

Call to Order:

It is 6:30 p.m. on June 20th, 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. Maure, Mr. O'Brien, Mr. O'Reilly, Mr. Young. Also present; Mr. Campbell, Solicitor, Mr. Kernan, Engineer. Running Late; Mr. Dochney, Planner, Ms. Gallagher, Secretary, Ms. Gabbianelli, Transcriber. Excused; Mr. Giacomucci, Mr. Marino, Mr. Laughlin, Mr. Wolfe.

Memorialization of Resolution:

1. PB-19-24 – WSP-01-24 – Allen Beiler/Springville Woodworks of NJ – Site Plan Waiver

Motion to Approve Mr. Brown, seconded by Mr. Helsel. Roll call vote; Ayes- Mr. Brown, Mr. Helsel, Ms. Kennedy, Mr. O'Brien, Mr. O'Reilly. Nays- Zero.

Oaths:

Mr. Campbell swears in Mr. Kernan.

Public Portion:

1. #1838 – Blaze Mill Development Group, LLC – Final Major Subdivision Phases 6-12

The applicant is seeking final major subdivision approval for phases 6 through 12 to create 131 townhouse units, 4 open space lots, 1 pump station lot and 1 commercial lot to remain; along with any other variances or waivers deemed necessary by the Board. The applicant was previously granted final major subdivision approval for phases 1 through 5 (Resolution No. PB-09-2021). This property is located at Fries Mill Road and US Route 322, also known as Block 14101 Lot 1 and Block 141.0602, Lot 1.01 in the MU Zoning District.

1. #1838 – Blaze Mill Development Group, LLC – Final Major Subdivision Phases 6-12
(cont.)

Richard Hoff, attorney, is representing the applicant. They are present for the approval of final Phases 6-12. Preliminary approved on this project in 2014. There is a total of 244 lots. In 2021 they amended to the preliminary and final approval on Phase 1. This was 105 townhouse units. Mr. Hoff states between preliminary and final they are reducing the unit count. They are lowering the total units by 8. The reason for this is they want the townhouses in the later phases to be a little bit bigger than they were in the first phase.

Mr. Campbell swears in Don Paparone, applicant, Paul Atlas, involved party and Richard Clemson, Professional Engineer. Mr. Campbell swears in Mr. Dochney, Board Planner.

Mr. Hoff marks Exhibit A and asks Mr. Clemson for his testimony. Mr. Clemson states previously approved is everything on this exhibit. The originally approval was 244 townhouse units. This project is being approve into two pieces. Phases 1-5 which have previously been approved. And Phases 6-12. The area outside the right boundary is Phases 1-5 which is the westerly portion of the project. This has frontage on Fries Mill Road and is already under construction. This was approved for 105 townhouse units. The area on the east side that has access to Route 322 is known as Phases 6-12, final phase of the project. The property consists of two mother lots, Lot 1 or Block 14101 and Lot 101 Block 141.0602. The property is in the MU Zoning District. There is frontage on Rt. 322 and Fries Mill Road.

Mr. Clemson states the westerly portion of the tract, Phases 6-12 was formerly sand in gravel pit. There are four open space lots throughout the project. All the open space lots and stormwater management basins will be owned and maintained by the Home Owner's Association. There are some zoning requirements: minimal lot areas 2,000 sq. ft., minimal lot frontage with a width of 20 feet, and minimal lot depth is 100 feet. Every dwelling and proposed residential lot in this phase exceed the 2,000 sq. ft. lot size. The smallest lot size is approximately 2,600 sq. ft. All the lots conform to the MU Zone. All the streets are of a 30 ft. wide parkway and a 50 ft. wide right of way. They are completely consistent with the Residential Site Improvement Standards and it would be known as a residential neighborhood class of streets. The streets would have granite black curb and off streets will have sidewalks on both sides. There is a 50 ft. wide buffer that goes around the perimeter of the entire tract with the exceptions of one area on the westerly side of the property. The buffer along the commercial area is 25 ft. They are proposing an 8 ft. wide asphalt pathway that extends from the Monroe bike path. The 8 ft. wide walkway will extend all the way to the commercial areas. So, when the commercial areas develop there will be a linkage between the bike path and the commercial area. There is a proposed gazebo in the center area of the project.

Mr. Clemson continues the project will be served by public sewer and water. All utilities will be underground. They are proposing a reduction in the total number of units. Preliminary was 244 townhouses. 105 units in Phase 1, but now 131 units in Phase 2. Which brings the total to 136 townhouses, 8-unit reduction in the overall number of lots proposed. They exceed all of the parking requirements.

1. #1838 – Blaze Mill Development Group, LLC – Final Major Subdivision Phases 6-12
(cont.)

Mr. Clemson speaks about the units. At preliminary there were a mix of unit sizes. The big design change now is they are all 24 ft. wide. They feel this is a huge advantage for the project because instead of the 20 ft. wide units proposed, now they can provide a two-car garage and two-car driveway. This will have a huge impact on the needs of any parking in the common parking areas they have scattered throughout the project. The majority of the units will have basements. The applicants have submitted a color rendering which they have marked as exhibit A2. This is an envision for the project. It is a 5-unit building. They are proposing 4,5- and 6-unit buildings. The ground floor, after taking away the area for the garage, is approximately 780 sq. ft. in size. The second floor consists of three bedrooms, a loft and a potential fourth bedroom. Architecturally, the second floor is 1,160 sq. ft. The total size of the unit, minus the garage and any basement space are 1,900 sq. ft. plus or minus. Once developed, the units will be architecturally unique as you go across the building. For a five-unit building there is a variation on every building; color, texture, gabbling of roof lines. This community will not have a cookie cutter look to it and each building will have a ton of variations in the façade of the unit.

Mr. Kernan reports from submission requirements there are a couple incomplete items. First is tract boundary lines, streets and basic surveying information. He asks the basic information on the plans to be updated and Mr. Clemson agrees. This would be a condition upon completeness approval. The second is letter B in the Code, 5, 6, 7 and 8. These are legal documents; common open space organization, HOA, other covenants and easements, other maintenance agreements, offer of dedication. Mr. Kernan states most of these have already been prepared for Phase 1. He would ask for any changes and if not, would suggest to deem this complete and those would be made conditions upon approval. Mr. Hoff responds they are agreeable to provide this information.

Motion to deem the application complete by Mr. Brown, seconded by Mr. O'Reilly. Roll call vote; Ayes- Mr. Brown, Mr. O'Reilly, Ms. Kennedy, Mr. Helsel, Mr. O'Brien, Mr. Young, Mr. Maure. Nays-Zero.

Mr. Kernan is fine with the size and dimensions of the parking spaces. With Stormwater Management he would like a calculation/comparison of the impervious coverage before and now. Mr. Clemson provided that and Mr. Kernan reviewed it. They have less coverage than before for final approval. Reduction of impervious coverage of about 4.5 % for Phase 2. They have agreed to make changes for Mr. Kernan's general comments section. And remaining items are housekeeping and HOA documents that have been previously recorded or approved. Mr. Kernan asks if there was a conversation about No Parking Zones in final phases of 1-5. He didn't know if they wanted parking on the street and if anything changed. Mr. Kernan states they are 30 ft streets and his recommendation would not ask for no parking on the street. Mr. Hoff states there was a provision in Phase 1 that would provide no parking signs on the street to prohibit parallel parking. Mr. Clemson states in Phases 6-12 they do not need to restrict the parking because they have changed the unit types to two-car garage and driveways. There are plentiful 90-degree parking and

1. #1838 – Blaze Mill Development Group, LLC – Final Major Subdivision Phases 6-12
(cont.)

they have 30 ft. wide roads. He does not believe the signage is necessary and it will create an esthetic negative. Mr. O'Reilly states if you allow off street than you are giving more access to "outsiders" because of the access to the bike trail. He believes this will be a negative impact to the potential buyers. Mr. Brown does not think there should be on street park. He believes there will be more cars parked on the street and he does not like it. Mr. Clemson states the applicant does not care, from their perspective it's in the Phase 1 and its one of the reasons they have those areas of dedicated parking. They believe there was a compromise to no on street parking because of the pockets dedicated to the project. Mr. Campbell states if there is no objection from the applicant to carrying the reasons from Phase 1 regarding off street parking. The applicant agrees. Mr. Dochney adds with a two-car garage in front of each house, that is essentially a curb that you cannot park or block someone's driveway. The areas where you do not have frontage of houses with dedicated parking spaces, where would someone park on the street if they wanted to. Mr. Clemson replies there would be areas of open space but not a lot because they provided a number of 90-degree parking. Mr. Clemson states with the amount of parking available and the limited number of spaces where you do parallel, the no parking signs could be unnecessary, but they do not have objection either way. Mr. Campbell states the first step is they can say the condition is no parking and second would be to require signs. Mr. Brown asks how many cars can be parked in each driveway. Mr. Clemson replies two cars in the driveway and two cars in the garage. And there are designated parking spaces scattered all over the subdivision. Mr. O'Reilly states there is no parking on the street because they already have designated off street and four spaces per house. So, no parking on the street.

Mr. Kernan touches on trash pickup in townhouse developments has become a problem for the town. There is an ordinance being prepared that for a townhouse development you cannot have curbside pickup. It has to placed in trash enclosure areas spread out throughout the development. Mr. Dochney is not sure how the town will address this because they could enforce this against existing developments. Mr. Campbell has seen these pockets or trash enclosures but you would need an ordinance in place so the applicant can design to accommodate that. Mr. O'Reilly, who is on Council, says he has not seen the ordinance or where the draft status is of it. However, he has seen previous application where they have altered the developer to centralizing trash. From the applicant's perspective, the preliminary has been in place on this project for 10 years. They have designed this whole project with a notion of on site pick up. This ordinance would require them to completely redesign this site, they would not be able to do that. Mr. Young asks about the size of the streets. Mr. Clemson states some townhouse communities install 24 ft width roads. They are proposing 30 ft. width and this is a normal size road you would see in a single family. So, it would make it easy for a trash truck to drive in this development, especially since they are not allowing on street parking.

Mr. Dochney points out this is technically a commercial district and not mixed use. But due to the preliminary approval they are entitled to develop on the mixed-use standards. One design waiver Mr. Dochney addresses is a for the temporary signage. It was previously approved for three

1. #1838 – Blaze Mill Development Group, LLC – Final Major Subdivision Phases 6-12
(cont.)

temporary signage and they are moving location of one of the signs. Mr. Clemson states these are temporary real estate signs. There is one sign going into the intersection of Phases 1-5. There is one at the intersection of Rt. 322 and Fries Mill road. And then there is one near the proposed intersection with Rt. 322. The applicant is seeking permission to take the temporary proposed sign on Rt. 322 and move it down the road further to the east. Mr. Dochney does not have an issue with this because it is the signs in size approved in the preliminary. Mr. Clemson says it is a vertical sign and 6 or 8 feet long and a couple feet wide. It is temporary. Mr. Dochney states it is standard real estate advertising for the larger developments. It is technically the design waiver that is required.

Mr. Dochney spoke to Mr. Clemson about parking. One of his pet peeves is frequently people do not park far enough into their driveways. Their cars will hang over the sidewalks. He would recommend the actual sidewalk that crosses the driveway, which is concrete apron, to change the color, change the material or score the concrete. Mr. Clemson replies they will do additional scoring of the walkway as it passes across the top of the driveway apron. This will give the visual difference between the main driveway concrete slabs and where the walkway is. Mr. Dochney agrees with this and asks them to provide some sort of detail. Mr. O'Reilly asks if this would be an HOA issue and the applicant agrees. They said there is not any additional maintenance involved, just an additional scoring pattern which would be visual.

Mr. Dochney speaks about the mailbox issues. The post office no longer allows mailboxes in every unit and there must be clustering of mailboxes. Mr. Clemson agrees and states the cluster boxes will be added to the plans. They are in the process of working with the post master, whom has been extremely difficult to get a hold of. They will show this on the site plan. Mr. Dochney asks where the location of these will be. Mr. Clemson is proposing two clusters near the bay of parking in Phases 1-5 and two other near Phase 2. They're expecting four locations.

Mr. Dochney says for the settlement agreement there are several payments they are required to make to the town. Outside recreation are required to make a constitution of the Township. Mailboxes should have gapping space. The applicant addressed most of the landscaping comments. He asks if the applicant is providing serrata trees and they are substituting those with something else. Mr. Dochney notes that mulch shall not cover the root flare of trees and shrubs. The applicant agrees. Mr. Dochney states even though parking is an HOA issue, he does not like when owners park their lawn equipment in their garages and not their vehicles. Mr. Clemson responds the HOA is responsible for the lawn care and this would eliminate that problem. Ms. Kennedy asks if they mow front and backyard and the applicant says yes. Mr. Dochney asks about fences in the backyard. Mr. Clemson states it would be exactly the same as what was established with the HOA in Phases 1-5. A 6-foot white vinyl panel that would be fully enclosed. Mr. O'Reilly asks about Spyglass Hill Drive and if the applicants are going with DOT. They reply it is still pending and they do not foresee an issue.

1. #1838 – Blaze Mill Development Group, LLC – Final Major Subdivision Phases 6-12
(cont.)

Mr. Brown asks how much they are selling these properties for and they cannot answer that. Mr. Young speaks more about the landscaping. He says not only are the Zelkovas invasive but the Weeping Willows are invasive as well. They say they came take them out. Mr. Young states there are a lot of non-native plants on their plan and it would be nice to keep some native plants if they are going to remove them. Mr. Clemson says they can work with Mr. Dochney and do some substitution.

Mr. Campbell states for the record Mr. Kernan's review letter is dated May 2, 2024 and Mr. Dochney's letter is June 17, 2024. He asks if there are restrictions on the conversion of the garage for compatible living spaces. Mr. Clemson says they formed the HOA for Phases 1-5 last year and believes there are not but is not positive. Mr. Dochney adds assuming the houses are three bedrooms then they would be falling under RSIS part minimum parking requirements if any of the garage space got converted to living space. That could potentially violate their approval. Mr. Clemson says they will accept this as a condition. Mr. Campbell asks in what way are the affordable housing goals attempted to be reached pursue the settlement agreement achieved by the development. Mr. Clemson says pursuant to the settle agreement, payment is being made associated with each of the units. This was then in turn to be used as a market to affordable program for the Township as part of its third-round plan that was approved by the Superior Court. Mr. Campbell asks if this has been paid in full. They reply it is on a per unit basis. The Board assumes they wouldn't make any payments until they are getting the co. Mr. Campbell ask if the applicant has any problems accepting all of the conditions of the preliminary and any conditions opposed prior final approval of Phase 1-5 as part of this unless they are peculiar to that phase. They have no objection. The applicant agrees and complies to all comments.

Motion passed to open to the public. Mr. Campbell swears in Anthony Fratterelli, 1241 Whispering Woods, Williamstown NJ. Mr. Fratterelli states he lives in lot 12 and asks if the lake in the buffer is a retention pond or a lake. And he would like to know how it is going to be maintained. Mr. Clemson says it is essentially a lake. It is a stormwater pond that has permanent pool of water. Mr. Fratterelli asks how do they know it is going to be permanent and they reply based on the geotechnical analysis. Asked if HOA will maintain this and they reply yes. Mr. Fratterelli asks if the existing buffer will be impeded on and then the 50 ft. buffer starts. Mr. Clemson says their intent is to maintain the buffer along the basin and it will tie into the stormwater. Mr. Fratterelli asks about the all the elevation and if there will be any elevation changes. They say no elevation changes. There is quite a bit of relief there and they are not digging into that. Mr. Fratterelli is glad there is not going to be on street parking because of safety vehicles going in and out of there.

Mr. Campbell asks if the Board doesn't object he would ask the applicant to supplement the record with regard to the dimension of the sign and to leave the record open only for this purpose. Mr. Dochney believes it's in their plans and it is 62 sq. ft. Mr. Clemson says the signs are roughly 5 ft. by 10 ft. and shows the Board the detail planned. Mr. Campbell states there is a section in the ordinance which allows a reduction in the size of the parking spaces and would need the Board's action. Mr. Dochney states this is 175-125 E1. Mr. Clemson says all the parking stalls are 9 ft. wide by 18 ft. deep. They have all been designed with 2 ft. of overhang. The parking configuration

1. #1838 – Blaze Mill Development Group, LLC – Final Major Subdivision Phases 6-12 (cont.)

has not changed since preliminary and this was part of their approval. This more efficient space provides more parking with less impervious coverage. Mr. Hoff asks Mr. Clemson from an engineering perspective are there any issues with cars getting out of 9 ft. x 18 ft. spaces. And he says no.

Motion passed to close the public portion. Mr. Campbell summarizes the application to the Board.

Motion to approve by Mr. Brown, seconded Ms. Kennedy. Roll call vote; Ayes-Mr. Brown, Ms. Kennedy, Mr. O'Reilly, Mr. Helsel, Mr. O'Brien, Mr. Young, Mr. Maure. Nays- Zero

Public Portion: None.

Approval of Minutes:

1. May 16, 2024

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

Reports: None

Adjournment: This meeting was adjourned at 7:30 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