

Call to Order:

It is 6:32 p.m. on May 2nd, 2024 and this is the regular meeting of the Monroe Township Planning Board. Notice of this meeting was given as required by the Open Public Meetings Act and a copy was posted on the 2nd 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. Helsel, Ms. Kennedy, Mr. Laughlin, Mr. Maure, Mr. O'Brien, Mr. O'Reilly, Mr. Wolfe, Mr. Young, Mr. Marino. Also present; Mr. Rocco, solicitor, Mr. Minner, Engineer, Mr. Dochney, Planner, Ms. Gallagher, Secretary, Ms. Gabbianelli, Transcriber. Excused; Mr. Giacomucci.

Memorialization of Resolution:

1. PB-16-24 – Morgan Development Group, LLC – Amended Final Major Subdivision Approved.

Motion to approve by Mr. Brown, seconded by Mr. Young. Roll Call; Ayes- Mr. Brown, Ms. Kennedy, Mr. Marino, Mr. O'Brien, Mr. O'Reilly, Mr. Wolfe, Mr. Young. Nays- Zero. Motion passed.

2. PB-17-24 – Ameri Auto, Inc. – Minor Sie Plan Approved

Motion to approve by Mr. Brown, seconded by Mr. O'Reilly. Roll Call; Ayes- Mr. Brown, Ms. Kennedy, Mr. Laughlin, Mr. Marino, Mr. O'Brien, Mr. O'Reilly, Mr. Wolfe, Mr. Young. Nays- Zero. Motion passed.

Oaths:

Mr. Solicitor shall swear in the Board Professionals.

Mr. Rocco swears in Nick Minner, Planner and Chis Dochney, Engineer.

Public Portion:

Mr. O'Brien announces if anyone is present for application #539-SP- Not Your Mother's Garden it has been postponed. This application is being transferred to the Zoning Board of Adjustments.

1. #1877 – William & Regina Schaffer & The Estate of Ned Arot – Minor Subdivision

The applicant is seeking approval for a lot line adjustment subdividing approximately 106, 204.49 square feet from the rear of Lot 11.01 and adding it to the rear of Lot 11; along with any other variances or waivers deemed necessary by the Board. This property is located at 2000-2010 & 2030 Stanger Avenue, also known as Block 15001, Lots 11 & 11.01 in the R-2 Zoning District.

Mr. Rocco swears in William Schaffer, Owner, and Vincent Milano, Engineer. And Amanda Moscillo, Attorney, is representing the applicants.

Ms. Moscillo states the applicant is not creating any new lots rather than a lot line adjustment. The applicant is taking part of existing Lot 11.01 and adding it to Lot 11. There is one completeness waiver item they are requesting.

Addressing the submission requirements Mr. Minner begins his testimony. He states in accordance with 175-67 for minor site plan approval the one outstanding item is that all existing structures within 200 feet of the lot being subdivided shall be shown. Due to the application being a lot line adjustment there is ample information on the plan to determine what will happen. Ms. Moscillo asks Mr. Schaffer if he can testify that there are no existing structures in the wooded area behind and he replies there are none. Ms. Moscillo is kindly requesting this waiver and Mr. Minner replies it is duly noted.

Motion to approve the application complete. Roll call vote; Ayes- Mr. Brown, Mr. Helsel, Ms. Kennedy, Mr. Laughlin, Mr. Marino, Mr. O'Brien, Mr. O'Reilly, Mr. Wolfe, Mr. Young. Nays-Zero.

Ms. Moscillo says there were a few errors in the Zoning Chart on the plans which were pointed out by the Board's Engineer. They agree with our Engineer that the total portion of Lot 11.01 be subdivided and added to Lot 11 is 106,204.49 square feet. Proposed Lot 11.01 will then be 96,000 square feet and proposed Lot 11 will be 260,788.49 square feet. All other items on the Zoning Schedule regarding setbacks and coverages are accurate but will have their expert confirm these in his testimony.

Ms. Moscillo asks Mr. Schaffer if he is the owner of 2000-2010 Stanger Avenue and confirms he is. Asked what the relationship is to the owner of 2030 Stanger Avenue and he replies it was his late father in law's property. She asks if he can explain the lot line adjustment and the reasoning for doing so. Mr. Schaffer says when they originally purchased the property it was a 16-acre parcel that was divided into 4 different lots. He purchased a lot and his father in law purchase a lot. Almost immediately the fourth property was cleared of several trees. And not too long after that the Ridings Development was constructed. So, Mr. Schaffer wants to move there to keep the property the way it was. He adds that behind the property is game lands and he is just trying to add to what they have and maintain it and make zero changes. He wants to keep it pristine and stay in woodlands.

1. #1877 – William & Regina Schaffer & The Estate of Ned Arot – Minor Subdivision (cont.)

Ms. Moscillo asks if he intends to build on the property and he does not. Mr. Schaffer does not want to build on the property and did not want anyone else to. This is the reason why they are before the Board. She asks if he has reviewed the Engineer's number and if he agrees they are correct. Mr. Schaffer agrees.

Ms. Moscillo is also requesting two other waivers. She asks if there is an existing residential home on each of these lots and Mr. Schaffer replies yes. She is requesting a waiver that there is sufficient tree growth and that no additional planting shall be required. He agrees. The other they are requesting is a waiver of the sidewalk requirement which Mr. Schaffer has dealt with in the past. He explains when they originally purchased the property they wanted them to put sidewalks in and he was granted a waiver.

Ms. Moscillo asks Mr. Milano if he agrees that the numbers she purposed to the lots were correct and he agrees. She is going to run through the Engineer's report and ask he testify that they will comply/address it as a conditional of approval.

The distances of the existing lot lines from the accessory dwelling on Lot 11 should be shown on the plan and Mr. Milano agrees. The Zoning Requirements table on the plan should be revised with the correct areas and he agrees. The Township application match the areas subdivided on the plan with the correct numbers and of the entire tract area, Mr. Milano agrees they have complied. She asks if he would agree to submit the deeds and legal descriptions submitted for review and approval prior to filing and he replies yes. He would agree that the applicant would contact the Township's Finance Office to settle any outstanding review escrow accounts prior to the deeds being recorded.

Motion passed to close the hearing to the public.

Mr. Minner believes they did a fantastic job going over their plans. As stated it is a buy right application with the exception of the two waivers. One waiver for the trees which is section 175-132B. They have testified there are plenty of trees on the lot which he agrees with. He says they have plenty of trees in the front yard, side yard and ultimately the rear yard which is all wooded. The second in accordance with section 175-133 for sidewalks, he states the applicant has testified already was granted a previous waiver for the original subdivision. Mr. Minner notes the subdivision does have an HMA sidewalk that goes up to the property line. However, there is no sidewalks or anything passed. He is not sure that it would be warranted. Mr. Minner discusses the General Comments and through testimony the applicant is willing to address all the revisions to the plan.

Mr. Dochney states this is just a minor subdivision so his office did not review, only the engineer's office reviews. He wanted to comment on the testimony though. He is very happy to hear there is a property next to him that is wooded and that Mr. Schaffer wants to keep it that way and acting

1. #1877 – William & Regina Schaffer & The Estate of Ned Arot – Minor Subdivision (cont.)

to do so. In the years he has been involved with properties in the South Jersey area, he finds that when an applicant wants to develop in the woods the neighbors come out and complain that they do not want the wooded area changes. Mr. Dochney is just pleased that Mr. Schaffer is acting by purchasing the property so the area stays woodlands before someone else tries to develop on it.

Motion for the minor subdivision with waivers requested. Motion to approve by Mr. Wolfe, seconded by Mr. Helsel. Roll call vote; Ayes- Mr. Wolfe, Mr. Helsel, Mr. Brown, Ms. Kennedy, Mr. Laughlin, Mr. Marino, Mr. O'Brien, Mr. O'Reilly, Mr. Young. Nays- Zero.

Motion for the waiver of the requirement to install sidewalks under Section 175-133. Motion to approve Mr. Marino, seconded Mr. Wolfe. Roll call vote; Ayes- Mr. Marino, Mr. Wolfe, Mr. Brown, Mr. Helsel, Ms. Kennedy, Mr. Laughlin, Mr. O'Brien, Mr. O'Reilly, Mr. Young. Nays- Zero.

Public Portion:

Stanley and Mark Pesotski addressed the Board with concerns about a redevelopment area near their property.

Approval of Minutes:

1. March 21, 2024

Motion of minutes approved. All-Ayes. Nays-Zero.

Reports: None

Adjournment: This meeting was adjourned at 7:09 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