

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

March 24, 2016

Meeting called to order at 7:00 P.M. by Chairman David Rothman who led the salute to the Flag.

Chairman David Rothman 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 January 8, 2016 on the Bulletin Board of the Office of the Township Clerk, Municipal Complex, 1 Municipal Plaza, and remains on file at that location for public inspection;

Printed in the Home News Tribune and Cranbury Press on January 8, 2016;

Posted on January 8, 2016 on the Bulletin Boards within the Municipal complex, 1 Municipal Plaza;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

MEMBERS PRESENT: Chairman David Rothman, Vice Chairman Len Levene, Mr. Andy Paluri, Mrs. Karen Polidoro, Mr. Louis Caron, Alternate #1 Mr. Anthony Zarillo and Councilman Michael Leibowitz. Also present for the Board were Attorney Jerome Convery, Planner Mark Remsa, and Engineer Mark Rasimowicz.

MEMBERS ABSENT: Mr. John Riggs, Dr. Lloyd Kalugin and Mayor Gerald Tamburro.

A motion to approve the February 25, 2016 Minutes made by Mr. Andy Paluri and seconded by Mrs. Karen Polidoro and passed with Mr. Lou Caron abstaining.

PB-1172-15 Mary Jo Giancola; Request for Minor Subdivision with Bulk Variances; Block 106.84, Lots 1-48 (Old Forge Road); Zone: R-60 (Residential)

At the request of the applicant to be carried to the next regular meeting.

Chairman David Rothman stated this application will be carried to the April 28, 2016 meeting with notice.

PB-1177-16 Matrix Realty, Inc.; Request for Minor subdivision with Bulk Variances and Preliminary and Final Site Plan; Block 41, Lots 9.06 and 10.02; Zone: LI (Light Industrial) and OP (Office Professional)

Represented by Mr. Glenn Pantel who described the previous approval on record and then proceeded to describe the current proposed application. We are seeking variances for lot width, lot frontage and lot depth.

Mr. Ken Griffin, Principal of Matrix Development Group, stated this is a flex building, no specific need in market currently.

Mr. Adam Smith, applicant's Architect described in detail the application for the proposed warehouse and medical office building. He had exhibits A1 –A6 and described specifics on the building and elevations.

Mr. Ed Cavallero, applicant's Engineer, described the overall site (exhibit A7) in detail. Stated this application is for approval of preliminary and final site for Phase A, preliminary site plan for Phase B and a minor subdivision. The total track of land is 18.14 acres. We are seeking to carve out a lot to be 1.28 acres with frontage along Applegarth Road and a second lot to be 16.55 acres, also with frontage along Applegarth Road. Under Phase A we are proposing 170,000 square foot warehouse with 8,500 square foot of that to be office space, 87 parking spaces and a retention basin, also 46 tractor trailer parking spaces and 30 loading dock spaces. Under Phase B, we are proposing a 9,800 square foot free standing professional office building and 49 parking spaces.

Mr. Karl Pahlenke, applicant's Traffic Engineer, summarized traffic report on record. He proceeded to inform the Board of the intersection of Applegarth and Prospect Plains Road at a failure also.

Mr. Ray Liotter, applicant's Planner, stated the Engineer did a great job describing the application. We are seeking bulk variances lot width, frontage, and depth all in the OP zone and buffer requirements and building height in the LI zone. There are parking variances and sign variances also requested. We are seeking six (6) design exceptions.

Councilman Michael Leibowitz asked if there is a shared parking between Phse A and Phase B, and what happens when trucks sit there and idle.

Mrs. Karen Polidoro asked if they appeared before Environmental Commission and stated they will want to see reports on pesticides.

Mr. Len Levene asked if they had approval from Fire district.

Mr. Andy Paluri stated he has a hard time with the list of 15 variances. Also, has a major concern with the traffic.

Mr. Lou Caron asked what the volume is of the existing warehouse. Applegarth Road is not a truck friendly road.

Mr. Anthony Zarillo stated additional plantings should be done in between near K. Hov site.

Mr. Mark Rasimowicz, Board Engineer, has no objections subject to applicant's compliance with report dated March 17, 2016.

Mr. Mark Remsa, Board Planner, has no objections subject to applicant's compliance with report dated March 9, 2016.

Public:

Mr. Harold Kane stated it is a dangerous layout to have a medical office with seniors entering and exiting with tractor trailer sharing the same entrance. Safety should be a priority.

(Public portion closed.)

Chairman David Rothman stated Board only votes on preliminary and final will need to return at a later date when all outside approvals are sought.

Motion to approve made by Mr. Lou Caron and seconded by Mr. Anthony Zarillo and passed with Mr. Paluri and Mrs. Polidoro voting no.

MEMORIALIZATION

PB-1173-15 **Lucille and Anthony DiPasquale**, a motion to approve made by Mr. Anthony Zarillo and seconded by Mrs. Karen Polidoro and passed with Mr. Lou Caron abstaining.

PB-1175-15 **Lucille and Anthony DiPasquale**, a motion to approve made by Mr. Andy Paluri and seconded by Mr. Len Levene and with Mr. Lou Caron abstaining.

DISCUSSION

A motion to approve reaffirmation for **Costco Wholesale** file #PB-1121-12 made by Councilman Michael Leibowitz and seconded by Mr. Andy Paluri and passed unanimously by all members of the Board present.

A motion to adjourn at 10:00 p.m. made by Mr. Andy Paluri and seconded by Mr. Len Levene and passed unanimously by all members of the Board present.

Respectfully submitted,

**LAURA ZALEWSKI
PLANNING BOARD SECRETARY**