

**TOWNSHIP OF MONROE
PLANNING BOARD MINUTES
MINUTES OF REGULAR MEETING**

November 29, 2023

Meeting called to order at 6:30 P.M. by Chairman Marc Gaffrey who led the salute to the Flag.

Chairman Marc Gaffrey read the Sunshine Law as follows: In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided by the following:

Posted on the Bulletin Board of the Office of the Township Clerk;

Posted on the Bulletin Boards within the Municipal Complex;

Printed in the Home News Tribune and Cranbury Press on December 30, 2022;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

MEMBERS PRESENT: Chairman Marc Gaffrey, Vice Chairwoman Karen Polidoro, Mr. David Rothman, Mr. John Riggs, Ms. Roslyn Brodsky, Mr. Kevin McGowan and Councilman Terence Van Dzura. Also present for the Board were Attorney Jerome Convery, Planner Mika Apte, Engineer Mark Rasimowicz and Acting Director of Planning & Environmental Mr. Joe Stroin.

MEMBERS ABSENT: Mr. Manish Patel, Alternate #1 Ms. Oruj Qureshi and Mayor's Representative Mr. Hemant Patel.

A motion to approve the **September 28, 2023 Minutes** made by Councilman Terence Van Dzura and seconded by Ms. Roslyn Brodsky and passed with Mr. David Rothman and Mr. John Riggs abstaining.

**PB-1259-23 Lucille DiPasquale and Michael DiPasquale; Request for Minor Subdivision;
Block 123, Lots 11, 12, 13 and 14; Located at 38 Avenue I, In the R-10 Zone**

Ms. Lucile DiPasquale stated this application is seeking a minor subdivision to create 2 conforming lots in the R-10 Zone. The proposed lots will be 130x100 and 100x100. I had a demolition permit to knock down the house the fire department deemed unsafe. I had previously built 5 homes on this street and I put the road in.

Mr. James Bash, Van Cleef Engineering, stated the property is located at 38 Avenue I, Monroe Township. It currently consists of four lots. It's known on the tax map is Block 123 Lots 11, 12, 13 and 14 and it consists of a total of 23,000 square feet, which is a little over 1/2 an acre. The property is located in the R-10 Zone. The one lot had a house, and we permitted for demolition and it was all done properly and in accordance with all Township standards. The plan proposes to basically consolidate these 4 lots into two fully conforming lots, construct single family homes on each lot. Homes will comply with all setbacks and all bulk standards in the ordinance for the R-10 Zone. All the utilities are currently available to these properties in Avenue I. The Eastern most lot was going to use the existing stubs for gas, sewer and water

and new connections we made for the Western lot. The Western lot would be 10,000 square feet. The Eastern lot would be 13,000 square feet where 10,000 square feet is required in the zone, so they are compliant lots. Both lots propose 20-foot-wide driveway to a 2 car garage. Our initial plan showed a narrower driveway with a tail for doing a turning maneuver. After giving it some thought, that really didn't work with such a short driveway, so we're just doing a full width, 20-foot driveway. This project is going to disturb less than an acre, and we'll add less than 1/4 acre of impervious coverage. Therefore, it does not meet the threshold for major development for stormwater management. During our TRC process, it was recommended that we do drywells for the roofs, but then during the TRC meeting we came to an understanding that if we regrade the lot so everything flows towards Avenue I, including redirecting the downspouts in that direction that would be sufficient to handle all the stormwater concerns, as no stormwater measures are required under NGC 720. I do have the planner and engineer review memos and we agree to meet all comments.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated August 23, 2023.

Ms. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated June 13, 2023.

Motion to approve made by Mr. David Rothman and seconded by Ms. Karen Polidoro and passed unanimously by all members of the Board present.

PB-1261-23 Forever Iron Doors; Request for Final Site Plan; Block 3, Lot 11; Located at 922 Route #33, In the HD Zone

Represented by Mr. Walter Toto who stated they're here for final major site plan approval. We were here before you earlier in the year and the Board was kind enough to adopt A resolution in February of this year, a unanimous resolution on approval for preliminary major site plan approval. There were various variances and design waivers and a couple of exceptions. So tonight, we're here for final and to clean a couple of one variance or two variances to talk about, one that may have not been formally granted, but our planner will get into that. We have Frank Antisell the Engineer of Amertech, we also have Mark Remsa the Planner who will provide planning testimony. I do have Barry Kaufman, he's the principal of Forever Iron Doors in the event the board has any questions for him. We also have Justin Taylor, our traffic operations engineer, who can advise with regard to the DOT application and traffic and for parking, if the board has the pleasure of asking him any questions.

Mr. Frank Antisell, Engineer of Amertech Engineering, we have a colorized rendering of the site plan sheet and I'd like to mark that as A1. As the board probably remembers, we're on Route 33, we're proposing a single access into the property with also a access out of the property is 1 driveway. One of the main changes between our preliminary set plans and our final plans was when we came in, before the dumpsters were in the center of the site. The board asked us to move the dumpsters over to the side of the site and we've done that and we had a conversation with Mr. Asamoah because there's comment in his report about how do we access the dumpster that's in the enclosure here, and we're our thought is, is if we rotate this 90° so that the opening is on the side, it enables us to wheel out the dumpster so that it's able to be picked up by the trash container and then wheel it back in we will comply with he request to install bollards along dumpster area. We will also comply with the Environmental Commission's recommendations that was raised, they were requesting sidewalk and to have an EV Space ready. We have met with the Township's arborist and are working on revising plans. If sidewalk are not installed we will comply with Township ordinance of fee. There is one facade sign proposed. We agree to all conditions in preliminary resolution and comments in the Board's professional reports.

Mr. Mark Remsa, Planner, stated the discussion about the signage and that we'll only have one sign that's being proposed and then the facade sign will comply with the ordinance. He described in detail the signage. Your ordinance does not permit accessory uses in the front yard and accessory use is kind of like trash and closures and things like that and you can see. The fencing is required because we want to create a screen. The ordinance requires that fences be no taller than three feet in the front yard but could be 6 feet on the on the side yards but. We're extending the fences down along into the front yard. Landscaping plan being done by a landscaper. It's a technical waiver that's needed. I just needed confirmation. In terms of landscaping, are you in agreement other than the ground cover, most of the other items of our landscaping department asking for the type of shrubs and trees and everything, I even agreement with providing that absolutely. And ground covers is something that you're not proposing because whatever plantings exist there would grow through whatever we're planting. Necessary. I'd much rather have a more effective screen with a variety of plant materials than worrying about the ground.

Ms. Karen Polidoro stated there was a discussion about a tree being in a site triangle.

Mr. Mark Remsa stated if that's the case, it'll have to clearly be removed.

PUBLIC:

Mr. Michael Bekas, Renaissance at Monroe stated he was at the previous hearing and asked about a deceleration lane.

Justin Taylor from Dynamic Traffic I heard the concern raised and it's something that we do investigate every time we look at a site. Or determination here was that the level of volume that we're talking about coming to and from the site did not rise to the level of the necessity of the left of a deceleration lane along Route 33. But to further that, through the review of the driveway by the NJ dot, they had us tweak the radius slightly. They actually had us. Install pork chop island within the driveway as well to facilitate the trucks movement to and from the site. So I think with those improvements that dot is required. They can safely access the site without the necessity of a deceleration lane.

Mr. Mark Rasimowicz, stated that is the Township tax map that it reflected there. I mean their properties across the street. I wouldn't put this applicant out to go correct our Township tax maps.

Mr. David Rothman stated he has a what if question, so it's what if the Citizens comment is interesting because we have a certain level of traffic right now that obviously was observed and it doesn't reach that level. However, it is Route 33 and New Jersey is expanded. Should down the road, couple years down the road, we found that the traffic is higher. What do we do in that situation?

Mr. Justin Taylor, Dynamic Engineering That's a great question. Most of my analysis of the necessity force inches more on the operation of the site that we are proposing and not necessarily in the traffic of property. That does come into play, absolutely. But knowing the tenant and his business. And the level of trucks he anticipates, I don't think it's necessary. I would go a little further. Even if we were to look at the ITE trip generation for this size warehouse, they're still not rising to the level of necessity with celebration, so. There was going to be background growth. There is development up and down the 33 corridor. It's not going to impact the operation.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated November 17, 2023.

Ms. Mika Apte, Board Planner, has no objections subject to applicant's compliance with report dated November 22, 2023.

Motion to approve made by Mr. John Riggs and seconded by Ms. Karen Polidoro and passed unanimously by all members of the Board present.

MEMORIALIZATION

(No resolutions to be adopted.)

A motion to adjourn at 7:15 p.m. made by Councilman Terence Van Dzura and seconded by Mr. John Riggs and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
PLANNING BOARD SECRETARY**