

**Call to Order:**

The meeting was called to order by Chairman O'Brien who stated the following "It is 5:02 p.m. on December 14, 2023 and this is the special meeting of the Monroe Township Planning Board. Notice of this special meeting was published on December 11, 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. Helsel, Ms. Kennedy, Mr. Marino, Mr. O'Brien, Mr. Wolfe, Mr. Young. Also present; Ms. Hyatt, solicitor, Mr. Kernan, Engineer, Mr. Dochney, Planner, Ms. Orbachewski, secretary, Ms. Gallagher, transcriber. Excused; Mr. Laughlin.

**Memorialization of Resolutions:**

1. PB-35-2023 #1874 – Donald A. Farnelli Jr. – Minor Subdivision Approved

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

**Public Hearings:**

1. #1875 – Bruce Paparone, Inc. – Preliminary Major Subdivision

The applicant is seeking approval for a residential and three commercial lot subdivision along with associated improvements such as stormwater management basins, a pump station lot, and open space lots. The residential portion will contain 172 single family homes and 177 age-restricted two bedroom homes. The property is located on Glassboro Cross-Keys Road at Pitman Downer Road, also known as Block 15301, Lots 1-16, Block 15303, Lots 31-36, 38, & 39, and Block 15402, Lots 9-13 in the R-2/Orchard Drive Redevelopment Zoning District.

Damien Delduca was present as attorney for the applicant. Ms. Hyatt swore in the applicant's professionals who will be testifying. Mr. Delduca referred to an aerial photo of the site marked as exhibit A-1, and exhibit A-2 as a zoomed in color rendering of the plan. Mr. Delduca stated the site will be 178 age-restricted homes and 171 non-age-restricted homes, and three proposed commercial lots that will front on Cross Keys Road. Mr. Delduca stated they are only here tonight for approvals on the residential sections. Mr. Delduca stated there are 13 open space lots throughout, and one lot for a pumping station. Mr. Delduca stated there are two proposed access roads on Cross Keys Road, subject to County jurisdiction, and one proposed access on state highway which is subject to state DOT jurisdiction. Mr. Delduca stated the entire site has been designated as an area in need of rehabilitation. He added that in 2022 the Township adopted the Orchard Drive Redevelopment Plan for the proposed site.

**Public Hearings:** (continued)

1. #1875 – Bruce Paparone, Inc. (continued)

Mr. Delduca confirmed that the application meets all requirements of the redevelopment plan, and they do not need any variances or deviations. Mr. Delduca stated that the application meets all the requirements of the redevelopment plan. Mr. Delduca added that Mr. Dochney's review noted that three variances may be necessary, but that there will be testimony provided and they will comply so that no variances are needed. Mr. Delduca stated they do not need any design waivers or exceptions. Mr. Delduca stated this a by-right application, meaning it meets all the applicable requirements.

Eric Littlehales professional engineer for the applicant, introduced himself to testify. Mr. Littlehales stated that there were three items address since submitting the application, and those changes were in response to the Board Planner's review. Mr. Littlehales stated that they addressed the 50 foot buffer between the commercial and residential sites. He added that the count for 51% of the overall units must be age restricted making the count of 178, then 171 will be single-family. Mr. Littlehales added that the open space exceeds what is required with the provided usable open space at 18% and a total of 41% total open space.

Mr. Littlehales referenced the recent stormwater regulations and stated they are proposing 65 small scale infiltration basins and two larger basins. Mr. Littlehales stated there is not currently public water in this area, but they are communicating with the MMUA to extend down Cross Keys Road and Route 322 to Fries Mill. Mr. Littlehales added there is not currently public sewer in the area, but they are proposing a gravity sewer to a proposed pump station. Mr. Littlehales stated that this site did have environmental clean-up and received a no further action letter indicating the site has been cleaned up to NJDEP standards. Mr. Littlehales stated that they will comply with street light requirements. Mr. Littlehales stated that the roadway width proposed for the single family portion is 30 foot wide with parking on two sides of the street, the proposed with for the age-restricted side is 28 foot wide with parking only on one side of the street.

Mr. Littlehales affirmed that the stormwater system complies with both the Township and NJDEP's requirements. Mr. Littlehales affirmed that extending the public water to the site is a benefit. Mr. Littlehales affirmed that the roadway requirements have been met with the proposed plan. Mr. Littlehales affirmed that he is not aware of any variance or design waiver that would be needed under the redevelopment plan or the land ordinance. Mr. Littlehales affirmed that the applicant would work with the Board professionals on the landscaping and lighting comments. Mr. Littlehales affirmed that none of the proposed homes are to be designated affordable housing.

Mr. Delduca made a comment that they had a meeting with a resident Mr. Towers and his attorney Mr. Schwartz, regarding access to his adjacent property. Mr. Littlehales stated that they are providing Mr. Towers a driveway easement and curb cut, and to place water and sewer connection at that site if approved by MMUA. Ms. Kennedy asked if the existing homes can connect to the new public water lines. Mr. Littlehales stated that would be a question for MMUA. Mr. Brown asked if there would be fiber optics buried. Mr. Littlehales replied there would be no elevated

**Public Hearings:** (continued)

1. #1875 – Bruce Paparone, Inc. (continued)

utility poles within the proposed development. Ms. Fox asked if the commercial sites will be started before the development. Mr. Littlehales replied that generally the commercial sites would generate interest after the residential is built, but there are no commercial prospects at this point for these sites. Mr. Brown asked about the recreation sites. Mr. Littlehales stated they propose a clubhouse, pickleball courts, horseshoes and bocce on the 55 and over side, and the single family side would be open play areas. Ms. Kennedy asked if the single family residents would have access to the 55 and over recreation. Mr. Littlehales replied no, they would each have separate homeowners associations.

Ms. Kennedy asked if the potential homeowners will be made aware of the commercial property abutting them. Mr. Littlehales replied yes. Mr. Young asked what types of commercial properties will be there. Mr. Delduca replied they don't know yet because there are no prospective tenants. Mr. Giacomucci asked if there were any traffic lights proposed at the access roads. Mr. Delduca replied that their traffic engineer, Mr. Brown, will testify to that. Mr. Wolfe asked to confirm that there will be no access to Orchard Drive. Mr. Littlehales affirmed. Mr. Wolfe asked what was the width of the roadway coming out on Rt. 322. Mr. Littlehales replied it would be two lanes.

Mr. Brown, traffic engineer, stated that they followed standard traffic engineering practices while completing the study. He stated they did the traffic counts at 7 intersections nearby during a.m., p.m. and Saturday peak hour periods. He stated they project those totals 10 years out, and add any other proposed development in the area as well as the DOT growth rate. Mr. Brown stated that left turn lanes are warranted and proposed on the access road on the Glassboro-Cross Keys Road. He added that the Pitman Downer and Cross Keys intersection is being reviewed by the County to possibly add a turn lane and retime the traffic light. Mr. Brown added that left turn lanes are warranted into the two access roads on Cross Keys Road, as well as a left turn lanes to be added where they can for Fazzio's, as a benefit to that neighbor. He added that a left turn lane is not warranted on the 322 access, but that is subject to review by the State DOT. Mr. Brown stated that the study proved that no traffic lights are warranted at any of the access points. Mr. Brown did not believe that the proposed subdivision would have a negative impact on the surrounding roadway network.

Mr. Kyle, professional planner for the applicant was present. Mr. Kyle stated that they have modified the plan to address and comply with the Board professionals' comments. Mr. Kyle stated they do not require any variances. Mr. Kyle stated that all the proposed lots comply with the bulk regulations. Mr. Kyle summarized the redevelopment vision for this to be a mixed use area and stated this project complies with that.

Mr. Kernan asked if there were any deed restrictions or covenants currently on the land. Mr. Goodwin replied no. Mr. Kernan is satisfied the application can be complete. Motion passed to deem the application complete. Mr. Kernan continued reviewing his report for the Board.

**Public Hearings:** (continued)

1. #1875 – Bruce Paparone, Inc. (continued)

Mr. Dochney reviewed his report for the Board. He stated there are no variances. Mr. Dochney stated that the tree choices on the landscaping plan are not native, but they are not invasive and he does not have any issue with those being proposed. He noted that if the Board had an issue, it should be brought up now. Mr. Brown asked if the land was going to be cleared, or would they be leaving trees. Mr. Littlehailes replied there will be some trees left on the eastern boundary. Mr. Kernan added that he suggested trash receptacles at the recreation sites, but Mr. Littlehailes added that there would be trash at the clubhouse instead. Mr. Kernan stated he was satisfied with that.

Motion passed to open the hearing to the public.

- a. Charlie Homeyer of 1050 Glassboro Road- Mr. Homeyer is concerned that remediated land/dirt that had chemicals will be brought to the surface during digging.
- b. John McKeown of York Avenue- Mr. McKeown is not opposed to the project. He is concerned about drainage as there is an issue on York Avenue already. Mr. Littlehailes stated they are proposing basins in that area and redirecting run off in that area. Mr. McKeown asked when the traffic study was done. Mr. Brown replied that it was done at peak times 6 a.m. to 10 a.m. and 3 p.m. to 7 p.m. on the weekdays and 10 a.m. to 2 p.m. on Saturday.
- c. Joe Abbotelli of 1875 Pitman Downer Road- Mr. Abbotelli is concerned about drainage. Mr. Littlehailes explained that the basins are designed for the 100 year storm. Mr. Abbotelli asked if the basins would be fenced. Mr. Littlehailes replied no fences are proposed.
- d. Chuck Fiore of Flanagan Avenue- Mr. Fiore asked if the basin overflow would flow down Orchard Drive to the pond. Mr. Littlehailes replied yes it will be routed with a pipe.
- e. Larry Field of 1770 Rex Avenue- Mr. Field is concerned about lack of screening along his mother's property. He is also concerned about drainage. Mr. Littlehailes replied that along Rex Avenue they have basins and pipe to direct it away. Mr. Littlehailes stated they would add plantings on the Mother's property, Block 15303, Lot 37.
- f. Margret Muth of 2155 Winslow Road- Ms. Muth is concerned about the trees being used in the plan. She is also concerned about the traffic.
- g. William Young of 1801 York Avenue- Mr. Young stated to make sure the trees aren't the kind the Lantern Flies like. Mr. Young asked about the construction trucks using his road and maybe getting a road sign for overweight trucks. Mr. Wolfe replied that he would work with the Road Department to put signs up.
- h. Helen Walker of 1778 Pitman Downer Road- Ms. Walker is concerned about the traffic.
- i. Anthony D'Allessandro of 1965 Pitman Downer Road- Mr. D'Allessandro is concerned about maintenance of the retention pond on Rex Avenue. Mr. Littlehailes replied the basin will now be under the ownership and responsibility of the HOA of the proposed subdivision. He is also concerned about the traffic.

**Public Hearings:** (continued)

1. #1875 – Bruce Paparone, Inc. (continued)
  - j. Charles Etchman of 1720 Rex Avenue- Mr. Etchman is concerned about the drainage, and provided photos, marked exhibit P-1. Mr. Etchman is concerned about the water quality. Mr. Goodwin replied they are willing to discuss providing sewer and water stubs for the residents to connect to.
  - k. Bob Muth of East Woodland Avenue in Pitman- Mr. Muth is concerned about the traffic.
  - l. Charlie Homeyer, previously sworn- Mr. Homeyer is concerned about the wildlife losing their habitat.
  - m. Joe Abbotelli, previously sworn- Mr. Abbotelli asked about the basin ownership.
  - n. Anthony D’Alessandro, previously sworn- Mr. D’Alessandro is concerned about who will maintain the roads. Mr. Delduca replied the roads would be turned over to the township once completed.
  - o. Mr. Etchman, previously sworn- Mr. Etchman stated that he had a black bear in his yard two years ago.

Motion passed to close the hearing to the public.

Mr. Brown asked about a public concern about a fence and the applicant’s lack of response. Mr. Delduca replied that they are not proposing a fence, it may be wetlands area and they cannot disturb that. Mr. Dochney added that he believes they are talking about the two bigger basins. Mr. Littlehales stated they are not proposing fences because it leaves it looking more natural. Mr. Marino asked how deep they were. Mr. Littlehales replied about 6-7 feet deep and have a maximum 2 foot collection. Mr. Marino asked if they were sloped. Mr. Littlehales replied yes they are sloped. Mr. Young stated that he has a retention pond by his house and he would like to see them more of a nature area ecosystem.

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

**Public Portion:**

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

**Approval of Minutes:**

Motion passed to approve the minutes from the meeting on November 9, 2023 and November 16, 2023.

**Reports:**

Ms. Orbaczewski gave a good bye speech upon her upcoming retirement.

**Adjournment:**

Meeting was adjourned at 7:01 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