

**TOWNSHIP OF ROBBINSVILLE PLANNING BOARD MEETING
TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NJ
WEDNESDAY, FEBRUARY 27, 2008 7:00 P.M.
MINUTES**

Present: *Chair McGowan, Mr. Lesniak, Ms. Lasky, Ms. Caffrey, Ms. Breyta, Mr. Cettina and Ms. Fett*

Absent: *Ms. Burns, Mr. Calcagno, Mrs. Van Nest, and Ms. Ward*

Also Present: *John West, Township Engineer; Mr. Dasti, Board Attorney; Ms. Kooper, Planning Consultant; Ms. Post, Board Secretary; and Ms. Persicketti, Recording Secretary*

Roll call for the above Board members was called and the Flag Salute took place.

“Adequate notice of this meeting has been provided as required under Chapter 231 P.L. 1975 specifying the time and place with such notice as being set to the *Times of Trenton* and the *Messenger Press* and posted in the Municipal Building Public notice meeting bulletin board.”

CORRESPONDENCE

There was no correspondence.

BOARD COMMENTS

There were no comments made by the Board.

PLANNING UPDATE

Mr. West commented that the letter received from the State said that the Township of Robbinsville will be receiving an additional \$300,000 from Green Acres to be applied towards the purchase of the Van Cleef property. This is in addition to the \$536,000, which the town has already received from Green Acres, which is also to be applied to the Van Cleef property.

Mr. West said that several road projects are forthcoming. Bids were received for the milling and overlaying of Washington Blvd. The town is bidding out for the construction of Meadowbrook Park. The bid opening is scheduled to take place on March 7, 2008. Mr. West is in the process of receiving engineering proposals to redo Gordon Road within the next few months.

PUBLIC COMMENT

A motion was made to open the meeting to the public for discussion by Mr. Lasky and seconded by Mr. Lesniak at 7:08 p.m. All Board members were in favor. No one from the public came forward. Therefore, a motion was made to close the public portion of the meeting by Ms. Fett and seconded by Ms. Caffrey at 7:09 p.m. All Board members were in favor.

MINUTES

January 16, 2008 – Eligible to Vote: Caffrey, Lesniak and McGowan. Ms. Breyta stated that a correction should be made to the minutes because she was listed as being present for the meeting whereas she was absent. Ms. Fett remarked that she thinks she was present at the January 16, 2008 meeting. A motion was made to approve the minutes by Ms. Caffrey and seconded by Mr. Lesniak with the noted comments.

ROLL CALL:

AYES: Caffrey, Lesniak and Caffrey

NAYS: None

There being three (3) “AYE” votes, the January 16, 2008 minutes were approved with the corrections.

RESOLUTION

PB2008-01 – Foxmoor Association, LLC – Approval of a Preliminary Site Plan with Variances. Eligible to Vote: Caffrey, Lesniak and McGowan. A motion was made to approve PB2008-01 by Mr. Lesniak and seconded by Ms. Caffrey.

ROLL CALL:

AYES: Caffrey, Lesniak and McGowan

NAYS: None

There being three (3) “AYE” votes, PB2008-01 – Foxmoor Association, LLC was adopted as read.

PROPOSED ORDINANCES

2008-13 – Amendment to Chapter 142 – Township Code for “Land Use”, Specifically, Appendix D – Schedule A-F (Zoning/Planning Checklists) – Review & Recommendation.

Mr. West said that the checklist was changed six months ago and two items were omitted.

A motion was made to open the meeting to the public to discuss the above-captioned proposed ordinance by Ms. Caffrey and seconded by Ms. Fett. No public came forward, therefore, a motion was made to close the public portion by Mr. Lesniak and seconded by Ms. Breyta. All Board members were in favor.

Mr. Dasti said that the motion made would be to recommend to Township Council the adoption of proposed Ordinance 2008-13. A motion was made by Ms. Fett and seconded by Mr. Cettina to recommend Ordinance 2008-13 to Township Council for adoption.

ROLL CALL:

AYES: Fett, Caffrey, Breyta, Lesniak, Lasky, Cettino and McGowan

NAYS: None

There being seven (7) "AYE" votes, proposed Ordinance 2008-13 was recommended to Township Council for adoption.

2008-14 – Amendment to Chapter 142 – Township Code for "Land Use", Amending Various Subsections, Adding HC and VC Zones and Amending the Zoning Map – Review & Recommendation.

A motion was made to open the meeting to the public to discuss the above-captioned proposed ordinance by Mr. Lesniak and Mr. Lasky. All Board members were in favor.

Michelle Siekerka, represented the Mercer Regional Chamber of Commerce, and is also a resident of Robbinsville. Mrs. Siekerka's address is 16 Sara Drive. She supports redevelopment along the Route 130 corridor. The Chamber has been involved over the past few years in that they were involved in the Route 130 Vision Team Project. This project engaged three municipalities to include Robbinsville, Hamilton, and East Windsor. A Smart Growth grant was received in the Partnership with the Greater Mercer TMA to look at opportunities to address a lot of challenges along the Route 130 Corridor in an attempt to come up with a plan to be consistent with land and traffic issues along Route 130. Other municipalities participated including several state agencies. In summary, a project came together to adopt the Visioning Project for Route 130, which has not been available as a public document. All three mayors supported the project. DOT gave free technical assistance time using their consultants. Mrs. Siekerka concluded by offering support to the town on behalf of the Chamber of Commerce and the Robbinsville Chapter of the Chamber of Commerce.

Amar Gill of EZ Auto stated that he supports the new proposed ordinance. However, gas stations were conditional uses in the ordinance, and now gas stations will be prohibited. Mr. Gill had previous approval for a gas station with a garage, which is not an allowable use in the VC zone.

Andrew Weber – 147 Perrineville Road, said that he represented his wife and himself. They own property within the proposed highway/commercial, which is an appropriate use. He supports the proposed ordinance amendment. He feels that the proposed ordinance is a win-win situation for them and the town.

Tom Troy, Vice President of Sharbell, said Sharbell owns property in the proposed zone. Sharbell supports the proposed ordinance amendment, which will encourage development on Route 130.

No other members of the public came forward, therefore, a motion was made to close the public portion by Ms. Fett and seconded by Ms. Caffrey. All Board members were in favor.

Ms. Caffrey "thanked" Mr. West and his staff in addition to the other boards who participated in the development of Ordinance 2008-14 over a period of many months. The Administration is hopeful that with the adoption of the proposed ordinance, its current form will trigger some additional activity along Route 130. Ms. Fett "thanked" the public for their comments and for taking the time to come out to the meeting. Chair McGowan remarked that a lot of hard work

went into the ordinance especially in the VC zone area. The town is sensitive to the Village of Windsor, but the town does want to utilize the asset of Route 130.

A motion was made to bring Ordinance 2008-14 – Amendment to Chapter 142 before Town Council for adoption by Ms. Fett and seconded by Ms. Breyta.

ROLL CALL:

AYES: Fett, Caffrey, Breyta, Lesniak, Lasky, Cettina and McGowan

NAYS: None

There being seven (7) “AYE” votes, Ordinance 2008-14 Amendment to Chapter 142 was approved to be recommended to Township Council for adoption.

Application TC07-11-03 – Sharbell Building Company, LLC – Review of architectural for First Choice Bank. This application was granted approval by the Planning Board on 12/19/08 for the construction of a 3,000 s.f. bank on Block 3.01, Lot 3 and amended final site plan for a portion of Phase 3B on Block 3.41, Lot 1 in the TC-1 zone.

Thomas Letizia, Esq., represented the applicant (Sharbell) in the above matter. The applicant appeared before the Board in December of 2007. The Board granted site plan approval subject to the applicant returning to the Board for architectural approval. One design waiver is required with respect to the height of the windows from the ground. The ordinance requires that the windows be 26 inches to 36 inches above ground instead of the proposal that the height of the windows will be at ground level. The proposed windows are consistent with the other commercial buildings in Town Center. Signage is being proposed with this plan.

Tom Troy, Vice President of Sharbell was sworn in by Mr. Dasti. Mr. Troy addressed some of the details, which were left open from the December 2007 meeting. An exhibit was shown to the Board outlining the architectures. The design of the building corners line up with the perimeters of the building. The clear glazing will be at the grade level. An example of the color for the building and roof was shown to the Board.

Russell Dinardo, Professional Architect was qualified at the December 2007 meeting. Mr. Dasti swore in Mr. Dinardo. The drive-thru area will have drainage. The following exhibits were marked into evidence:

Exhibit A-1 - Site Plan prepared by Maser and revised on February 27, 2008.

Exhibit A-2 - Concept Plan prepared by Maser and revised on February 27, 2008.

Exhibit A-3 - Material and Color Plan prepared by Maser and revised on February 27, 2008.

Exhibit A-4 - 1st Floor Plan prepared by Maser and revised on February 27, 2008.

Mark Cannuli was sworn in by Mr. Dasti. The sign waivers requested were listed as follows: allow three façade signs (front, side and rear façades); the applicant is proposing 66 s.f. of sign where the ordinance allows 51 s.f. per user. The rear sign will identify the bank. Directional signs will also be required for the ATM, drive thru (open or closed), and do/do not enter signs. Signs will be slightly higher than fifteen feet and approximately twenty-two feet high. A single user is permitted their own signage.

Mr. West replied that the three signs total 66 s.f. The waiver the applicant requested was for 75 s.f. Mr. Troy said that the additional nine s.f. would be for the ATM signs. (Building E façade was referred to and the window treatment was explained to the Board). The signs will conform with the illumination requirements of the ordinance. The curb line was shifted three to four feet back to accommodate the sidewalk along the back of the building. The concrete in the front of the building will be consistent with that along Route 33. Truck traffic will be able to get through on the site.

Ms. Caffrey said that the signs were one of the largest complaints made throughout the years by the applicants. Signs would be looked into more broadly down the road because the ordinance is restrictive and inadequate. Therefore, the Administration is currently taking a global look at the township's signage.

A motion was made to open the meeting to the public by Ms. Fett and seconded by Mr. Lasky. All in favor. No public came forward. Therefore, a motion was made to close the public portion by Mr. Cettino and seconded by Ms. Caffrey. All in favor.

Mr. Dasti outlined the conditions to be as follows: (a) Design waiver from the requirement that all windows must be no less than 26" nor more than 36" above ground, from the bottom of the windows is granted. The height of the windows will begin at ground level and be consistent with other buildings; (b) the signage – three signs up to 75 feet to accommodate an ATM, drive-thru and directional, and each sign will be 22 s.f. (each the same size); and (c) the applicant is asking for a waiver to allow a sign on three sides (ordinance allows two) of the building (front, side and rear) because this is a corner building.

A motion was made by Ms. Fett to grant the design waivers and seconded by Mr. Cettino.

ROLL CALL:

AYES: Caffrey, Lasky, Fett, Cettino, Breyta, Lesniak, McGowan

NAYS: None

There being seven (7) "AYE" votes, TC07-110-3 – Sharbell Building Company, LLC was approved.

Ms. Post stated that the second meeting in March of 2008 would be cancelled.

A motion was made to adjourn the meeting by Ms. Caffrey and seconded by Ms. Fett. All in favor. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Phyllis Persicketti
Recording Secretary

ADOPTED: APRIL 16, 2008