

**WASHINGTON TOWNSHIP PLANNING BOARD
JULY 12, 2016 MINUTES**

A regular/work session meeting of the Washington Township Planning Board was called to order by Mr. Frattali at 7:11 pm. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

PRESENT: Mrs. Martin, Mr. McPoyle, Mr. Bidinger, Mr. Frattali, Mayor Wallace, Mr. Dennis and Mr. Centrone

ABSENT: Mr. Smith, Mr. D'Ariano, Mr. Boyer and Mr. Sparacio

PRESENT: Diana Tutolo, Board Secretary; Timothy Scaffidi, Solicitor and Jay Petrongolo, Planner

Mr. Scaffidi swore in Mr. Petrongolo.

APPLICATIONS:

- 1. McRech, Inc. D/B/A Turnersville Chrysler Jeep
3100 Route 42
109.02/10
Signage**

Robert Mintz, Esq. represented the applicant. Mr. Mintz stated that the applicant is seeking an amended approval for changes to a freestanding sign and façade signage. Mr. Mintz explained that the site is a pre-existing car dealership. He added that there is now different branding requirements to meet corporate branding requirements by McRech Inc., the operator of the site. Four different car manufacture brands will be sold at this site. Exhibits were submitted with the application showing an aerial overview of the site, which shows the location of the signs and one showing the old and new facades. Mr. Mintz noted that the previous dealership, Holman had two freestanding pylon signs, one at 165.34 sq. ft. and the other at 154.30 sq. ft. He added that the location and height is the same, but the square footage of the signs requires an interpretation or a variance. Mr. Mintz commented that if you factor in the aesthetics of the sign, it is a better sign and a better planning concept.

Mr. Petrongolo addressed his 7/7/16 review letter. Mr. Petrongolo explained to the Board that the Township Ordinance looks at sign area based on the outside edge. This site was previously approved for two signs, one at 165.34 sq. ft. and the other at 154.30 sq. ft. The applicant is proposing six façade signs with a total of 269 sq. ft.

Lawrence DiVietro, the applicant's Planner reviewed the proposed signage. Mr. DiVietro noted that this is a unique site using one sign for four dealerships. He added that at the Auto Mall, you have freestanding signs for each brand at a greater scale. Mr. Mintz stated that the signage proposed approved by corporate, not the applicant. He added that this is a required sign package. Mr. Frattali stated that he did not have a problem with the square footage. He requested an explanation for the difference in signage. Mr. Mintz stated that this was a vacant site, which is now being developed.

A motion was made by Mrs. Martin and 2nd by Mr. Bidinger to open the meeting to the public. All in favor.

Mr. Scaffidi swore in Christopher Fosler, 21 Longwood Drive, Turnersville, NJ. Mr. Fosler asked if the signage had internal lighting. Mr. Fosler noted his concern about site lighting. Mr. Petrongolo stated that the signs would be in the front of the building, which would not affect the residents. Mr. Petrongolo added that if there were site lighting issues, they would look at it. Mrs. Martin asked when the final inspection would take place. Mr. Petrongolo replied that the site is not ready for a final inspection. Mr. Fosler noted that there was a previous buffer area, but now the light comes thru. Mr. Mintz replied that the applicant has a bond posted for the project. The applicant can make adjustments to work with the residents. Mr. Mintz noted that tonight's meeting is for signage and not site work. Mr. Frattali questioned if there were any buffers for this site. Mr. Petrongolo testified that the buffers are not completed, as additional planting will be done in the fall. He also explained that the compensation fees paid by the applicant would pay for landscaping in the parking lot. Mr. Petrongolo stated that there is a bond to require the developer to comply. He added that the site is not going to look like it did before construction of a new building. Mr. Mintz testified that the applicant would invite Mr. Fosler and Mr. Petrongolo to review the site for a better understanding of the project. Mr. Fosler asked that Mr. Mintz to do whatever he could to bring them into compliance. Mr. Fosler added that the lights are not

correct. Mr. Mintz noted that the proposed façade signs are facing away from Mr. Fosler’s home. Mr. Fosler presented photos of the site lights shining into his home. Mrs. Martin asked Mr. Fosler what time was it when he took the photos. Mr. Fosler stated that he took the photos 9:00 pm. Mr. Frattali stated that the signs do not impact Mr. Fosler. Mr. Mintz reminded Mr. Fosler that the site is still under construction and have nothing to do with Mr. Foler’s complaints. Mr. Frattali asked Mr. Petrongolo to go out to the site to make sure they are in compliance.

A motion was made by Mrs. Martin and 2nd by Mr. Dennis to close the meeting to the public. All in favor.

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. McPoyle, Mr. Bidinger, Mr. Frattali, Mayor Wallace, Mr. Dennis and Mr. Centrone

Opposed:

Abstained

Application Approved: (7-0)

RESOLUTIONS:

RES. #2016-14 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING SIGNAGE APPROVAL TO THE APPLICANT, TURNERSVILLE UE, LLC

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. McPoyle, Mr. Frattali, Mayor Wallace, Mr. Dennis and Mr. Centrone

Abstained: Mr. Bidinger

Opposed: none

Res. #2016-14 Approved: (6-0)

RES. #2016-15 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING FINAL SITE PLAN APPROVAL FOR PHASE 2 ONLY (RESIDENTIAL) AND SUBDIVISION APPROVAL TO THE APPLICANT, WASHINGTON SQUARE URBAN RENEWAL, LLC (C/O WOODMONT PROPERTIES)

A motion was made by Mrs. Martin and 2nd by Mr. McPoyle.

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. McPoyle, Mr. Bidinger, Mr. Frattali, Mr. Dennis and Mr. Centrone

Abstained: none

Opposed: Mayor Wallace

Res. #2016-15 Approved: (6-1)

RES. #2016-16 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD APPROVING THE POSTING OF A BOND TO GUARANTEE THE TREE COMPENSATION OBLIGATION IN LIEU OF A CASH PAYMENT PRIOR TO APPROVAL OF THE PROJECT TO THE APPLICANT, M & t AT 263 BLACKWOOD-BARNSBORO ROAD, LLC

A motion was made by Mrs. Martin and 2nd by Mr. McPoyle.

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. McPoyle, Mr. Bidinger, Mr. Frattali, Mayor Wallace, Mr. Dennis and Mr. Centrone

Res. #2016-16 Approved (7-0)

MINUTES:

4/5/16

A motion was made by Mr. Sparacio and 2nd by Mr. McPoyle to approve the minutes of April 5, 2016. All eligible members voted in favor of the minutes of April 5, 2016.

5/3/16

A motion was made by Mr. Bidinger and 2nd by Mr. Frattali to approve the minutes of May 3, 2016. All eligible members voted in favor of the minutes of May 6, 2016.

Open Meeting to the Public:

A motion was made by Mr. McPoyle and 2nd by Mr. Bidinger to open the meeting to the public. All in favor. No one in the public wished to comment.

Close Meeting to the Public:

A motion was made by Mr. McPoyle and 2nd by Mr. Bidinger to close the meeting to the public. All in favor.

ADJOURNMENT:

A motion was made by Mrs. Martin and 2nd by Mr. McPoyle to adjourn the meeting. All in favor. The meeting adjourned at 8:39 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held July 12, 2016 and should not be taken as verbatim testimony.

Respectfully submitted,



Diana Tutolo
Planning Board Secretary

Cc: Mayor
Business Administrator
Township Clerk
Council
Director of Community Development
Tax Assessor
File