PLANNING BOARD MEETING
Meeting Minutes
April 3, 2025

MEMBERS PRESENT:	**STAFF PRESENT:**
Robert Musgnug	Matt Wieliczko, Board Attorney
Naoji Moriuchi	Patty Muscella, Land Use Administrator
William Wesolowski	
Joe Maguire	
Alfred Driscoll	
Kevin Aberant	
D'Arcy DiSpirito	
Rudy Thomas	
Melissa Arcaro Burns	

Absent: Christopher Keating and Lisa Petriello

Robert Musgnug called the meeting to order at 7:00 PM in the Council Chambers of Town Hall, 111 West Second Street by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call was listed as above.

Meeting Minutes of January 16, 2025
Aberant made a motion to approve Resolution the January Meeting Minutes; seconded by Maguire. Roll call of eligible members was unanimous in favor.
Meeting Minutes of February 6, 2025
Maguire made a motion to approve Resolution the February Meeting Minutes; seconded by Aberant. Roll call of eligible members was unanimous in favor

PB#2024-29 Amended Open Space & Recreational Element Plan of the Master Plan Public Hearing and adoption of First Amendment to the Open Space and Recreation Element. -Brian M. Slaugh, PP, AICP of Clarke Caton Hintz.

Maguire made a motion to approve Resolution PB#2024-29; seconded by Aberant. Roll call of eligible members was unanimous in favor.

PB#2024-26 Historic Preservation Element Plan of the Master Plan Public Hearing and adoption of the Historic Preservation Element Plan- Brian M. Slaugh, PP, AICP of Clarke Caton Hintz.

Wieliczko brought to attention a few edits that needed to be made. Specifically, page 6, paragraph 17 there was reference to a photograph of Coldwell "Banking" Building, it should be the Coldwell "Banker" Building. In addition, paragraph 21E makes reference to Catherine Kinsey lives at 501 New Albany Road, not 501 Lenola Road. There is a reference in paragraph 21M to the address 12 W. Clove, it should be 12 W. Close. A supplement to Moriuchi's comments in paragraph 23 was also made, those changes were read into record.

Aberant made a motion to approve Resolution PB#2024-26 with changes; seconded by Arcaro-Burns. Roll call of eligible members was unanimous in favor.

New Business

PB#2021-17A, Ventresca/Verdi, 201/125 E. Camden Ave, Block 1301 Lots 29&30, Amended Final Site Plan with Variances for Townhouse community.

Jim Burns, Esq appeared on behalf of the Applicant. The townhouse development consisting of 3 buildings (19 units) was previously approved at 125 and 201 E. Camden Avenue. The Applicant is currently proposing to develop the site with a 19-unit townhouse complex consisting of three (3) buildings. Building 1 will remain six (6) units on the northwest portion of the site, Building 2 will be decreased to five (5) units on the northwest portion of the site and Building 3 will be increased to eight (8) units on the southeast portion of the site. The reconfiguration of the number of units for each building resulted in plan revisions including revising the location of the retaining walls, grading, and the site lighting, among others. There are no other changes than what was previously approved on March 7, 2024. The amended plans do not create any new variances or waivers. All review letters were received and there were no issues, the Applicant can comply with all conditions.

Eric Clase, P.E. of Gilmore & Associates was sworn in. His testimony was consistent with all Applicant submissions, the prior approvals, and the marked exhibits and attached review letters, all incorporated herein by reference. He noted that one of the previously identified conditions of approval with the initial approvals included a current and updated Letter of Interpretation from the NJDEP. He confirmed that the site plan was required to be revised due to potential impacts to the wetlands transition area buffer. He reviewed each of the marked exhibits and provided comprehensive and detailed testimony describing the contents of each of the exhibits and detailed the nature of the requested amended approval. He confirmed agreement to all of the requests and proposed conditions contained in the Board professional review letters, attached hereto, and he explained the necessity of the proposed changes and the specifics of those proposed changes from the prior approval, as detailed herein. He confirmed that there are no additional waivers or variances being requested with this change and that this application for amended approval relates solely to a relocation of the units within the previously approved buildings.

Public Comment: None

Wesolowski made a motion to approve Resolution PB#2021-17A; seconded by Aberant. Roll call of eligible members resulted in 8 in favor and one against.

Carried Business

PB#2024-16, 900 Lenola Road LLC, 880 N. Lenola, Block 100 Lot 10, Preliminary and Final Site Plan with Variances for a building consisting of 39,660 sf of flex warehouse.

Seth Broder, Esquire appeared on behalf of the Applicant and was previously before the Board on February 6th. It was clear the Board had concerns with their application, so they asked for continuance to make significant changes to the application. They believe they can address those concerns with the revised plans. They are now proposing one building rather than two and therefore reducing the number of variances sought.

Joshua M. Sewald, P.E., P.P., of Dynamic Engineering Consultants, was both sworn and qualified. The proposed building will still be shallow at sixty feet. The proposed building went from 47,500 square feet for two buildings to 39,660 square feet for one building. This proposal does not seek any relief from side yard setback variances. Additional land was also added to the front residential. The neighboring house was proposed to have .7 acres, now it will be 1.3 acres. This project has 81 parking spaces and 22 loading spaces.

The first variance is for minimum lot area- a lot area of not less than 1.5 acres for every main building used as a dwelling, whereas the lot area of proposed lot "B" is 1.3 acres. The second variance is for minimum lot frontage -a minimum lot frontage of 200 feet is required, whereas the proposed lot "A" contains no frontage on any street. The third variance is buffer to residential use - A landscape buffer of at least 75 feet in width or three times the height of the nonresidential building, whichever is greater, shall be provided. A four- to six-foot-high berm shall be provided within the landscape buffer. The applicant has provided a 75-foot landscape buffer in the bioretention basin; however, no berm has been provided within the buffer for residential use.

The first design waiver requested is the intention to remove more than 60% of the overall tree canopy. The second is that Applicant wants to remove more than 10% of the existing trees without replacement.

The Board Planner said that all comments in their review letters were addressed.

Aberant questioned the concrete pads being factored into impervious coverage. Plans will be revised to show updated impervious coverage. Aberant also confirmed that the bioretention pond will be on the residential property to manage storm water from the commercial lot and an easement will be in place. An additional 7-10 trees will be added between the two basins. Maguire questioned why more of the tree canopy cannot stay. Moriuchi asked about the berm and if it is there for privacy and asked that a fence also be placed there. A new septic system will be installed or a connection to the public sewer will be placed on the residential property to replace the existing cesspool.

Public Comment:

Barbara Rich, 37 East Central Avenue asked for clarification as to the number of trees being removed. 221 trees are being removed and 214 are required to be replanted.

John Gibson, 306 E. Central, President of the Tree Preservation and Preservation Committee. Disappointed that they do not know how many trees they are adding and questioned if they need a variance to remove that many trees.

After further discussion regarding placing a fence for privacy where the plans cannot accommodate a berm, it was decided that ERI will coordinate with the resident to address any privacy concerns.

Aberant made a motion to approve Resolution PB#2024-16; seconded by Maguire. Roll call of eligible members was unanimous in favor.

Ordinance No. 6-2025 Amending the Township Code to Create Chapter 96 Governing "Historic Preservation" and to Amend Chapter 6-45.1 Governing "Appearance Committee". If the Board finds this Ordinance consistent with the Master Plan, adoption of Resolution may

occur Reporting to Township Council that the proposed Ordinance No. 6-2025 is consistent with the Master Plan.

Davis summarized and reviewed the memo and establishment of the Historic Preservation Committee.

Moriuchi commented that he agrees about preserving our community's historic fabric and has supported almost all Planning Board decisions. He is unsettled with the work about historic preservation and believes the ordinance overreaches and does not balance preservation with economic practicality. He feels it restricts resident's property rights, puts in place an arbitrary district and puts in place pecuniary penalties. The ordinance fails to achieve the objectives managing the present and envisioning the future and while he respects the outcome, felt it important to share his thoughts and will not be voting in favor tonight.

Public Comment: None

Aberant made a motion to approve Ordinance 6-2025; seconded by Arcaro-Burns; Thomas and Driscoll recused themselves. Roll call of eligible members resulted in 6 in favor and 1 against.

Adjournment:
A motion to adjourn was made by Wesolowski and seconded by Aberant. The meeting was adjourned at 8:37 PM.
Next Meeting: May 1, 2025 at 7:00 pm