

PLANNING BOARD AGENDA  
SIXTH REGULAR MEETING

7:00 P.M. – Court Room (Regular Meeting)

Next Planning Board Regular Meeting: Thursday, July 14, 2016 at 7:00 P.M.

- I. Regular Meeting called to order by Chairman Chatzidakis
- II. Open Public Meeting Notice read by Chairman Chatzidakis
- III. Pledge of Allegiance / Moment of Silence led by Chairman Chatzidakis
- IV. Roll Call taken by Board Secretary
- V. Swearing in of Professionals by the Planning Board Solicitor
- VI. Announcements by Chairman Chatzidakis
- VII. Discussion Items/Correspondence:
  - A. Special Meeting request from Matthew Wait – Top Golf SP#7910 - discuss after the Public Hearings.
  - B. Special Meeting request from Stephen Nehmad – Chase Partners - discuss after the Public Hearings.
  - C. Sun National Bank request to amend conditions of approval in resolution R-2007-12 & R-2010-02
- VIII. New Business:
  - A. Adopting Minutes: Regular Meeting Minutes of May 12, 2016
  - B. Resolution(s):
    1. Michael & Judith Tuscano, File SD#383A, 121 Hartford Rd, R-3/PUD Zone, Resolution **R-2016-14** Block 301 Lots 19.01 & 20.01, Minor Subdivision w/Bulk Variances and Waiver.
    2. Duall Building Restoration Inc., File SP#7943, 531 Union Mill Rd, I Zone, Resolution **R-2016-15** Block 510.02 Lot 6.01, Preliminary & Final Major Site Plan w/Bulk Variance.
  - C. Submission Waivers:
    1. Robert Schwartz, File SP#2328, 821 East Gate Dr, Industrial Zone, Block 1201.04, Lot 7, Amended Preliminary & Final Site Plan w/Bulk Variance - Request for Completeness of Granting Submission Waivers.
  - D. Extension of Time Application:
    1. Mt Laurel Development LLC, Walmart SP#7687, Route 73 & Church Road, & Beaver Avenue, Major Amended Preliminary & Final Site Plan, Request for Extension of Site Plan Approval for Resolution R-2013-01.
      - a. Resolution required for approval or denial of Extension: **Resolution R-2016-16**
- IX. Public Hearings –
  1. Fair Share Housing Development, Inc., Connell Tract – SD#400  
Mount Laurel Road, R-3 Zone  
Block 701, Lot 3  
Major Final Subdivision w/Bulk Variance  
**Propose 24 Single Family Affordable Homes**  
**Submission Waivers Conditionally Approved 05/12/2016**  
**ACT BY: 07/07/2016      PROF STAFF: 05/17/2016**  
**PH: 06/09/2016**
  2. Chase Partners Mt Laurel LLC – SD#702 and SP#7976  
Briggs Rd & Union Mill Rd, Industrial Zone  
Block 304, Lots 3 & 3.01  
Major Preliminary & Final Subdivision and  
Major Preliminary & Final Site Plan  
**490 Apartments and 131 Townhomes**  
**Submission Waivers Conditionally Approved 05/12/2016**  
**ACT BY: 06/27/2016      PROF STAFF: 05/17/2016**  
**PH: 06/09/2016**

- Discussion Items:       A. Special Meeting request from Matthew Wait – Top Golf SP#7910  
                              B. Special Meeting request from Stephen Nehmad – Chase Partners

X.       Miscellaneous Items:

    A. Minor Site Plan Alterations:

1. Horizon Way Equities LLC, 14000 Horizon Way, Block 1300.04, Lot 4, I Zone, File SP#4787A, Relocate Doors, Landscaping, Relocate 2 Parking Stalls, Sidewalk, Ramp (Denied 5/17/2016)
2. Stevens Management Assoc, 109 West Park Dr, Block 1204, Lot 4.02, I Zone, File SP#7024, Add Doors, Relocate 2 Parking Stalls & Add 2 Additional Parking Stalls (Approved 5/20/16)
3. Wawa Inc, 3763 Church Rd, Block 1307, Lot 3, NC Zone, File SP#2158, Exterior Changes and Associated Site Improvements (Approved 5/24/16)

    B. Site Plan Waivers:

1. Applicant: Whitesell Const, Owner: 6000 Midlantic Drive Assoc, 8000 Midlantic Dr, #710, Blk 501, Lot 7.01  
Tenant Fitout Expansion: BAE, Interior Alterations, Former Tenant: Vacant but Previously Occupied by BAE  
**SPW#7981 – Construction Official APPROVED 05/31/2016**
2. Applicant: MAP Ground Lease Owner LLC, Owner: Same, 303 Fellowship Rd, #210, Blk 1201.02 Lot 1.02  
Tenant Fitout: Robert International Inc, Interior Alterations, Former Tenant: Freedom Healthcare  
**SPW#7982 – Construction Official APPROVED 05/31/2016**
3. Applicant: DPF Property Mgmt, Owner: Same, Centerton Rd, Unit #38, Blk 503.01 Lot 1.03  
Tenant Fitout: Quest Diagnostics, Interior Alterations, Former Tenant: Radio Shack  
**SPW#7983 – Construction Official APPROVED 05/31/2016**
4. Applicant: Brixmor Larchmont LLC, Owner: Same, 127 Ark Rd, Ste #10, Blk 302.15 Lot 12  
Tenant Fitout: Mathnasium, Interior Alterations, Former Tenant: Vacant  
**SPW#7984 – Construction Official APPROVED 06/01/2016**

XI.     Comments/Questions from the Board/Professionals/Public

XII.    Adjournment

XIII.   Pending Items (for information only)

1. TopGolf USA – SP#7910  
Centerton Road, Block 503.01 Lots 2, 2Q (MCD Zone)  
Preliminary & Final Major Site Plan w/Bulk Variance  
Golf Recreation Facility and Restaurant  
**Extension of Review Time until 07/31/2016 - Approved on 05/12/2016**  
**Extension of Review Time until 05/31/2016 - Approved on 03/10/2016**  
**ACT BY: 07/31/2016, PROF STAFF: 9/17/2015 & 10/15/2015**  
**CONCEPT/WORKSHOP MTG: 9/24/2015,**  
**PH: was scheduled 11/12/2015 postponed by applicant: TBD**
2. Mt. Laurel Hospitality LLC – SP#2551B  
1132 Route 73, Business Zone  
Block 1306.01, Lot 7  
Amended Final Site Plan  
**Convert Existing Building into 4 Tenant Spaces**  
**Deemed Incomplete: 04/22/2016**  
**ACT BY: TBD, PROF STAFF: 04/19/2016, PH: TBD**
3. Maximus Land Development LLC – SD#701  
663 Walton Ave, R-3 Zone  
Block 601, Lots 3.02  
Major Preliminary Subdivision  
**Divide into 12 lots; 11 SF Homes**  
**Submission Waivers Denied 05/12/2016**  
**CERT BY: 07/10/2016, ACT BY: 10/13/2016, PROF STAFF: TBD, PH: TBD**

XIII. Pending Items (for information only) Cont'd...

4. Laurel Creek Country Club – SP#2486A  
Creek Rd & Centerton Rd, MCD Zone  
Block 216, Lot 1  
Amended Major Preliminary & Final Site Plan W/Bulk Variance  
**Expand Club House, Pool House and Associated Facilities**  
**Submission Waivers Approved 05/12/2016**  
**ACT BY: 09/10/2016, PROF STAFF: TBD, PH: TBD**
  
5. Robert Schwartz – SP#2328  
821 East Gate Drive, Industrial Zone  
Block 1201.04, Lot 7  
Amended Preliminary & Final Site Plan w/Bulk Variance  
**Construct 14,445 sf Addition**  
**ACT BY: 10/07/2016, PROF STAFF: TBD, PH: TBD**
  
6. J & J Builders – SD#703  
117 Fleetwood Ave, R-3 Zone  
Block 206.01, Lot 13.01  
Minor Subdivision  
**Divide one Lot into two Lots**  
**Deemed Incomplete: 05/23/2016**  
**ACT BY: TBD, PROF STAFF: TBD, PH: TBD**