

**WASHINGTON TOWNSHIP PLANNING BOARD
AUGUST 2, 2016 MINUTES**

Mr. Frattali called the Washington Township Planning Board to order at 7:12 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. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Sparacio, Mr. Frattali and Mr. Centrone

ABSENT: Mr. Smith, Mr. Bidinger, Mayor Wallace and Mr. Dennis

PRESENT: Diana Tutolo, Board Secretary; Timothy Scaffidi, Solicitor; Jay Petrongolo, Planner; Thomas Cundey, Engineer and Rich Fini, Environmental Engineer

APPLICATIONS:

- 1. Harold Giloley
700 Delsea Drive
58/6
Site Plan Waiver**

Rex Roldan, Esq. represented the applicant. Mr. Roldan testified that the applicant is requesting a site plan waiver to allow a change of use to operate a kitchen and bathroom showroom and items for home improvements. Mr. Roldan testified that the business would not generate much traffic, as customers will visit the showroom by appointment only. Mr. Sparacio asked if the applicant would be manufacturing cabinets on the site. Mr. Roldan replied that there would be no manufacturing at the site.

Mr. Petrongolo addressed his 7/27/16 review letter. Mr. Petrongolo stated that the applicant has not requested any site improvements. Mr. Petrongolo commented that the applicant meets the criteria to be granted a site plan waiver.

Mr. Scaffidi swore in William Abrams, a principal for the project. Mr. Abrams testified that no construction equipment would be kept on the site. Mr. Petrongolo noted that old wood, debris and other materials are on the site. Mr. Roldan replied that everything would be removed.

Mr. Sparacio questioned the use of the existing house. Mr. Roldan stated that the house is not to be used.

A motion was made by Mr. D'Ariano and 2nd by Mr. Sparacio to open to the public. All in favor. No one wished to comment.

A motion was by Mr. D'Ariano and 2nd by Mr. McPoyle to close to the public. All in favor.

Mr. Frattali entertained a motion to approve a site plan waiver for the applicant, Harold Giloley.

A motion was made by Mr. D'Ariano and 2nd by Mr. McPoyle.

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. D'Ariano, Mr. McPoyle, Mr. Sparacio, Mr. Frattali and Mr. Centrone

Abstained: Mr. Boyer

Opposed: none

Application Approved: (6-0)

2. United Development Co., LLC

121 Tuckahoe Rd.

87.01/2.13

Minor Subdivision & Major Site Plan

Damien DelDuca, Esq. stated that he was representing the applicant on behalf of Robert Mintz, Esq., who was unable to attend the meeting.

Mr. DelDuca noted that the applicant is proposing to create two pad sites from the existing parking lot. He further noted that the theatre's seating would be reduced from 3700 seats to 1242 seats. Since the parking demand has lessened, it creates room for the pad sites. This requires a minor subdivision and a site plan.

Mr. Scaffidi swore in Brian Peterman, the project engineer. Mr. Peterman gave an overview of the proposed pad sites. He noted that signage is tabled until final. A variance would be required for maximum parking spaces of 105%. Due to the reduction of theater seats, the parking space demand is decreased. Mr. DelDuca further noted that a variance is necessary for the parking lot buffering.

Mr. Petrongolo reviewed the outstanding items regarding completeness. He deemed the application complete, as he had no objection to the required submission waivers. Mr. Fini stated that regarding environmental submittals, he was okay waiving the

submission for preliminary approval but he added that the items should be submitted for final approval. Mr. DelDuca commented that he did feel the environmental reports would reveal anything for the Board to consider as this is an existing site. Mr. Boyer voiced his concern about waiving the requirements. Mr. Fini stated that these comments could be carried to final. The application was deemed complete.

Mr. Peterman gave an overview of the project. Mr. Peterman noted that along with the two new pad sites they are proposing a new access road to allow circulation throughout the site. Mr. Peterman stated that once they acquire tenants, they would come back to the Board for architectural details and signage.

Mr. Petrongolo stated that he had no objection to the variance required for the parking spaces that exceed 105%. He also had no objection to the waiver for parking in the front yard.

Mr. Petrongolo addressed his 7/27/16 review letter. Mr. Petrongolo noted that the applicant does not have any proposed uses for the pad sites. He further noted that the applicant is seeking minor subdivision approval to allow the users of the pads to purchase the sites for development. Cross easements will be required. Mr. Petrongolo stated that he had no objection to the variance required for the parking spaces that exceed 105%. He also had no objection to the waiver for parking in the front yard. Mr. Petrongolo noted that the applicant is requesting a cash contribution for sidewalks in lieu of installing sidewalks. Mr. Petrongolo recommended two separate votes for the application, one for the minor subdivision and another for a conditional, preliminary site plan approval. Mr. Boyer asked about the possibility of sidewalks being installed along Tuckahoe Rd. Mr. DelDuca explained that the applicant does own the lots along Tuckahoe Rd. Mr. Peterman added that the applicant has no control over lots 2.13 or 2.14. Mr. Peterman felt that the Board should look at the continuity of the site and that is not practical. Mr. Petrongolo felt that it was practical to have sidewalks along Tuckahoe Rd. Mr. Petrongolo suggested that the Board should require the owners of the lots to install sidewalks. Mr. Boyer commented that this issue should be continued at final.

Mr. Fini addressed his 8/1/16 review letter. Mr. Fini testified that the site is within the Wellhead Protection Areas 2 and 3. He noted that an Environmental Site Assessment is needed. Mr. DelDuca stated that the applicant would comply. Mr. Fini recommended a Conservation Deed

Restriction for Lots 2.13, 2.14 and 2.15. The applicant had no objection to the request. Under Tree Compensation, Mr. Fini noted that 21 trees qualify for compensation. He further noted that 34 trees should be planted on site or cash contribution in lieu of planting for \$11,900.00. The applicant had no objection to a landscape buffer for 5 or 6 trees.

Mr. Cundey addressed his 7/27/16 review letter. Mr. Cundey questioned the applicant about taking a retaining wall down and putting part of it back in a side slope. Mr. Cundey felt the wall has a dominant effect on the site. Putting it back later did not make sense to him. Mr. Peterman testified that the County did not have a problem with the wall. Mr. Peterman will meet with Mr. Cundey to look at the conditions of the asphalt. Mr. Cundey noted that topographics should be clarified on the plans. As far as traffic site design issues, Mr. Cundey stated they are under the jurisdiction of the County.

A motion was made by Mr. D'Ariano and 2nd by Mr. McPoyle to open to the public. All in favor.

Mr. Scaffidi swore Victoria Binetti, Vice Chairperson of the Environmental Commission. Mrs. Binetti commented that her comments are not complete due to the late submission of documents and or lack of information. She felt that the Board should not give preliminary approval. Ms. Binetti commented that the Board should encourage the applicant to install sidewalks.

A motion was made by Mr. D'Ariano and 2nd by Mr. Sparacio to close to the public. All in favor.

Mr. Frattali entertained a motion to approve a minor subdivision for the applicant, United Development Co., LLC.

A motion was made by Mr. Boyer and 2nd by Mr. D'Ariano.

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Sparacio, Mr. Frattali and Mr. Centrone

Opposed: none

Abstained: none

Application Approved: (7-0)

The Board recessed at 8:35 pm and resumed the meeting at 8:50 pm.

3. Fish Pond Equities #1965
354 Hurffville Cross Keys Rd.
82.15/17
Preliminary & Final Site Plan

Damien DelDuca, Esq. represented the applicant. Mr. Scaffidi swore in Dave Silvestri, the applicant and Jay Sims, the project engineer. Mr. DelDuca noted that the applicant is proposing new construction of three office buildings. At this time, they do not have tenants. The site is in the Neighborhood Commercial zone; therefore, there is no issues with the use. They are requesting variances for the loading zone and signage. Mr. DelDuca stated that the applicant is requesting preliminary approval only. The applicant has agreed to all the comments of the Board Professionals. The applicant will work with Mr. Petrongolo for lighting and plantings. Mr. Sims noted that they have sanitary and water connections. Mr. Sims reviewed the driveway access to Hurffville Cross Keys Rd. The applicant will work with Mr. Petrongolo for lighting and plantings. Mr. Centrone asked if a traffic study was done for left hand turns on Fish Pond Rd. Mr. Sims replied that it falls under the jurisdiction of the County. Mr. Cundey commented that it could be a right hand turn in and a right hand turn out. He was concerned about left hand turns. Mr. DelDuca stated that a left hand turn is crucial to the applicant. Mr. D'Ariano asked if a stop sign could be used. Mr. Del Duca stated that he would look into that. Mr. Sims reviewed the proposed signage. He stated that the applicant is requesting two freestanding signs. He noted that two freestanding signs would create a safer condition. Mr. Petrongolo asked the size of the signs. Mr. Sims testified that the proposed signs are 6 ft. high and 32 sq. ft. in area. Mr. Sims added that the signage is compliant with the Township ordinance.

Mr. Petrongolo addressed his 7/27/16 review letter. The applicant agreed to work with Mr. Petrongolo to address the comments of his letter. Mr. Petrongolo noted that the site is adequate for medical use, but for general office use, the parking standards are different. Mr. Petrongolo testified that he could not support a variance without knowing what the uses will be. Mr. DelDuca replied that they would deal with it at final. Mr. Petrongolo testified that he had no objection to the waiver for the throat length of 47 ft. for the entrance access

whereas 60 ft. long is required. Mr. Boyer asked about the decorative trees along the frontage. Mr. Sims testified that given the circulation of the lot and location of the buildings, they could not save the trees. Mr. DelDuca noted that they would have preferred to save the trees, but it was not possible. Mr. D'Ariano asked about the type of buffering between the buildings and the residential homes. Mr. Sims replied that there would be a double stack of evergreens.

Mr. Fini addressed his 7/25/16 review letter. Mr. Fini noted that Mr. Brady, the applicant's LSRP should provide a report of all environmental concerns. Mr. Fini stated that as far as Tree Protection, a tree removal plan should be provided. He further stated the applicant agreed to comply with the ordinance. Mr. Fini noted that the applicant would provide calculations for soil removal and import. Mr. Fini recommended a landscape conservation deed for all buffer areas. The applicant agreed to comply with the Township Recycling Plan.

Mr. Cundey addressed his 7/27/16 review letter. Mr. Cundey testified that the applicant addressed several items of his letter. Mr. Cundey stated that no phasing is on the plans. The applicant agreed to add it to the plans. Mr. Cundey noted that the driveway locations do not line up with Hurffville Cross Keys Rd. Mr. DelDuca noted that Hurffville Cross Keys Rd. is a County Rd. If the County wants to move the driveway locations, they will move them.

A motion was made by Mr. D'Ariano and 2nd by Mr. Boyer to open to the public.

Mr. Scaffidi swore in Tom Bodom, 8 Fairfield Circle. Mr. Bodom voiced his concerns about the project. Mr. Sims referred him to the County regarding his traffic concerns. Mr. Sims addressed Mr. Bodom's concern regarding the infiltration basin. Mr. DelDuca agreed to talk to his client regarding adding fencing to the buffer between the project and the residential homes.

Mr. Scaffidi swore in Francesca Pendergrass, 6 Fairfield Circle. Ms. Pendergrass voiced concerns about potential uses of the site, particularly a methadone clinic. Mr. DelDuca testified that the applicant is proposing medical offices, but the specialties are not known as of yet. Mr. Boyer asked if we could say, clinics not allowed. Mr. Petrongolo commented that the Board could not do that. Ms.

Pendergrass also voiced concerns regarding stagnant water and the zika virus.

Vicky Binetti testified that many of the Environmental Commissions' comments and concerns have been addressed. She stated that she had no objection to the requesting a waiver from submitting an Environmental Statement.

Mr. Scaffidi swore in Robert Bonanni, 13 Hartford Rd. Mr. Bonanni voiced concerns with parking being closer to his home. Mr. Sims stated it would not be.

Tom Bodom commented that he has not heard any testimony for square footage, which was item number 4 of the public notice. Mr. DelDuca replied that he did believe a variance was necessary.

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

Mr. Frattali entertained a motion to approve preliminary site plan approval with waivers and variances for the applicant, Fish Pond Equities, LLC

A motion was made by Mr. Frattali and 2nd by Mr. D'Ariano.

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Sparacio, Mr. Frattali and Mr. Centrone

Opposed: none

Abstained: none

Application Approved: (7-0)

4. Turnersville Development Assoc.

3841 Route 42

115/21

Preliminary & Final Site Plan

Michael Floyd, Esq. represented the applicant. Mr. Floyd noted that the site is located within the Washington Square Redevelopment Area. Mr. Scaffidi swore in Matt Rutt, the project engineer and Jim Miller, the project planner. Four exhibits were marked as follows, A1 existing aerial, A2 existing conditions of the overall area, A3 a rendered site plan and A4 an architectural elevation. Mr. Floyd testified that the applicant would demolish the existing building and build a 10,000 sq., ft. multi-tenant facility.

Mr. Petrongolo reviewed the application for completeness. Mr. Petrongolo deemed the application complete.

Randy Hope, a witness for the applicant testified that currently there are no signed leases. He added that they are close to signing with a national mattress chain. Mr. Hope noted that the applicant would install sidewalks and preserve the green space. Mr. Hope stated that they are proposing 40 parking spaces where 30 are required. A variance is necessary. A variance is necessary for lighting at the site. Mr. Boyer asked if lighting is increasing. Mr. Rutt replied that they are keeping the same lighting poles but added that they are not using floodlights. They will use LED lights and additional lighting on the sidewalks. Mr. Floyd reviewed the other requested variances. He added that many of the variances are pre-existing, non-conforming conditions from the prior restaurant.

Mr. Miller reviewed the positive and negative criteria for granting the variances

Mr. Petrongolo addressed his 7/27/16 review letter. Mr. Petrongolo testified that he spoke with the applicant's professionals; they are willing to comply with the comments of his review letter. He stated that the application does require some variances. He noted that the proposed façade signs comply with the Township ordinance. A variance is necessary for a 9.3 ft. sign located in the right a way, which is pre-existing condition.

Mr. Fini addressed his 7/28/16 review letter. Mr. Fini recommended that the Phase I Environmental Site Assessment report be updated. The applicant requested a waiver due to no disturbance on the site. Mr. Fini asked for a letter stating as such. Mr. Fini requested a recorded easement to maintain conditions. The applicant will comply with the Township's recycling plan.

Mr. Cundey addressed his 7/27/16 review letter. Mr. Cundey testified that most of his comments have been addressed. Mr. Cundey noted that with the proposed Redevelopment sidewalk, utility poles might be in conflict with the sidewalk location. With regard to the Traffic Report and trip Generation Analysis, the former restaurant generated more traffic.

A motion was made by Mr. Boyer and 2nd by Mr. Frattali to open to the public. All in favor.

Mr. Scaffidi swore in Victoria Binetti, Vice Chairperson of the Environmental Commission reviewed the Commission's 7/30/16 review letter. Mrs. Binetti stated that the Phase I Environmental Site Assessment report should be updated. She had no objection to the waiver of the Environmental Impact Worksheet, but felt the Environmental Worksheet Statement is necessary.

A motion was made by Mr. Sparacio and 2nd by Mr. McPoyle to close to the public.

Mr. Frattali entertained a motion to approve a preliminary major site plan with variances and waivers for the applicant, Fish Pond Equities.

A motion was made by Mr. Frattali and 2nd by Mr. D'Ariano.

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Sparacio, Mr. Frattali and Mr. Centrone

Opposed: none

Abstained: none

Application Approved: (7-0)

Open Meeting to the Public:

A motion was made by Mr. Boyer and 2nd by Mr. D'Ariano 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. D'Ariano and 2nd by Mr. Boyer to close to the public. All in favor.

Adjournment:

A motion was made by Mr. Sparacio and 2nd by Mr. McPoyle to adjourn the meeting. All in favor. The meeting adjourned at 10:56 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held August 2, 2016 and should not be taken as verbatim testimony.

Respectfully submitted,

A handwritten signature in cursive script that reads "Diana Tutolo".

Diana Tutolo
Planning Board Secretary

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