

**Call to Order:**

The meeting was called to order by Chairman O'Brien who stated the following "It is 6:31 p.m. on December 4, 2023 and this is the special meeting of the Monroe Township Planning Board. Notice of this special meeting was published on November 3, 2023 and 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, Ms. Fox, Mr. Giacomucci, Mr. Laughlin, Mr. Marino, Mr. O'Brien, Mr. Wolfe, Mr. Young. Also present; Ms. Hyatt, solicitor, Mr. Kernan, Engineer, Ms. Orbaczewski, secretary, Ms. Gallagher, transcriber. Excused; Mr. Helsel, Ms. Kennedy, Mr. Dochery, Planner.

Before the memorialization of Resolutions Mr. O'Brien directs his attention to Ms. Hyatt. She states that anyone from the public here for application #1875 – Bruce Paparone, Inc. for the Preliminary Major Subdivision, that application will not be heard this evening. This application will be postponed to December 14<sup>th</sup>, 2023 at 5 p.m. and no new notice will be required.

**Memorialization of Resolution:**

1. PB-30-2023 - #534-SP – Green Leaf Wellness Solutions, LLC – Minor Site Plan

Motion to approve by Mr. Brown, seconded by Mr. Laughlin. Roll Call Vote; Ayes- Mr. Brown, Mr. Laughlin, Mr. Marino, Mr. Wolfe, Mr. O'Brien, and Mr. Young. Nays- Zero.

2. PB-32-2023 - #533-SP – Hedgerow MJ, LLC – Minor Site Plan Approved

Motion to approve by Mr. Brown, seconded by Mr. Marino. Roll Call Vote; Ayes- Mr. Brown, Mr. Marino, Mr. Giacomucci, Mr. Wolfe, Mr. Young, Mr. O'Brien. Nays- Zero.

3. PB-33-2023 - #532-SP – Heritage Dairy Stores, Inc. – Prelim. & Final Major Site Plan Approved

Motion to approve by Mr. Wolfe, seconded by Mr. Marino. Roll Call Vote; Ayes- Mr. Wolfe, Mr. Marino, Mr. Brown, Mr. Giacomucci, Mr. Young, Mr. O'Brien. Nays-Zero.

4. PB-34-2023 - #511- SP – Krupa/Realty/Express Self Storage – Extension Approved

Motion to approve by Mr. Giacomucci, seconded by Mr. Marino. Roll Call Votes; Ayes- Mr. Giacomucci, Mr. Marino, Mr. Wolfe, Mr. Brown, Mr. O'Brien. Nays-Zero.

**Public Hearings:**

1. #1874 – Donald A. Farnelli, Jr. – Minor Subdivision

The applicant is proposing a lot line adjustment between three existing lots. An existing single-family dwelling is proposed to be demolished and two duplexes are proposed to be constructed; one on Lot 11 and one on Lot 12. The property is located on Pedrick Avenue and Main Street, also known as Block 1703, Lot 11, 12, and 14 in the R – 1 Zoning District.

Ms. Hyatt swears the applicant Donald A. Farnelli Jr. in. Mr. Farnelli explains to the Board that currently on his property there is an existing single-story dwelling on Lot 11 that he would like to demolish. He is applying for a minor subdivision to build a duplex on Lot 11 and Lot 12.

Mr. Kernan states that there are two items on the subdivision plan that are missing but he does not believe they are required. There were items B and C on page two of the Engineer's letter. Because Mr. Kernan does not feel that these items are necessary he is going to waive that part of his requirements and deem it complete.

Motion passed to deem the application complete. Mr. Kernan recaps that Mr. Farnelli is proposing two duplexes: demoing an existing 1-story dwelling to allow for the construction of one duplex on each proposed lot, 11 and 12. Mr. Kernan explains the zoning requirements in accordance with two family dwelling units are a principal permitted use and the existing funeral home is a conditionally permitted use.

Mr. Kernan speaks about the bulk requirements on the proposed lot. In his opinion, in order for the home owners to be living in the proposed lot closer to the funeral home, he believes there should be some separation from that parking lot to the proposed property line. Mr. Kernan asks the Board to take a look at the lot line adjustment plan and what is being proposed is a new property/lot line that basically runs along the edge of the parking lot.

Mr. Kernan states that the lot area for this twin home requires a lot area that is 15, 000 square ft and the plans conforms to this requirement, proposing a minimum of 16,267 square feet. Also, he tells the board as you start shifting the lot area square footage, Mr. Farnelli will still meet the required lot area of 15, 000 square ft. Mr. Kernan states all the variances that have been requested such as lot frontage per building, lot frontage per unit, and lot width per unit. He also explains to the Board the requirements and the proposed variances.

Mr. Kernan asks Mr. Farnelli if he could explain the size of the duplex he would like to construct. He replies the duplexes are 44 ft wide and the proposed is 88.85 ft. Mr. Kernan suggest that Mr. Farnelli speak to his surveyor and clean up the lots so they are 80 ft per building.

Mr. Kernan discusses the proposed Lot 14 (institutional- funeral home) where the minimum lot area is 20, 000 square feet and this plan conforms to this requirement, proposing 26,944 square feet. This subdivision does not affect the front yard setback and side yard setback. The variance triggered by the subdivision is Lot and Building Coverage. The maximum permitted for

1. #1874 Donald Farnelli Jr. Cont.

institutional use is 25 percent. The plan does not conform to this requirement, proposing 77 percent. As proposed, a variance is required at 77 percent and Mr. Kernan would support that.

Next, Mr. Kernan speaks about buffers and states as a conditional use, the institutional use does require buffers in accordance with the standards of 175-93. The Board may, in lieu of the required side yard areas, allow construction of a buffer equal to no less than 50 percent of that side yard. Mr. Kernan would recommend a 15 ft buffer deep provided and Mr. Farnelli agrees. So, there would not be any relief for buffers from that section.

Mr. Kernan directs the Boards attention to the design, performance and evaluation standards in his letter. He suggests that the plan does not appear to conform to this requirement, as the parking lot utilizes a utility pole for lighting which is proposed to be in front of lot 12. Mr. Kernan questions the lighting of the parking lot on Lot 14 but now due to this 15 ft buffer a waiver may not be required.

Mr. Kernan speaks about parking areas for nonresidential uses shall be set back a minimum of 20 ft from the right-of-way and shall be set back a minimum of 10 ft from an adjacent property line. Where said parking area abuts lots zoned for residential use, or upon which is located in residential use, the minimum parking area setback shall be increased to 15 ft. So, by providing a 15 ft buffer there would be a 15 ft setback, which would conform to code requirement and there would be no relief for this setback.

Mr. Kernan suggests to the Board that the applicant should plant some shade trees along either side of said streets, 2 street trees per block, by the sidewalk or in the front yard. Mr. Kernan depicts the sidewalks near the proposed property and explains the sidewalk along the funeral home property up to the edge of the parking lot does not go to the current property line of the funeral home but goes up to the edge of the parking lot. Then the parking is coming off route 42, the side walk from 42 down until the last building next to this proposed property, single family rancher. Mr. Kernan states that there is a little bit of a gap on the adjoining property line but there is a sidewalk all along the front.

Mr. Kernan finishes up the design, performance and evaluation standards section by stating that should the proposed subdivision be approved, originally, he suggested a site plan be submitted to review all design criteria for the existing parking lot as well as the proposed building improvements where we would have the right to make further comments regarding the parking lot lighting, stormwater compliance etc. Now, Mr. Kernan is suggesting that this can all be handled with a lot grading application of the two new residential lots with the Township Engineer. Mr. Kernan tells Mr. Farnelli that he may have to provide grading plans and go to the county soil districts but the Board does not need to make that a criterion of this proposed subdivision.

Mr. Brown expresses that he believes the applicant should have to construct a sidewalk. He thinks that the gap in the sidewalk is unsafe and should be fixed. The sidewalk should continue from the new duplexes all the way up to the funeral home. Mr. Marino asks Mr. Kernan that the side walk

1. #1874 Donald Farnelli Jr. Cont.

is not in front of the subdivision but is there a sidewalk in front of the apartments. Mr. Kernan responds by clarifying that across all the apartments there is a sidewalk but for the nearest building to this property. 90 percent of the apartment complexes have a sidewalk and there is this one little gap in question. Mr. Marino states that after the aprons are in and drive ways are cut in there might not be enough area for sidewalk. Mr. Young questions this by stating the even if there were a 20 ft driveway there still would be over 60 ft on each lot. Mr. Mario responds that personally he doesn't believe the applicant needs the sidewalks because there is already curb existing and the esthetics of it.

Motion passed to close the hearing to the public.

Ms. Hyatt asks the Board to vote on conditions of approval for the sidewalk and shade trees.

Motion to approve the sidewalk; Ayes- Mr. Young, Mr. Brown. Nays- Mr. Marino, Ms. Fox, Mr. McLaughlin, Mr. Giacomucci, Mr. Wolfe.

Motion to approve the trees; Ayes-Zero. Nays- Mr. Marino, Ms. Fox, Mr. McLaughlin, Mr. Giacomucci, Mr. Young, Mr. Wolfe.

Ms. Hyatt asks Mr. Farnelli if he could discuss some practical hardships about not meeting the code of the variants, for example is the property a strange shape. Mr. Farnelli responds by stating the property is a strange shape and there is not a lot of room to work with. Mr. Farnelli says he is stretching as far as he can to meet the variances. Mr. Farnelli is willing to reduce the 7.5 ft off of each lot to make up for the parking buffer. Mr. Kernan adds that for that lack of waiver on the buffer, now that the 15 ft has been provided against the parking lot, perhaps a privacy fence along the property line. Mr. Farnelli agrees that he would construct a privacy fence on the funeral home side.

Ms. Hyatt asks if Mr. Farnelli thinks that the variances he is requesting can be granted without any substantial detriment to the public, the effect of the surrounding community or quality of life of nearby residents. He responds yes.

Motion to approve by Mr. Marino, seconded by Mr. Giacomucci. Roll call vote; Ayes- Mr. Marino, Mr. Giacomucci, Mr. Brown, Ms. Fox, Mr. McLaughlin, Mr. O'Brien, Mr. Wolfe, Mr. Young. Nays- Zero.

**Public Portion:**

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

**Reports:**

1. Christmas Party – December 14<sup>th</sup>, 7:00 p.m. – Library IV
2. Reorganization Meeting – Tentative Date – Thursday, January 11<sup>th</sup> 2024

**Adjournment:** The meeting was adjourned at 7:17 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: Scottie Gabbianelli, Clerk Transcriber