk Transcriber. Excused: Ms. Fox, Mr. Helsel, Mr. Wolfe.

**Memorialization of Resolutions:**

1. PB-11-23 - #1838 Blaze Mill Development Group, LLC – Extension Request Approved

Motion to approve by Mr. Brown, seconded by Mr. Giacomucci. Voice vote- All ayes. Motion passed.

2. PB-12-23 - #519-SP Boing US Holdco/Take 5 Car Wash -Minor Site Plan Approved

Motion to approve by Mr. Brown, seconded by Mr. Laughlin. Voice vote- All ayes. Motion passed.

**Site Plan Waiver:**

1. WSP-01-23 – John & Jeannie Muchelli

The applicants are requesting a site plan waiver in connection with the reconstruction of their pole barn which burned down in October of 2022. The pole barn is proposed to be 30' x 40' and will be used for personal storage and for their hub cap business. There is no change in site circulation, parking, or the use of the property. The property is located at 1642 Glassboro Road, also known as Block 15303, Lot 5 in the Commercial Zoning District.

Present is John and Jeannie Muchelli. Ms. Muchelli was sworn in by Ms. Galella. Ms. Muchelli stated that her pole barn burnt down in October. She stated they have a business selling hubcaps and those were stored in the pole barn. She stated that they want to rebuild the pole barn. Ms. Muchelli stated that the old pole barn was 40' x 50', the new pole barn they wish to build is smaller at 30' x 40'. She stated it will be placed in the same slab. She stated that they have 3

**Public Hearing:** (continued)

1. WSP-01-23 – John & Jeannie Muchelli (continued)

employees that come every day to pick up what they need then leave to go to the dealerships. She stated they do not do any business on the property; no customers go there. Ms. Galella asked how high the pole barn is. Ms. Muchelli replied it's about 10' high. Ms. Galella asked if they use the pole barn for anything else. Ms. Muchelli stated they do use it for some personal storage as well.

Motion to approve by Mr. Marino, seconded by Mr. Giacomucci. Voice vote; All ayes. Motion passed.

**Public Hearing:**

1. #521-SP – MJ Voorhees SS, LLC

The applicant is requesting major site plan approval for the construction of a three-story self-storage facility along with associated improvements. The applicant is requesting a variance to allow a 20' façade sign where 10.7 feet is the maximum permitted, along with any other variances or waivers deemed necessary by the Board. The property is located at 440 Berlin-Cross Keys Road, also known as Block 101, Lot 7 in the BP Zoning District and is also included in the Cross Keys Redevelopment Zone.

Present is James Burns, attorney for the applicant. Mr. Burns briefly reviewed the application. Mr. Burns introduced the witnesses that may testify this evening; John Kornick, engineer/planner, Nathan Mosley, traffic engineer, William Fearon, architect, Bob Meyer and Steve Jaffe, on behalf of the applicant. Ms. Galella swore in the witnesses all together. Ms. Orbaczewski directed Mr. Kernan to address completeness. Mr. Kernan stated that the preliminary site plan had one item to address. He stated that he plans submitted did not have the required list of contiguous owners of the adjacent properties. Mr. Kernan stated that he is satisfied that they noticed the property owners and he would recommend a waiver for that item and preliminary could be considered complete. Mr. Kernan address the final site plan and stated there were a few items to address. He stated that they did not provide the utilities 'will serve' letters for sewer and water, gas, electric. Mr. Kernan stated that he would be okay with a waiver for that. Mr. Kernan stated they did not provide a written description of the building's proposed operation. He suggested that the Board accept the testimony this evening in lieu of the written description. Mr. Kernan stated that he would be satisfied for completeness with those waivers.

Motion to deem application completed by Mr. Marino, seconded by Mr. Brown. Roll call vote; Ayes- Mr. Marino, Mr. Brown, Mr. Casper, Mr. Giacomucci, Mr. Laughlin, Mr. McMahon, Mr. O'Brien, Ms. Kennedy, Mr. Kurz. Nays- Zero. Abstentions- Zero.

**Public Hearing:** (continued)

1. #521-SP – MJ Voorhees SS, LLC (continued)

Mr. Burns calls up Mr. Kornick to provide testimony. Mr. Kornick stated his credentials and was accepted as a professional by the Board. Mr. Kornick handed out an aerial image of site plan. He stated that self-storage is permitted but does not allow for multi-story facilities. He stated that the driveway entrance is 30' in width on the county highway and they do have an application in to the County Planning Board as well. Mr. Kornick stated they are proposing 11 parking spaces and the lot has full circulation around the building. He stated the building is proposed to have approximately 481 storage units and an office. He stated the first-floor units will have access on the side of the building, the interior units will have an elevator.

Mr. Kornick stated that there is a new ordinance for the stormwater treatment basins and their proposed facilities meets those standards. Mr. Kornick stated that one employee will be at the facility during normal operating hours of 8-5. He stated that the office is small, there is a restroom. He stated that the hours of operation are 7 days a week. They are proposing access from 5 a.m. to 10 p.m. The facility is fully gated and this will allow in and out access at the gate by key fob when the employee is not there. Mr. Kornick stated that they will be connecting to an extension of the water and sewer line. He stated that Mr. Kernan's review mentioned an easement, so they will continue the infrastructure along the property frontage for future connections for the properties to the north.

Mr. Burns asked Mr. Kornick about the bulk standards. Mr. Kornick stated that the plan meets all bulk standards for front yard, side yard and rear yard setbacks and the buffer standards. Mr. Burns asked Mr. Kornick to talk about the trash enclosure. Mr. Kornick stated that they are asking for a waiver to not have a dumpster on site for the reasons being that it could presumably be used as a dumping ground. He stated that the only trash would be internal from the office and the restroom and they would have a private hauler come in to collect that trash. Mr. Burns asked Mr. Kornick about the variance they are requesting for the signage. Mr. Kornick stated that the Township ordinance says maximum mounting height is 10.7 feet. The location for the proposed signage is between the 2<sup>nd</sup> and 3<sup>rd</sup> floor on the outside of the buildings so they are requesting a variance so the placement is practical to the building and to allow more visibility from the road.

Mr. Burns asked Mr. Kornick to talk about the notes in the Planning Board engineer's letter. Mr. Kornick stated that the proposed site lighting pole mounted lights have 1 ½ foot candle where the standard is 2.4. Since the facility is predominately indoor, they feel that 1.4 feet is appropriate so they ask for a waiver for that. Mr. Kornick stated that they will comply with the standard to bring the mounting height down to 16 feet. He stated that they are seeking a waiver for off-site impact. He explained that there are shields on the light fixtures and building mounted lights that are causing .3-.6-foot candle over the property line so they seek a waiver for that. Mr. Kernan stated that he would support both of those waivers.

Mr. Kornick stated that the comment in the report regarding the EV parking relates to parking lots with 25 or greater spaces. He stated for that reason they are not proposing EV parking at this

**Public Hearing:** (continued)

1. #521-SP – MJ Voorhees SS, LLC (continued)

location. Mr. Kernan stated that he agrees they are exempt from that. Mr. Kernan asked Mr. Kornick to explain how the lighting will be controlled. Mr. Kornick stated the operation is from 5 a.m. to 10 p.m. He stated there is a bar next door so they would like to keep security lighting on but they will work with the Board engineer as to the timers.

Mr. Burns asked Mr. Kornick to go over the notes from Mr. Dochney's review letter. Mr. Kornick stated that the parking standard has been met since they dropped the number of units in the building and there will only be one employee. Mr. Marino asked if there is only front parking for the customers to get to their units. Mr. Kornick replied that the building had load-unload spaces parallel to the building for customers. Mr. Brown asked if all the units were internal. Mr. Kornick replied yes, with the exception of the first-floor units as they have direct access. Mr. Brown asked if the units were all the same size.

Mr. Kernan stated that Mr. Kornick addressed all of his comments in the review. He stated that he was satisfied with and supports the lighting waivers. He stated that the easement should be dealt with the MUA. Ms. Orbaczewski stated that please make sure the Board gets a copy for the file. Mr. Kernan stated that he agrees with the 30-foot-wide entrance. Mr. Kernan stated that he is satisfied with the size of the parking spaces. He stated that the lack of a trash enclosure should be a waiver not a variance.

Mr. Fearon stated his credentials and was accepted as a professional by the Board. Mr. Fearon explained the size of the units as a variety. The exterior drive up units are typically larger and the interior climate-controlled units are smaller. Mr. Brown asked the square footage of the bottom units. Mr. Fearon stated that all units including the first floor are climate controlled. Mr. Fearon stated that those units are 10' x 30'. Ms. Kennedy asked how many of those units there are. Mr. Fearon replied approximately 60 and that could be subject to change. Mr. Marino asked about the basins and if they would be tested. Mr. Kernan replied that he did recommend that and the applicant has agreed. Mr. Marino asked if they would be requiring Township trash bins. Mr. Burns replied no, this was designed to be private. Mr. Brown stated that the storage facilities he's been to have trash facilities with locks on them.

Mr. Dochney reviewed his report for the Board. He stated that the sign height is appropriate for the style of building. He stated that the parking required should be 12, but the Board can approve 11 as a waiver. He stated that lighting height and intensity has been addresses. Mr. Dochney stated that the truck turning may need to be addressed. He stated that is seemed like the truck that size might hit the curb but a truck that size would not be common at this facility. Mr. Dochney asked if the sign would be lit. Mr. Kornick replied yes, that it would be consistent with what you see on Berlin-Cross Keys Road.

Mr. Dochney asked if there would be any utility equipment on top of or in front of the building. Mr. Kornick stated they do plan to have the utility meters on the side of the building. Mr. Dochney stated that he would like to see the mulch in a donut and the tree roots exposed. Mr. Kernan stated that the Fire Marshall should also be reviewing the site circulation.

**Public Hearing:** (continued)

1. #521-SP – MJ Voorhees, LLC (continued)

Mr. Burns asked Mr. Kornick to go over the façade sign height. Mr. Kornick stated there is no detrimental impact. He feels that the sign height would be a good wayfinding point for the public. He stated that in his professional opinion there is no substantial detriment to the public good. Mr. Brown asked if they planned to put solar power on the building. Mr. Kornick replied no. Mr. Marino asked if there was a wall on the roof for the mounted units. Mr. Kornick replied yes. Ms. Kennedy asked how many ADA parking spaces there were. Mr. Kornick replied one.

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

Ms. Galella reviewed the application for the Board.

Motion to approve by Mr. Marino, seconded by Mr. Brown. Roll call vote; Ayes- Mr. Marino, Mr. Brown, Mr. Casper, Mr. Giacomucci, Mr. Laughlin, Mr. McMahon, Mr. O'Brien, Ms. Kennedy, Mr. Kurz. Nays- Zero. Abstentions- Zero.

**Public Portion:**

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

**Reports:**

Ms. Orbaczewski stated that the next meeting is April 13<sup>th</sup>.

Mr. Kernan stated that the Pinelands now require the Master Plan and ordinances need to be reviewed simultaneously. So, there is an issue with that and that he and Ninette and Bill Sebastian have a meeting planned for Friday to talk about this policy.

**Approval of Minutes:**

Motion passed to approve the meeting minutes from March 9, 2023 regular meeting.

**Adjournment:**

Meeting was adjourned at 7:34 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: Amy Gallagher, Clerk Transcriber