

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. Caspar, Mr. Dilucia, Mr. Helsel, Mr. Hodges, Ms. Kennedy, Mr. Kozak, Mr. McMahan, Mr. O'Brien, Mr. O'Reilly, Mrs. Salvadori, Mr. Sullivan. Also present- Mrs. Gaglione, solicitor, Mr. Hunt, planner, Ms. Berenato, engineer, Mrs. Orbaczewski, secretary and Mrs. Gallagher, clerk transcriber.

Mrs. Orbaczewski 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 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 special meeting was sent in writing to the South Jersey Times and Courier Post on November 18, 2022, a copy was posted on the Township website and on the second floor bulletin board of Town Hall."

Memorialization of Resolutions:

1. #24-2022 –#1839 Grandview Mews

Motion to approve by Mr. Kozak, seconded by Mr. Caspar. Voice vote; all ayes. Nays– Zero. Abstentions- Zero.

Minor Subdivision for Board Action:

1. #1867 – Keith Mayo/ Mayo Income Properties, LLC – Minor Subdivision

The applicant is proposing to subdivide Block 9209, Lot 15 into two one acre lots in order to construct two single-family dwellings. The property is located at 2352 Sunnyhill Avenue in the RG-MR Zoning District.

Present was Robert Smith, attorney for the applicant. He stated that he was present on behalf of the applicant who was not present. He stated that this was a subdivision application without any variances or waivers. Paul Kates, engineer and planner, was sworn in by Mrs. Gaglione.

Motion passed to deem the application complete.

Mr. Hunt reviewed his report for the Board. He stated that the applicant is requesting to divide the current lot into two lots being 1.01 acre each. He stated the subdivision does not require any waivers or variances. He stated that prior to this hearing the applicant has agreed to or has addressed all the comments in his report. Mr. Hunt stated that he would like the applicant's engineer/planner to provide testimony as to the drainage of the proposed Lot 15.01.

Minor Subdivision for Board Action: (continued)

1. #1867 Keith Mayo-Mayo Income Properties, LLC (continued)

Mr. Kates testified that on one of the lots there is a low area. He stated that they plan to fill in that area and direct the storm water to the street, consistent with Tim's grading plan. He also stated that they would outline that as part of the proposal. Mr. Kozak asked if that would create any problem in the street with the water ponding. Mr. Hunt replied that it will not as long as it follows the Township design standards. Mr. Hunt stated that he had nothing further to address. Mr. Kozak asked if the lot frontages complied with the Township. Mr. Hunt replied yes, all the bulk variances and waivers all comply with the ordinances and the lots are consistent with the surrounding area.

Mrs. Gaglione reviewed the application for the Board.

Motion to approve by Mr. Helsel, seconded by Mrs. Salvadori. Roll call vote; Ayes- Mr. Helsel, Mrs. Salvadori, Mr. Caspar, Mr. Dilucia, Mr. Kozak, Mr. O'Reilly, Mr. Sullivan, Mr. McMahon, Mr. O'Brien. Nays- Zero. Abstentions- Zero.

Public Hearings:

1. #1866– Monroe Development Associates, LLC – Preliminary & Final Major Subdivision

The applicant is proposing to subdivide Lots 5, 6, 7, 8 and 11 to create a 39 lot single-family residential development on proposed Lots 1 through 39 with associated site improvements for stormwater management, water, sewer and the new roadway. The property is located on Mink Lane and Sicklerville Road, Block 2201, Lots 5, 6, 7, 8 and 11.

2. #517-SP – Monroe Development Associates, LLC – Preliminary and Final Major Site Plan

The applicant is proposing to construct a 236,800 square foot warehouse with associated improvements on proposed Lot 44. Access to the warehouse is located on Sicklerville Road and a new traffic signal is proposed at that access drive. The property is located on Sicklerville Road, Block 2201, Lots 5, 6, 7, 8 and 11.

Present is Michael Malinsky, attorney for the applicant. Mr. Malinsky reviewed the applications for the Board. He explained the history of the Mink Lane Overlay Development Zone. He stated in 2019 the Township authorized its Planner to do a study which found this area was in need of rehabilitation, then Council sent the proposed resolution R: #212-2019 to the Planning Board for review. Subsequently, on September 12, 2019, the Planning Board recommended the plan for adoption. On September 23, 2019, the town Council adopted a rehabilitation plan, which include the lots within this application, in resolution R: #212-2019. Prior to appearing before Council in February, the applicant appeared before the Redevelopment Committee. Then, on February 2, 2022 the applicant appeared before Council to propose their plan whereby Council adopted resolution R: #60-2022 approving a redevelopment agreement. At that same meeting the Council

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

had a first reading of ordinance O: #02-2022 for the Mink Lane Redevelopment Plan. Then on February 10, 2022, the Mink Lane Redevelopment Plan went before the Planning Board who recommend the plan for adoption to the Committee. At the Council meeting on February 14, 2022, there was a second reading of ordinance O: #02-2022 which was adopted and the Mink Lane Redevelopment Plan went into effect; that included the overlay zoning district that this application falls under. He also stated that there have been several public hearings prior to this regarding the redevelopment plans that the citizens would have had opportunity to come out and state their concerns.

Mr. Malinsky stated this site plan is a by-right site plan and a by-right subdivision, meaning there are no variances. He explained the Planning Board's authority is to review an application in light of its municipal site plan and subdivision ordinances. He quoted case law referencing Saratoga, stating that the project meets all of the ordinance standards as a by-right plan and the use is permitted under the Mink Lane Redevelopment Plan and under the Mink Lane Overlay Redevelopment Zone.

Mr. Malinsky introduced two of his professional witnesses to be sworn for testimony; Eric Littlehales, engineer, and Tiffany Morrissey, planner. The witnesses were sworn in by Mrs. Gaglione. Mr. Malinsky referred to completeness and stated there were three submission waivers dealing with final site plan. First, having the plan include a match line; he stated they have no problem doing that as a condition of approval. Second, request letters from the utility companies; he stated they can do that as a condition of approval. Lastly, provide written description of the proposed operation; he stated that he believed with the application and the testimony tonight will satisfy that. Ms. Berenato stated there was a phase one environmental site assessment, asked that a final signed draft would be submitted. Mr. Malinsky responded that they will provide that.

Motion passed to deem the application complete.

Mr. Malinsky asked Mr. Littlehales to explain the current site. Mr. Littlehales testified where the site is located on Sicklerville Road and Mink Lane. The project is 60 total acres, they are developing approximately 35 of those acres with the warehouse project and 39 single-family homes.

The warehouse has a single driveway coming off Sicklerville Road, there is a proposed traffic signal at that location that is getting approved by the County and separate left-hand-turn lane. The passenger vehicles will circulate around to the right; the tractor trailers will head around to the back of the building. There will be signage so the trucks do not circulate all the way around the building. However, there is circulation proposed all the way around the building for fire trucks and emergency vehicles. Mr. Littlehales stated for the warehouse they are proposing 160 parking spaces, 7 of which are designated for electric vehicle parking per the ordinance. There are 45 loading docks at the rear of the property and 26 trailer spaces.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

Mr. Littlehailes testified that for the 39 single-family homes, all the homes will have two-car garage and 20' wide by 30' long driveway. There is one proposed pump station that will replace the existing pump station on Frederick Street. He stated that they worked countless hours with the MMUA to site the proposed new pump station. There will be three open space lots that will contain the stormwater management basins. The basins are designed per the new requirements. Mr. Malinsky asked Mr. Littlehailes how would stormwater management be handled on the warehouse site. Mr. Littlehailes responded that there were numerous above-ground and below-ground basins. Mr. Malinsky asked Mr. Littlehailes how would trash be handled on the warehouse site. Mr. Littlehailes responded that the trash is located on the east side tucked back by the loading area, there is landscaping screening to shield that area from Sicklerville Road. Mr. Malinsky asked if there was a 30' landscaping buffer at the warehouse site. Mr. Littlehailes replied yes, there was a 30' buffer along Mink Lane. Mr. Malinsky also stated there is a 25' landscape buffer for the residential for proposed lots 7-14. Mr. Littlehailes affirmed.

Mr. Malinsky asked Mr. Littlehailes to go over the lighting at the site. Mr. Littlehailes explained for the residential they are proposing 25' high cobra-headed standard electric company lights on fiberglass poles. The lighting for the warehouse parking lot is proposed to be 16' high to meet Township requirements, they are proposing seven lights to be 25' tall in the back warehouse area to provide proper coverage. Mr. Malinsky asked if exterior bike racks and outdoor seating would be provided for the employees. Mr. Littlehailes replied yes. Mr. Malinsky asked if all the homes would be connected to public water and sewer. Mr. Littlehailes replied yes. Mr. Malinsky asked Mr. Littlehailes to explain the wall in the rear of the warehouse. Mr. Littlehailes explained the retaining wall is to bring up grade to assist in the stormwater management. Mr. Malinsky stated there is an additional proposed lot 45 but there will be no building on the lot, just for portion of the basin. Mr. Malinsky added that if they ever want to develop that site, they would have to come back for site plan approval.

Mr. Malinsky stated that the proposed new pump station would replace the current pump station on Frederick Street that was supposedly only temporary but has been in operation for over 50 years. Mr. Littlehailes confirmed but stated that he was unsure of how many years. Mr. Malinsky asked Mr. Littlehailes to confirm if they were keeping all of the woods between the warehouse and the residential as well as all the woods between the warehouse and the properties on School House Lane. Mr. Littlehailes agreed and stated from the warehouse building to the closest structure on School House Lane it is about 1,100 feet and in that area is approximately 500-600 feet wide of existing wooded area that will remain.

Mr. Malinsky explained the size of the handicap spaces on the warehouse site and that they actually exceed the requirement of 12 feet. Mr. Littlehailes agreed. Mr. Malinsky asked about the ramps and curbing. Mr. Littlehailes explained they are providing ramps at the handicap spots to get up to

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

the sidewalk. Mr. Malinsky asked about the temporary signage being 32 square feet allowed, but they are asking for a waiver to have a 50 square foot sign. Mr. Littlehales confirmed that size would be justifiable for the site. Mr. Malinsky asked about the treatment for the subsurface infiltration basin. Mr. Littlehales replied that roof run-off would be going there directly and that is typically considered clean according to DEP guidelines. Mr. Malinsky asked if the operation of the warehouse would be 24 hours a day, seven days a week. Mr. Littlehales affirmed. Mr. Malinsky asked if there would be 157 employees, overlapping in shifts. Mr. Littlehales affirmed. Mr. Malinsky asked Mr. Littlehales to explain the improvements that are to be made to Sicklerville Road. Mr. Littlehales explained that Sicklerville Road is to be widened at the frontage of the site, they are proposing a traffic signal at their driveway. There will be a left-hand turn lane installed for westbound traffic to turn onto Mink Lane. There will also be a two-way turn lane for traffic from the edge of their property up to the Holiday City light. Mr. Malinsky noted they will mark the rendered site plan exhibit A1.

Mr. Malinsky noted they had a rendering of the warehouse, that exhibit to be marked A2. Mr. Malinsky asked about the parking shown and asked if it was for the employees. Mr. Littlehales affirmed. Mr. Malinsky asked if the truck traffic would go only to the back of the building. Mr. Littlehales affirmed. He stated there was a turnaround in the back corner to assist if any trucks needed to turn around. Mr. Malinsky marked another rendering of a different angle of the warehouse as exhibit A3. Mr. Malinsky noted they will also show exhibit A4 which is a rendering of the single-family homes.

Mr. Kozak asked if the trash enclosure would be fenced in or block. Mr. Littlehales replied that it sits on the concrete right next to the loading ramp and there will be landscaping on the opposite side of the ramp. He pointed out on A1 where it would sit, where the landscaping would be and noted that it would shield the trash area from the road. Mr. Dilucia asked what would be the furthest or the closest distance from the warehouse to an existing property. Mr. Littlehales stated that from the warehouse to the closest house would be 200 feet. Mr. Dilucia asked what they are proposing to have as a buffer there. Mr. Littlehales stated they are proposing a 30-foot landscaping buffer between Mink Lane and the parking lot of the warehouse. Mr. Dilucia asked after that buffer is constructed, what would then be the closest distance to any other existing residence. Mr. Littlehales stated that would be the residence at the end of Mink Lane, the distance would be about 250 feet and increase in increments as you get further away.

Mr. Malinsky asked if this lot is only for employees or visitors to the warehouse, that there would not be any trailer traffic on this side of the warehouse. Mr. Littlehales affirmed. Mr. Malinsky stated there would be no lights from the tractor trailers to be seen from the houses that are on the other side of Mink Lane. Mr. Malinsky added the closest house on School House Lane to the warehouse is about 1.100 feet away.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

Mr. O'Brien asked Mr. Malinsky and Mr. Littlehales that since the Board has now seen them, to turn the exhibits around so that the public can see them.

Mr. Kozak asked if the warehouse only had one entrance and exit and that was on Sicklerville Road, and for the residential the only entrance and exit is on Mink Lane. Mr. Littlehales affirmed. Mr. O'Reilly asked Mr. Littlehales to repeat the part about the road widening on Sicklerville Road. Mr. Littlehales responded that heading west on Sicklerville Road, beginning at the end of the Holiday City turn lane, there will be a center turn lane for left hand turns in both directions. Mr. O'Reilly asked so this center lane will follow the existing single lane but be extended to the warehouse entrance. Mr. Littlehales affirmed and explained the middle lane will be extended up to the warehouse driveway. The center lane will be for either direction but turns into a left-turn lane into the warehouse. The on the other side the turn lane widens heading west to the two-way left hand turn lane for the residents across from the gas station. Mr. O'Reilly asked if this has been reviewed by the county. Mr. Littlehales replied yes that they just received their initial review letter back from the county. Mr. O'Reilly asked if the county agrees with this proposal. Mr. Littlehales replied the county not requiring any additional lanes or any additional widening.

Mr. O'Reilly asked what is the proposed use of the warehouse. Mr. Malinsky replied that it is proposed as warehousing for storage, last-mile delivery, or wholesale distribution. He stated that their end user is M&M Properties and he is not aware of who their tenant is at this time, but that's the permitted use and that's what we are asking for at this time under the Mink Lane Redevelopment Overlay Plan. Mr. O'Reilly asked if the trailers are going to drop loads, get picked up by who know what but that this can go 24/7 and so this facility is going to have vehicular access 24/7 residential vehicles, you name it. Mr. Malinsky replied potentially, yes that is correct.

Ms. Kennedy asked how many trucks they expect to come through on a 24-hour basis. Michael Brown, traffic engineer, was sworn in by Mrs. Gaglione. Mr. Malinsky asked the Board to recognize Mr. Brown's credentials. Mr. O'Brien affirmed. Mr. Malinsky asked Mr. Brown to address the question about the amount of truck traffic at this site. Mr. Brown explained that the traffic study is based on peak hours in the a.m. and p.m. during the week as well as on a Saturday. He said the study suggests that truck traffic during those house is about 15%. The total peak hour trips in the a.m. is 52, that's total in and out so 15% of that would be 8 trucks. The p.m. peak hour is 55 trips, 15% of that is just over 8, so you could say 9 trucks. Saturday peak hour is 12 trips, 15% of that is 2 trucks.

Mr. Littlehales explains for the public what each of the board exhibits are. He stated that A1 is an artist rendered site plan and pointed out the main features. He showed A2 is the warehouse plan looking from the area of the existing gas station and pointed out the main features. He showed A3 is a different perspective of the warehouse area. He showed A4 as bird's eye view of the entire site. Mr. Malinsky announced to the public he would place extra copies of the exhibits up front and they could help themselves.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

Mr. Malinsky calls professional planner Tiffany Morrissey to testify, who was previously sworn in. Mrs. Morrissey first stated her credentials. Mr. Malinsky asked Mrs. Morrissey if the development complies with the Mink Lane Redevelopment Plan and are there any variances associated with it. Mrs. Morrissey replied no, that the development is fully in conformance with the Mink Lane Redevelopment Plan that is dated February 2, 2022 and was adopted by the governing body on February 14, 2022 and it provides for different uses consistent with the underlying zoning with some modifications. The goal and objectives of the Mink Lane Redevelopment Plan are advanced through this application. The uses are consistent with what is permitted and the bulk requirements are conformed with for the application. The redevelopment plan is consistent with the master plan. She mentioned that the underlying zoning in the rear of the property is R-2 which is residential and permits single-family residential and the underlying zoning on the front portion is commercial which permits this type of warehousing. She stated that it is her professional opinion that this plan is fully conforming to the redevelopment plan and advances the purposes of the redevelopment plan and master plan of the municipality. Mr. Malinsky stated he did not have any other witnesses at this time but would like to reserve the right to call any later, depending on the public portion.

Ms. Berenato reviewed her report for the Board. She stated there is specification of curb that will be met so the waiver should be corrected. She stated that she would like additional testimony that the water run-off does not have potential for debris that would need to be treated. Mr. Littlehales replied there is not expected to be any debris that would need to be pretreated. Ms. Berenato stated she recommends this waiver to be granted. Ms. Berenato stated that the proposed parking spaces, trailer spaces and loading docks is not consistent with the traffic study predictions and how does shift change affect that. Mr. Brown replied that out of the 80 employees there may be ride sharing or public transit use. He stated overlapping shifts could occur any time of day not just at the peak hours addressed by the traffic study, so they have additional spaces to account for the potential overlap. Ms. Berenato recommended the traffic study be revised to show a breakdown of the trips during a shift change. Mr. Brown agreed that they could provide supplemental data on that.

Ms. Berenato asked about the eventual ownership of the storm water management basins on the warehouse site. Mr. Malinsky replied the warehouse property will be responsible for the basins on the warehouse property. Mr. Malinsky added to clarify that the residential will have a homeowner's association that will be responsible for the maintenance of those basins and any signs that may go up. Also, any signs that do go up will conform to ordinances and if any monument sign goes up in the future they will comply with all requirements, they are not seeking any variances of the sign code at this time. Ms. Berenato asked for clarification how TSS removal is being provided for the 200' of roadway that draining toward Mink Lane. Mr. Littlehales replied they were looking at a manufactured treatment device in that area and they will work with the engineer to find something acceptable.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

Mr. Hunt reviewed his report for the Board. He noted that the applicant submitted a response letter to both of the professionals' reports agreeing to most of their comments. Mr. Hunt asked if the basins in the residential will be maintained by an HOA. Mr. Malinsky affirmed. Mr. Hunt asked if they anticipated any future development of the proposed Lot 45. Mr. Malinsky replied they do not, and they will come back before this Board for site plan approval if and when they plan to in the future. Mr. Hunt asked for clarification on the proposed use of the warehouse. Mr. Malinsky stated that the warehouse is permitted use as last mile delivery/distribution center and warehousing and that the current end user M&M may not have an end user at this time. Mr. Hunt asked if there would be any cold storage. Mr. Malinsky replied no. Mr. Hunt referred to the landscaping comments, he stated additional plantings may and should be required on the southwest portion of the property adjacent to Mink Lane. Mr. Malinsky agreed, they will work with the planner on supplemental plantings.

Mr. Hunt noted the design waiver requested for the 25-foot-high lighting where 16 foot is allowed and asked if they would consider self-timer for some of the lighting to help mitigate some impacts to the residential area nearby. Mr. Malinsky stated they would not be agreeable to that considering it is a 24/7 operation and for safety reasons the light should remain on, but if the operation changes they would consider something like that for the hours of nonoperation. Mr. Hunt asked if there would be tractor trailers going around to where the passenger vehicles are. Mr. Malinsky replied no. There will be signs dissuading that and the trailers are only to go to the rear of the property. Mr. Hunt asked if they were proposing any monument or signs for the warehouse. Mr. Malinsky replied no, they are not seeking any variances for signs and the only waiver they are requesting is for the temporary signage saying what's coming to the site. Mr. Hunt asked if the residential would be buyer's choice. Mr. Malinsky replied yes. Mr. Hunt asked if they would be providing additional landscaping at Lots 7-14. Mr. Malinsky replied yes, that buffer was inadvertently left off the plan they will install the required 25' landscaping buffer at those sites.

Mr. O'Reilly asked if there was any proposed development for Lot 45 at this time. Mr. Malinsky replied no. Mr. O'Reilly mentioned that there is a basin proposed in Lot 45. Mr. Malinsky replied that yes that is correct there is a basin on that lot in the event there is any future development on that Lot. Mr. O'Reilly asked what the width is of Lot 45 from the proposed access road and perhaps the warehouse could be shifted into that lot to move further away from Mink Lane. Mrs. Morrissey responded that because of the wetlands it's not physically possible to do that. Mr. Malinsky interjected that the proposed lot may lead to no future development but since the traffic light was proposed, that proposed lot assists the project in getting the traffic light. Mr. O'Reilly asked what exactly is the proposed landscaping buffer on Mink Lane. Mr. Malinsky replied they will comply with the required 30' buffer in that area. Mr. O'Reilly asked what specifically is being installed. Mr. Littlehales replied the proposed landscaping is shrubs and trees, primarily evergreens. Mr. O'Reilly asked if they would be willing to work with the residents on what goes

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

in since they will be looking at it. Mr. Malinsky replied they would prefer to work with the Board professionals, they meet the buffer requirements and have agreed to enhance it further.

Motion passed to open the hearing to the public.

- 1) Crystal Fox of 544 Wright Loop was sworn in by Mrs. Gaglione. Ms. Fox asked if the applicant is receiving a 5-year tax abatement. Mr. Malinsky replied in accordance with the redevelopment agreement that was submitted, the warehouse portion is getting a 5-year tax abatement. She stated that she went to Amazon last mile delivery warehouse in Logan and counted 1,000 trucks in an hour and is questioning the traffic study predictions. Mr. Malinsky clarified that there was no testimony that this was going to be an Amazon warehouse. She stated she is concerned about the traffic and the widening of Sicklerville Road. She stated concern about flooding in Chelsea Farms. She asked about DEP letter. Mr. Malinsky stated that was submitted with the application. She asked if the pump station would be connected with Chelsea Farms. Mr. Malinsky replied no, it would be connected to the new pump station they are developing and will be turned over to the MMUA. She asked about the warehouse basins being retention or detention ponds. Mr. Littlehales explained they are a combination. Ms. Fox asked about the buffer along Mink Lane. Mr. Littlehales replied the buffer will be private property and maintained by the warehouse, the landscaping proposed are 6-8 foot trees. She has concerns about tractor trailers that might miss the turn and go down Mink Lane. Mr. Malinsky replied that the traffic light is proposed and they can't be responsible for drivers that may go down that road. Mrs. Morrissey replied the traffic light is going to mark the turn, it's not likely that they are going to miss a turn where there's a traffic light. Ms. Fox asked what will ensure the trucks to go around the building the correct way. Mr. Malinsky replied there will be signage on site. Ms. Fox mentioned her concerns about the noise decibels of the trucks. Mr. Malinsky stated they are going to meet all state noise requirements. Ms. Fox asked if the basins in the development will be retention or detention. Mr. Littlehales replied they are similar to the warehouse basins. Ms. Fox asked when the traffic study was done. Mr. Brown replied with the dates and times when this traffic study was done. Ms. Fox asked what the proposed traffic would be for the residential. Mr. Brown replied with the results. Ms. Fox asked how many of these homes are affordable housing. Mr. Malinsky replied there is no affordable housing proposed on this site.
- 2) Jim Sherrard of 548 Mink Lane was sworn in by Mrs. Gaglione. Mr. Sherrard is concerned about the building of the residential being so close to his barn built in 1870. He stated the steam roller will destroy the building. He is asking for a 3rd party engineer to come in during construction to be sure is doesn't cause damage to the building. He also stated that it was discussed prior that there should be a second entrance.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)
- 3) Marjorie Sherrard of 548 Mink Lane was sworn in by Mrs. Gaglione. Ms. Sherrard stated that she received designation from the Monroe Township Historical Society that the building is historical. She asked if they could move the entrance to another location. Mr. Malinsky replied that it's not possible. Ms. Berenato replied that the barn is within the setbacks of the property line. She stated that they could try to monitor the building if the Board was willing. Ms. Sherrard stated they were not noticed by certified mail for the February 2 council meeting. She stated she hoped the Board would support them, and she hopes that Monroe Township remains a beautiful place to live.

Mr. Sherrard stated that with his traffic study experience from being a state trooper, at 3:30 today he counted 93 cars backed up. He references the traffic study prediction of 8-9 tractor trailers and asked why isn't the warehouse built with 8 bays instead of 47. He stated that by state law trucks have can only idle for certain amount of time and he doubts the trucks at this site are going to shut down, will the applicant allow Monroe PD to enforce title 39 on that property. Mr. Malinsky said they absolutely can. Mr. Sherrard stated concerns about the diesel emissions. He also stated his concerns about the lighting on the site. Mr. Littlehales replied the 25' poles are on the backside of the warehouse and the 45' tall building is located in between the lights and the houses on Mink Lane. Mr. Littlehales stated the lights in the employee lot are 16' tall and have blackouts to block the light on the residential side. Mr. Sherrard stated his concerns for where all the vehicles are going to park; tractor trailers and employee vehicles included. Mr. Littlehales stated in the rear there's 45 trailer parking spots that are 50' deep so two sprinter vans could fit in one. Mr. Littlehales corrected himself, there are 45 loading docks and 26 trailer parking spots. Mr. Sherrard stated that these trucks will have the backup beeper when in reverse.

- 4) Nicole and Benjamin Headley of 705 Mink Lane were both sworn in by Mrs. Gaglione. Ms. Headley stated their home will directly face the warehouse. She stated her concerns about the truck noise. She stated her concerns about the additional traffic this could bring. Ms. Headley asked if Sicklerville Road is being widened or just adding a lane. Mr. Brown replied that they are widening the road through the frontage of the property and adding a left turn/right turn lane into the property. Ms. Headley asked if Mink Lane at the curve is going to be widened. Mr. Brown replied that they are not proposing widening there but are proposing restriping and adding a left turn lane. Ms. Headley asked about the gas station, and possible soil contamination. Mr. Malinsky replied that they are not responsible for the gas station site, and that extensive soil testing has been done and they have addressed any areas of concern and will continue to should anything else come up. Ms. Headley asked where the soil was tested. Mr. Malinsky replied it's all in the report that was submitted with the application. Ms. Headley stated she's concerned about flood insurance.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

Ms. Headley asked if sidewalks are being proposed on Sicklerville Road. Mr. Littlehales replied no, it wasn't brought up in the professional review letters that sidewalks were required. Mr. Hunt also replied that no, sidewalks are not required there. Ms. Headley asked what is being done about the lighting shining out to her property. Mr. Littlehales replied there is landscaping screening, the light poles have blackout sides. Mr. Headley asked how long it would take 6' trees to mature to block the light. Mr. Littlehales replied he is not sure and that different trees grow at different rates. Ms. Headley asked about a 50-foot buffer being referenced but they are testifying about only 30-foot buffer. Mr. Malinsky replied under the Mink Lane Redevelopment Plan they are providing 30 feet. Mr. Headley asked how it will affect their property values. Mr. Malinsky replied this is a permitted use, the effect on property value is not relevant testimony before this Board and no one up there could testify to the property values. She stated that she put a lot of time and money into her home and she hopes the community is considered with this decision.

5) Joe Conklin of 460 Fieldhouse Way was sworn in by Mrs. Gaglione. Mr. Conklin asked the Board if there is any way to stop this. Mrs. Gaglione replied it is a by right plan, an approved redevelopment plan and it is a permitted use within that plan. Mr. Conklin asked about the appeal process and is there any legal way to stop it. Mrs. Gaglione replied that if it is approved tonight, that he could then appeal it to superior court.

6) Andrew Schwaiger of 551 Frederick Street was sworn in by Mrs. Gaglione. Mr. Schwaiger stated to the Board they have an opportunity to not approve this. He stated that Planner and Engineer that he was surprised they didn't address the noise issue. He stated he is concerned about the traffic on Sicklerville Road. He stated that the Board has the opportunity to decide if this is in the best interest of the town.

7) Michael Tickner of 708 Horseshoe Lane was sworn in by Mrs. Gaglione. Mr. Tickner stated he is concerned about the traffic. Mr. Tickner asked if they did a traffic study for how long it takes to get on the expressway from Radix Road. Mr. Brown replied that was not required for the application. Mr. Malinsky further explained what was required for the traffic study and that what Mr. Tickner asked, was not required for the traffic study. Mr. Brown added that the study was submitted to the County Engineer and the Board's Engineer and neither agency required anything further. Mr. Malinsky stated the study was completed per the requirements. Mr. Tickner wondered if the County was aware of the condition of their roadway in that area and if the county is aware of the traffic that this warehouse is going to create. Mr. Malinsky replied no one here is employed by the County and cannot speak to that, and that yes the County is aware of the development, the County received the application.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)
- 8) Heidi Yeng of 1763 Larksbury Road, Cherry Hill was sworn in by Mrs. Gaglione. Ms. Yeng stated that she belongs to the Pinelands Preservation Alliance. She stated that the residents have not gotten any answers from the Township. She stated that this property is not in the Pinelands but the residents here reached out to her to try to get help. She stated that the developer is trying to fit too many things into a space that is too small. She is concerned about the wetlands being filled in as it serves as a habitat for plants and animals. She's glad to hear the developer will be following the new storm water guidelines going into effect next year. She stated that she can't wait to see the developer's next DEP permit.
- 9) Gianna Cicco of 564 Schoolhouse Road was sworn in by Mrs. Gaglione. Ms. Cicco stated that she's 17 years old, she plans to become a teacher and she plans to stay here. She stated that she is concerned for the animals, the trees and the wetlands. She stated that nothing about this project is beneficial to the community.
- 10) Michelle Schwaiger of 551 Frederick Street was sworn in by Mrs. Gaglione. Ms. Schwaiger doesn't see that this brings any benefit to the town. She stated that she thinks a concrete sound barrier should be placed because trees aren't going to cut it.
- 11) Carl Wise of 530 Mink Lane was sworn in by Mrs. Gaglione. Mr. Wise stated that he's lived on Mink Lane for 64 years. He stated his concern that the zoning has been changed without the public being notified. He recalled that 20 years ago the old owner of the property wanted to put up houses but with bigger lot sizes. He stated that he's seen a ton wildlife over the years including such rare animals as a least weasel, grey tree frogs, timber rattlesnakes and he's even seen a bobcat. He also stated that he's seen several birds such as a black vulture, a golden eagle and a few different types of hawks. Mr. Wise stated his concern for the Sherrard's barn. He stated that there are plenty of other places in the town to put commercial trucking. He stated his concern that 39 houses would bring more children into this school district. He mentioned another company has halted building warehouses in several states due to saturation, one of those states being New Jersey.
- 12) Suzanne Perez of 1196 New Brooklyn Road was sworn in by Mrs. Gaglione. She stated that she is here in solidarity. She stated she is concerned about the rezoning and that the residents were not notified. She stated that nothing is going to be gained from this.
- 13) Kim Pernie of 551 Schoolhouse Road was sworn in by Mrs. Gaglione. Ms. Pernie stated her concern with the traffic study, the buffer, the height of the building or the end user. She stated her concern with the smell and noise that may come from trailer traffic. She stated that she hopes the Board votes no.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)
- 14) Keri Prolie of 520 Wright Loop was sworn in by Mrs. Gaglione. She stated her concern this proposal is going to have on the schools. She stated that Frederick Street and Walter Drive are cut-through streets and people speed. She stated that her children's school is already overcrowded. She is concerned the town won't have the money for extra police needed for the new development. She stated that this developer could find a much better space for their project. She asked what year the traffic study was done. Mr. Brown replied 2022. She asked where the data comes from that the study is based off of. Mr. Brown replied by explaining the study is based off data from ITE (Institute of Traffic Engineers) and it is nationwide. Mrs. Morrissey stated the same, the study comes from ITE data and there are publications where they can find the breakdown. She is concerned that the warehouse tenant may grow their business in a year then possibly the traffic could grow even more and asked if the applicant has provided that information. Mr. Malinsky replied usage of the site is limited to the number of bays and truck storage on site. Mr. Malinsky stated the use is permitted and the intent for the site is sufficient for the end user. Ms. Prolie asked what if they want to develop more space. Mr. Malinsky replied for any future development on that site they would still have to come back before this Board, however it's unlikely due to the wetlands existing. She stated that the community does not want this here.

Mr. Hunt interjected before the next public speaker. He stated that the Board could consider requiring a fence or sound wall in order to lessen the noise and headlight glare that the residents would potentially deal with. Mr. Kozak asked if he means a fence. Mr. Hunt replied a vinyl fence or some sort of sound wall to supplement the landscaping. Mrs. Gaglione asked if that is permitted in the ordinance. Mr. Hunt replied that a 6' fence is permitted in the ordinance, but he would have to review the ordinance to confirm if the sound wall is permitted.

- 15) Nicole Headley was previously sworn in. She stated that proposed building is white in the renderings and how the light reflection is going to affect them. She stated that she is concerned about the diesel exhaust and quoted from a study she found. She stated the residents should be concerned about health effects from the diesel exhaust. She asked what about the light reflecting off the building. Mr. Littlehales replied he's not aware of the specific matte or what not, but the lighting in the parking lot are pointing down and the have a black out barrier. Ms. Berenato stated that the foot-candle measurement is zero on all property lines surrounding the warehouse from the proposed lights.
- 16) Babette Wise of 530 Mink Lane was sworn in by Mrs. Gaglione. Mrs. Wise stated her concern of traffic from both ends of Mink Lane. She stated that Mink Lane is already narrow and there are speed bumps. She asked if there will be a fence around the warehouse for safety. Mr. Malinsky replied there is no proposed fence. She stated her concerns about the invasion of the wetlands and this warehouse and 39 new home, how is it going to benefit the town. She asked the Board to vote no.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)
- 17) Francisco Perez of 169 Ward Lane was sworn in by Mrs. Gaglione. Mr. Perez stated his concern about traffic cutting through Green Meadows and Chelsea Farms and how it will only get worse. He stated he counted 102 cars in one hour on Princeton Place where his daughter lives. He stated that he can't believe they didn't do a traffic study from the Geet's Diner light.
- 18) Richard Frank of 524 Schoolhouse Road was sworn in by Mrs. Gaglione. Mr. Frank stated this traffic study was unfounded by the way it was done. He stated we don't need 39 new homes in this area. He stated the warehouse doesn't belong here, it should be in an industrial park.

Mr. O'Brien asked if the applicant has submitted to the County. Mr. Malinsky replied yes. Mr. O'Brien asked if they have final approval from the County. Mr. Malinsky replied not at this time, they got their comments on November 22nd, they will comply with the comments and any approval tonight would be conditional upon that.

- 19) Tom Fahy of 635 Greenbriar Drive was sworn in by Mrs. Gaglione. Mr. Fahy stated that he drove a truck for a lot of years. He stated he is concerned where the truck drivers are going to turn around in case they miss the warehouse turn. He asked if the gas station would be opening back up. Mrs. Gaglione stated that is not before the Board this evening. Mr. Fahy stated his concern with the wildlife. He asked if the employees of the warehouse would have a cafeteria or if they would be scooting out for lunch, that could also contribute to the traffic. He stated that he does not agree with this.
- 20) Maria Medina of 608 Wright Loop was sworn in by Mrs. Gaglione. Ms. Medina stated that she moved here 38 years ago. She stated that she's going to hear the trucks, she stated that the vibrations from the trucks are going to affect her foundation and her in ground pool. She stated that she'll see the lights. She stated that she's a cancer survivor and she's concerned about the diesel fumes. She stated the traffic is going to be an issue. She wants to know why they can't have a concrete sound barrier like on the turnpike.
- 21) Ashley Vazquez of 544 Frederick Street was sworn in by Mrs. Gaglione. Ms. Vazquez stated they moved here a year and a half ago. She stated the trucks are also going to make noise dropping the trailers and picking them up. She is concerned for the traffic and the safety of her children.
- 22) Veronica Woods of 552 Schoolhouse Road was sworn in by Mrs. Gaglione. Ms. Woods stated that they have a petition with signatures opposing the development. She stated that there are two water basins near her home. She stated her concern about the weight of the

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

trucks on Sicklerville Road. She asked if the basins would be retention or detention. She asked if there would be mosquito control. She stated that she doesn't know why the residential was approved. She stated that she was floored that no one was notified of the meeting where the ordinance was changed to accommodate the bulk changes. Ms. Berenato explained the basin drainage, they will drain dry within 72 hours. Ms. Berenato also stated that during and after construction they will be tested to be sure they drain correctly.

23) Kim Pernie was previously sworn in. She asked if the Board did any research on any other communities that have had similar projects like this one. She asked if there was anyone from the County here tonight. Mr. Malinsky replied no, the application was submitted and they are aware of the project. Ms. Pernie asked why the residents weren't notified by mail when this ordinance was voted on. Mrs. Gaglione replied per state statute the town is not required to notify other than public notice in the newspaper.

24) Marge Sherrard was previously sworn in. Ms. Sherrard stated that the residents were not notified of the February ordinance meeting. Mrs. Gaglione explained again they would not get certified notice for that meeting unless their block and lot were included in the redevelopment plan. She stated that for the last 20 years the residents have come out to oppose building on this property. She asked if there was a County person that she could have their name. Mrs. Gaglione replied to contact the County planning board to get that information.

25) Mike Tickner was previously sworn in. Mr. Tickner asked about the fire loading of the warehouse. Mr. Malinsky replied that is a building code issue and they will comply with the building code when constructing the warehouse. Mr. Tickner stated his concern about the location of the nearest fire house. Ms. Berenato stated the applicant will be required to get the fire official's approval as part of the application.

26) Babette Wise was previously sworn in. Ms. Wise asked the Board if they have contacted any other Boards to see if education, trash, police, snow and leaf removal would be affected by this project.

27) Sandra Tansky of 611 Schoolhouse Road was sworn in by Mrs. Gaglione. Ms. Tansky wants to hear a good reason why this project will benefit this community. Mrs. Gaglione explained what the Board is here for this evening. The Board is to decide on the ordinances in place and whether or not the project legally meets those requirements.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

28) Andy Schwaiger was previously sworn in. Mr. Schwaiger stated that this is not in the interest of public health and safety. He stated that the Board is allowed to say no. He stated that he previously sat on this Planning Board. He stated that he questions the studies that were done by the engineers. Mr. Schwaiger stated the building height waiver is concerning. Mr. Malinsky interjected and corrected that they are not seeking a waiver for the building height that it is in compliance with the ordinance.

29) Sandra Tansky was previously sworn in. Ms. Tansky stated that she hopes the Board considers if they would want a warehouse in their backyard. She stated her concerns about the traffic going toward and from Route 322 also.

Motion passed to close the hearing to the public.

Mr. Malinsky reviewed the application for the Board. He stated that the Mink Lane Redevelopment Plan was adopted according to local redevelopment and housing law. He stated that the permitted uses for the zone and are consistent with the Mink Lane Redevelopment Plan and by right means they are not asking for any variances. He quoted case law ‘Pizzo Mantin Group V. Township of Randolph’ that stated if the proposed subdivision complies with local ordinances the Planning Board shall grant approval. He also stated case law from ‘Dunkin Donuts of NJ, Inc. V. Twp. Of North Brunswick’ that stated the Planning Board cannot deny site plan approval because of off-site traffic conditions. He stated the traffic study was done in accordance with County standards and Township ordinance standards. He stated the proposed landscaping meets the ordinance requirements and they are willing to work with the Planner to enhance it. He explained how the 5-year tax abatement works.

Mr. Malinsky stated the applicant has complied with all local site plan and local subdivision ordinance and they request that the Board grant their application. Ms. Berenato stated that they request the applicant’s engineer to provide a trip generation at the shift change. Mr. Malinsky agrees with that. Mr. Hunt stated that they are recommending as a condition of approval that a six-foot sound wall be provided adjacent to the residential homes. Mrs. Morrissey stated that instead of sound wall it is a sound attenuation device because that could be completed with different materials and doesn’t necessarily have to be concrete. Mr. Hunt agreed to that as did Mr. Malinsky.

Mrs. Gaglione reviewed the application for #1866, preliminary and final major subdivision.

Motion to approve by Ms. Salvadori, seconded by Mr. Casper. Roll call vote; Ayes- Ms. Salvadori, Mr. Casper, Mr. Dilucia, Mr. Helsel, Mr. Kozak, Mr. Sullivan, Mr. O’Brien, Mr. McMahon. Nays- Mr. O’Reilly. Abstentions: Zero.

Public Hearings: (continued)

1. & 2. #1866 & #517-SP – Monroe Development Associates, LLC (continued)

Mrs. Gaglione reviewed the application for #517-SP for preliminary and final major site plan. Mrs. Gaglione listed the waivers and conditions of approval discussed during testimony.

Motion to approve by Mr. Kozak, seconded by Mr. Casper. Roll call vote; Ayes- Mr. Kozak, Mr. Casper, Mr. Dilucia, Ms. Salvadori, Mr. O'Brien, Mr. McMahon. Nays- Mr. Helsel, Mr. O'Reilly, Mr. Sullivan. Abstentions- Zero.

Minutes:

Motion passed to approve minutes from meeting on November 3, 2022.

Reports:

Mrs. Orbaczewski stated the last meeting of the year is next Thursday, December 8th.

Adjournment:

Motion passed to adjourn the meeting at 10:44 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