

**ROBBINSVILLE TOWNSHIP PLANNING BOARD MEETING  
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ  
WEDNESDAY, OCTOBER 21, 2015 7:00 P.M. – SENIOR CENTER  
MINUTES**

**Present:** Chairman Cettina, Mrs. Van Nest, Ms. Breyta, Mr. Kranz, Mrs. Goodwine, Mr. Witt, Mr. Schuberth, Mr. Galluccio, Ms. Tozzi, Mr. Heilman

**Absent:** Mr. Silvestrov

**Also Present:** Mr. McGough, Township Engineer; Mr. Dasti, Esq., Board Attorney; Mr. Wisner, Planning Consultant; Ms. Post, Board Secretary

**ROLL CALL**

The meeting was called to order by Chairman Cettina. Roll call for the above members was called.

**SUNSHINE STATEMENT**

Chairman Cettina read the following statement: “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 sent to the *Times of Trenton*, and the *Trentonian* and posted on the Municipal Building Public Notice Meeting Bulletin Board.”

**FLAG SALUTE**

The Board members present led the public in the salute to the flag.

**CORRESPONDENCE**

Chairman Cettina noted that the only correspondence in the packet was the *The New Jersey Planner*. The other correspondence was an e-mail notice regarding the ground breaking ceremony on October 29<sup>th</sup> for the new municipal building. Please respond to the invitation as to whether you will be attending the ceremony.

**Public Comments**

Chairman Cettina asked for a motion to open the meeting to public comment. A motion was made by Mr. Witt and seconded by Mrs. Goodwine to open the meeting to the public. All in favor. Since no one from the public came forward to address the Board, a motion was made by Mr. Witt and seconded by Mrs. Goodwine to close the public portion of the meeting. All in favor.

**REPORT OF OFFICERS & COMMITTEES**

There were no reports.

**BOARD COMMENTS**

Mr. Witt noted that the Board received a proposal for the Master Plan update from Remington & Vernick via e-mail from Ms. Post. Chairman Cettina stated that the Board needed to review the details of the proposal. He thought the bottom dollar number figure was very high. The subcommittee will review the proposal details with Mr. Wisner.

**MINUTES**

**September 16, 2015** – Eligible to vote: Mr. Heilman, Mrs. Van Nest, Ms. Breyta, Mr. Kranz, Mrs. Goodwine, Mr. Schuberth, Mr. Witt, Mr. Galluccio, Mr. Silvestrov (absent) and Chairman Cettina. Chairman Cettina asked for comments on the minutes. Hearing no comments on the minutes, a motion was made by Mrs. Goodwine and seconded by Mr. Witt to adopt the minutes as presented.

ROLL CALL:

AYES: Heilman, Van Nest, Breyta, Kranz, Goodwine, Schuberth, Witt, Galluccio, Cettina

NAYS: None

ABSTAINS: None

There being nine (9) aye votes and no nay or abstain votes, the minutes were adopted as circulated.

**BUSINESS TO DISCUSS**

**1. Resolution PB2015-12 – Sharbell Building Co., LLC – Approval of Amended Final Major Subdivision for Phases 1A,1B & C3-2 and Amended Final Major Subdivision and Site Plan for Phases 3B, 3C-1 & 3C-2**

Eligible to vote: Mrs. Van Nest, Ms. Breyta, Mr. Kranz, Mr. Witt, Ms. Tozzi, Mr. Schuberth, Mr. Galluccio and Chairman Cettina. Chairman Cettina asked for comments on the resolution. Ms. Breyta stated that she had made a comment at the last meeting about the applicant providing bike racks and benches at the affordable housing building, which the applicant agreed to provide. She did not see that in the resolution. Mr. Dasti responded that in the resolution on page 5 it states: *The applicant will revise the application to include at least two bicycle racks and three benches on the affordable housing property.* Ms. Breyta said she stands corrected. Hearing no further comments on the resolution, a motion was made by Mr. Witt and seconded by Ms. Tozzi to adopt the resolution as written.

ROLL CALL:

AYES: Van Nest, Breyta, Kranz, Witt, Tozzi, Schuberth, Galluccio and Cettina

NAYS: None

ABSTAINS: None

There being eight (8) aye votes and no nay or abstain votes, the resolution was adopted as presented.

**2. Ordinance 2015-23 – Adopting the Northern Tract: Parcel C Amendments to the Redevelopment Plan, Town Center South Redevelopment – Review & Comment**

Mr. Wisner stated that the Board has seen similar amendments twice before adopted for the Redevelopment Plan in Robbinsville for Town Center South. He explained that the Redevelopment Plan is alike to a Master Plan and amendments to the zoning ordinance. A couple of years ago a developer came forward seeking to build a Walgreens. The Board went through a very similar amendment process like they will tonight to modify the Redevelopment Plan to make that project happen. That amendment came before this Board for review and the

Board made a recommendation to the governing body to adopt the ordinance, which is how we got the Walgreens. The second amendment had to do with JP Properties, which is a four story mixed use building, which came before the Board with a series of amendments. These amendments were also reviewed and recommended by the Board to the governing body, who adopted the ordinances.

Mr. Witt asked where JP Properties is located. Mr. McGough answered that the property is next to the Van Cleef property. The land has been cleared. The building was approved for four floors with three apartments per floor with the ground floor being office use. To date nothing has happened yet with this property because the fourth redevelopment group that came in, MSNYBC, is no longer around. Mr. Pintimalli may have been waiting to see what that redeveloper would be doing before he moved forward to see if that redeveloper wanted to purchase his property.

Mr. Wisner continued to state that there was another redeveloper, who came forward with a grandiose plan. They were in the process of doing an amendment similar to this, but that redeveloper elected to not proceed so that never happened. Also as part of the redevelopment, Sam Marazzo applied although that process did not involve amendments to the plan. Now they have as redeveloper, Sharbell, who is proposing a two story day care facility as well as a food and beverage outlet that they all hope is going to be some kind of coffee shop related type of development. Mr. McGough, Ms. Bell and other Township consultants have been working with Sharbell to compile amendments to the Redevelopment Plan in order to make that project happen. Those amendments are before the Board this evening. He thinks that Mr. Cannuli and Mr. Troy have a presentation to show what they are proposing for their project. Mr. Wisner added that he will be available to answer any questions that arise to the essence of the amendments. If the Board likes what they see, adopt this amendment. This will go back to the governing body tomorrow night for adoption by ordinance. If all goes according to plan, the Board will be hearing Sharbell's site application next week.

Mr. McGough clarified that Sharbell has requested to come back before the Board with a site plan, which they are aware will be at their own risk because at this point in time the ordinance will not have become effective. Even if the hearing goes on and the Township Council adopts the ordinance, the waiting period will not have expired. Sharbell wants to get back in front of the Board to show that what they have, and then proceed at their own risk with beginning construction as well. Timing is critical with winter coming in soon.

Mark Cannuli identified himself for the record. He stated that he had handouts to distribute to the Board. The handouts were labeled as: Aerial Map Exhibit, Site Plan Rendering and The Malvern School Architectural. As Mr. Wisner mentioned this is basically a prelude to their formal application that they would be proceeding with next Wednesday with a preliminary site plan for the overall site and preliminary/final site plan for the phased development. The site is located directly across from the future municipal building and existing Investors Bank at the "to be" expanded intersection of Lake Drive and Route 33. It is on the south side of Route 33. It is within the Board's purview to review the ordinance and allow Sharbell to proceed with the amendments adopted to the zoning ordinance. Again, this will be done at Sharbell's own risk. The approval would be conditional upon that ordinance becoming effective within twenty days. He showed the overall plan. It is a two acre site. The proposal is to phase the project into Phase 1 and Phase 2. Phase 1 will entail the construction of a two story daycare, The Malvern School, which will consist of 8640 s.f., outdoor related activities, play structures and play surfaces in the rear of the facility. There will be a drop off area. They will go through the plan

more in detail next week. Phase 2 will be a food user, which is currently be shown as a 2300 s.f. coffee house building with a drive through. They are only requesting a preliminary site plan approval for Phase 2. The zoning amendment will allow this type of development to happen. It will allow for certain setbacks to occur because some sections of the ordinance require the buildings to be set closer to Route 33. In respect to daycare use, it is more appropriate to push the building a little further back. However, the coffee house on the corner is being pushed closer to Route 33 to maintain that corner and provide proper circulation around that building. They will have more details regarding the type of structures that they will show next week. They brought the architecture for The Malvern School. The architecture underwent several revisions with the Township Architect and their architect. The plan is showing a stone water table, stone façade through the center portion towards the gable end, stucco finish with colored shutters, lintels over the windows and doors. They have added some scoring to the side elevations and some additional details that were required to meet the architectural design standards in the current ordinance. No other amendments will be needed for the architecture.

Mr. Wisser commented that Mr. Wilson worked very closely with Sharbell in order to get that plan to where it is now. Without speaking for Mr. Wilson who can speak for himself, Sharbell is where they need to be with the architecture for that building.

Mr. Witt noted that it appears to be cultured stone on the front elevation and that changes to a split face block on the sides and back.

Mr. Cannuli said that it is block on the side and rear and the stone carries to the front stone water table. Mr. Troy interjected to say that it is not block. It is a different treatment for the stucco. The tenant has a problem with a stone surface within the fenced area with young children running around. It will look like smooth limestone.

Mr. McGough said that it is the same type of look, but a different color, as Building F, which is under construction.

Mr. Cannuli stated the front of the building will face this area, and the right side of the elevation where you see a sign for The Malvern School will face Route 33. The last thing he wanted to mention was that they require DOT approval for the Lake Drive intersection. Instead of Lake Drive back to what would be Liberty Street on the redevelopment plan, they will provide parallel access and access to Washington Village and to some of these other properties to the east.

Mr. Schubert asked what Liberty Street connects to. Does it go all the way back to behind the Walgreens?

Mr. Cannuli responded that the property to the west is Washington Liquors and Liberty Street will eventually go along the back of that property and connect to Walgreens. There is a connection at Walgreens that connects to the extended portion of Washington Blvd. They were asked to show improvements along the frontage such as additional landscaping and fencing, carrying over some of the details from Town Center to over here. That was requested by the Board's professionals.

Mr. Cannuli said that they do have a representative from Malvern School to talk about operations.

Chairman Cettina asked about the time frame. Mr. Troy answered said that they hope to get in the ground very soon, deliver by the second quarter of next year and be open by this time next year.

Mr. Dasti stated that unless the Board has any questions, the Board should consider a motion to recommend to Township Council that they adopt the ordinance as being in basic compliance with the Township Master Plan.

Someone asked a question regarding the second parcel on the aerial map exhibit.

Mr. Cannuli responded that there are two parcels with the application. The second parcel in the rear was looked at initially for additional drainage. Currently, they are not showing anything there, but reserving that parcel for other uses that may be permitted by the Redevelopment Plan. There is no preliminary approval being sought for that second parcel.

Mr. Wisner said for the Board's edification with respect to the food and beverage outlet, they worked with the redeveloper to craft these amendments for this project. The amendments in front of you will reflect that design. Obviously not knowing who the operator maybe and what their building requirements might be, there may be at some point in the future a need to come back with additional amendments. They tried to get to the point where hopefully that would not happen, but he just wanted to give the Board that last piece of information.

Mr. Cannuli stated that the amendment is written to allow flexibility.

Chairman Cettina asked if there were any further comments on the ordinance as proposed. Hearing none, he asked for a motion to recommend back to the governing body. A motion was made by Ms. Tozzi and seconded by Mr. Schuberth to recommend that the Township Council adopt the ordinance.

**ROLL CALL:**

AYES: Heilman, Van Nest, Breyta, Kranz, Goodwine, Tozzi, Schuberth, Cettina,  
 NAYS: None  
 ABSTAINS: Witt

There being eight (8) aye votes, no nay votes and one (1) abstain vote, the motion passed.

Mr. Dasti said he will e-mail the Clerk's office with the Board's recommendation to adopt the proposed amendment to the ordinance.

**ADJOURNMENT**

With no other business to discuss, a motion was made by Mr. Witt and seconded by Mrs. Goodwine to adjourn the meeting. All in favor. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

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 Elide M. Post  
 Planning Board Secretary

**Adopted: January 27, 2016**