Call to Order:

It is 6:30 p.m. on November 14, 2024 and this is the regular meeting of the Monroe Township Zoning Board of Adjustment. Notice of this meeting was given as required by the Open Public Meetings Act of February 1, 2024 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. Carino, Mr. Colavita, Ms. Fasano, Mr. Fooder, Mr. Heffner, Mr. Kozak, Mr. Rice, Mr. Fiore, Solicitor, Mr. Warburton, Planner. Also present; Ms. Gallagher, Secretary, Ms. Gabbianelli, Transcriber, Excused; Mr. Cummiskey, Mr. Kernan, Mr. Heverly.

Memorialization of Resolutions:

1. #87-2024 John Lasch- Minor Subdivision Extension Request Approved
2. #88-2024 Rachel Cano -Lot Size, Front Yard, Side Yard, Rear Yard, Lot Frontage & Lot Width Variances Approved
3. #89-2024 Steve Coyle - Adjournment Request Approved
4. #90-2024 Andrew Wetherill-Side Yard Variance Approved
5. #91-2024 Gordon Partnership, L.P. -Use Variance Adjournment Approved
6. #92-2024 Gordon Partnership, L.P. -Major Site Plan Adjournment Approved
7. #93-2024 1267 Glassboro Road, LLC-Use & Density Variance Adjournment Approved
8. #94-2024 Gordon Partnership, L.P.- Use Variance Approved
9. #95-2024 Gordon Partnership, L.P. – Major Site Plan Approved
10. #96-2024 John Lindsley – Use Variance Approved
11. #97-2024 John Lindsley – Minor Subdivision Approved
12. #98-2024 Brian Luther – Lot Coverage Variance Approved

Voice Votes; All Ayes. Nays- Zero.

Mr. Fiore states for the record application #24-53 Steve Coyle- Accessory Building Exceeds Square Footage of Principal Dwelling will be adjourned until December 5th and #24-58 Ed and Christine Bochanski – Side, Rear & Front Variances will be adjourned until December 12th. There will not be any further notice.

Oaths:

Mr. Fiore swears in Adam Warburton, Engineer/Planner, James Biegen, Engineer, Brian Seidel, Planner and Rafael Aboud, Principal.

Applications:

1. #24-54 – 1267 Glassboro Road LLC – Use & Density Variances

The applicant is requesting use variance to allow non-age restricted townhomes to be built in a Residential Age-Restricted Zone, a density variance to allow 5 units per acre where the RA Zone only permits a maximum of 3.75 units per acre, a tract area variance to allow 19.621 acres where a minimum of 20 acres is required, a unit width variance to allow minimum width of 20' and maximum width of 30'; along with any other variances or waivers deemed necessary by the Board. The property is located at 1267 Glassboro Road, also known as Block 14001, Lot 5 in the RA Zoning District.

Len Schwartz is representing the applicant. He reviews the application for the Board. Motion passed to deem the application complete. Mr. Aboud gives the history of this property. He hands out an historical map which is marked exhibit A-1. Mr. Biegen submits exhibit A-2 which is the use variance plan dated 07-30-24. Mr. Biegen reviews the application and the variances. He explains this property has several different restrictions. As of now it only has 165 feet of frontage along Rt. 322. He reviews the property and the zoning uses of surrounding properties. He understands there will be a lot of engineering to be done and will present that when its time for site plan review. Mr. Biegen states they are proposing 98 non-age restricted units. The zone allows 73 age restricted units. They are proposing attached two story townhouse units with 3 bedrooms and 1 garage. The lots would be 20 feet by 100 feet on interior portion and 35 feet by 100 feet on the ends. There will be a 20-foot front yard which allows RSI parking requirement. The roads would be 30 feet wide and would only allow parking on one side. They have storm water basins, parking, recreation area, pump station shown on the plan. They plan to have an HOA, fencing as needed and possibilities to connect to the bike path. The driveways including the garage will have two spaces. As of now there is no access from the properties in the back because of the bike path. Mr. Biegen states there are challenges with the site because it is an irregular shape with a very long stem road to access the property. Mr. Schwartz asks about the traffic study that Mr. Biegen reviewed. Mr. Fiore asks if Mr. Biegen is a professional traffic engineer and he says he is not. Mr. Aboud submits exhibit A-3 which is sample of proposing townhouses.

Mr. Seidel testifies on behalf of the use variance and the relief on the age restriction. There is contemplation in content that the non-age restricting housing is permitted. He believes the zoning district allows for both age qualifying and non-age qualifying housings. The regulations for town homes in the underlying zoning district refer back to another section of the code. This section allows for attached dwellings at a density 5 dwelling units per acre. This is consistent with the application. He refers back to the master plan and reexamination reports. Mr. Seidel speaks about the current census data and states it is an aging population. As a whole, the Township has changed regulations to encourage a mix/variety/density of uses for housing options. The positive criteria is particularly suited for the purposed use. It is designated as a residential zoning district. The area is surrounded by other residential developments that are not age qualified. The variance will advance the purpose of zoning and enhance the general well fare. Mr. Seidel believes this is consistent with the master plan and supports a wider variety of housings options and it will be

1. #24-54 – 1267 Glassboro Road LLC – Use & Density Variances (cont.)

marketable to a larger demographic. He does not feel it will be a detriment to the public good regarding traffic impacts. The site is vegetated and wooded to which it can be preserved at the perimeter. There will be no detriment to the zoning ordinance. It permits new non-aged restricted housing and though the project may not be restricted to age qualified community it would be available to them. The proposed density is consistent with the townhome regulations for non-aged restricted community. There are other areas of the Township that do provide similar type of developments or town home style communities with much higher density. Mr. Schwartz asks if Mr. Seidel saw any negative with regard to the surrounding residential areas in his review. He did not. Asked if the road comes directly from Rt. 322 to back this property and does not go through any other developments. Mr. Seidel agrees and states there are no side streets that this would impact. Mr. Schwartz asks if there is any difference between non-age restrictions and age restrictions. Mr. Seidel does not believe it will be an over concentration of density or population in the area.

Mr. Colavita asks Mr. Schwartz if there is any objective evidence from the developers that age restricted community would not work at this site. Mr. Aboud explains they started this development as age restricted. Several developers told him the cost of the road's infrastructure would be too high and would not be able to sell the townhomes for age restricted to make a profit. Mr. Schwartz asks what the cost would be and Mr. Aboud states approximately $80,000 per unit. He has had conversations with several developers but did not have anything in writing. Mr. Kozak asks if they did a traffic study. They did but their traffic engineer is not present and because of that it cannot be considered. Mr. Kozak asks their reason for not keeping the 73 homes. Mr. Aboud states the extra homes proposed would cover the cost of the infrastructures. Mr. Fooder asks Mr. Biegen about flood zones and stormwater. Mr. Fooder does not believe the density should be increased. Mr. Carino asks about ownership of the entire property and Mr. Aboud had contracts but they lost them.

Mr. Warburton reviews his letter. He speaks upon the use and density requirement. He did not hear testimony about the problems that are commonly associated with higher density. Traffic, storm system, impervious coverage, etc. Mr. Warburton feels they need more information. In his opinion, traffic would be their biggest problem when it comes to higher density. Mr. Warburton asks if the new Wawa was taken in account during traffic study. The applicant does not know. Mr. Warburton says the plan does not conform to the minimum tract area. For the zoning standards Mr. Warburton heard sufficient testimony for layout and design. Also, the same for walking paths and bike paths. He believes the applicant should interconnect the sidewalk network to the pathway leading to the bike trail. This should be added to the plan. Mr. Warburton asks if there were any conversations with MUA about pump stations. Mr. Biegen says yes it was a preliminary but they have not applied for it. Asked if they plan for a HOA, the applicant says yes. They agree swimming pools, utility sheds and/or other accessory buildings are prohibited except if MUA requires something associated at the pump station. They agree to no fencing (unless approved by Board) and no storage of boats, trailers or campers shall be permitted.

1. #24-54 – 1267 Glassboro Road LLC – Use & Density Variances (cont.)

Mr. Warburton asks if there are any plans for affordable housing units within the neighborhood. Mr. Biegen replies no. Would the applicant be agreeable to this. Mr. Schwartz they will accommodate if need be. Mr. Warburton asks about on street parking. Mr. Biegen states they do not need on street because they meet RSIS but any on street would be one side only and they would meet with the police department. Mr. Warburton discusses fiscal impact and hoped the applicant would have more information on this matter. He asks if there have been any other design layouts or other concepts. Mr. Aboud states they tried different combinations. Asked about a study on the number of children or impact on school districts. They say no. Mr. Warburton asks about a monument sign planned. Mr. Biegen says no and they will conform when doing so.

Mr. Warburton asks Mr. Seidel for more testimony on density impact. He states a lot of the impacts would be offset by the HOA. He believes Rt. 322 would be able to accommodate the increase in traffic. Mr. Seidel states the demographic of non-aged restrictions (due to the small size of homes) would have limited students in these buildings. Mr. Warburton asks if they have spoken to DOT and they have not. Mr. Schwartz suggest if the Board would like to continue the matter to hear from the traffic engineer that would be agreeable. Mr. Fiore asks if they are requesting for the matter to be continued on behalf of the applicant. Mr. Kozak states if they stayed with the 73-age restriction then all they would need is a site plan, so there is a remedy. Mr. Warburton says there is a buy right option. Mr. Fiore and Mr. Schwartz discuss about the continuance. Mr. Schwartz agrees to continue both the use and density variance.

Motion passed to open public portion. Mr. Fiore swears in David Henderson 1251 Glassboro Rd, Williamstown. Mr. Henderson is concerned with traffic and safety. He believes Mr. Aboud wants to change the use purely for profit. Mr. Fiore swears in George Moore 1907 Pitman-Downer Rd, Williamstown. He agrees with Mr. Henderson about profit and traffic. Mr. Fiore swears in Adam Enders 1266 Glassboro Rd, Williamstown. Mr. Enders is concerned with traffic, local wildlife and profit. Motion passed to closed the public portion. Mr. Colavita and Mr. Warburton summarizes the Board's concerns and address additional information for the continuance.

Motion passed to request an adjournment by Mr. Heffner, seconded by Mr. Rice. Roll call votes; Ayes- Mr. Heffner, Mr. Rice, Mr. Carino, Ms. Fasano, Mr. Kozak, Mr. Colavita. Nays- Zero.

Mr. Fiore states there will be no further notice to the public. Ms. Gallagher asks if they would be ready by December 5th or 12th. Mr. Biegen says in order to be completely ready he would suggest a January date. The public should check with the Board's secretary because the January meeting dates have yet schedule. No re-notice.

Public Portion: None

Reports: Christmas party is on December 12th. Starting next year, ZBA meetings on Mondays were discussed.

Approval of Minutes:

1. October 24, 2024

Motion passed to approve minutes.

Adjournment: The meeting was adjourned 8:05 pm

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 Lea Gabbianelli, Clerk Transcriber.