

PLANNING BOARD MEETING MINUTES

Regular Meeting was called to order by Chairwoman Conte at 7:00pm.

Open Public Meeting Notice was read by Chairwoman Conte, noting that all postings, filings, and emailing's took place on January 14, 2015.

Pledge of Allegiance / Moment of Silence was led by Chairwoman Conte.

Roll Call taken by Board Secretary Ms. Bucci - Member in attendance:

Chairwoman Conte, Vice- Chair Cogan, Mayor Edelson, Councilman Van Noord, Township Manager Mitchell, Mr. Pizzo, Alt #2 Ms. Ingravallo, Alt #1 Mr. Howard, Mr. Hellen, Mr. Cortese. Absent: Mr. Doulong.

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. Michael Angelastro – Board Traffic Engineer, Mr. Brian McVey – Acting Fire Marshall, Mr. Christopher Norman - Board Solicitor, Ms. Gerry Bucci - Board Secretary. Absent: None

Board Professionals were sworn in by the Planning Board Solicitor Mr. Christopher Norman: Mr. Joseph Petrongolo, Mr. William Long, Mr. Michael Angelastro, Mr. Brian McVey.

Discussion Items:

Ordinance 2015-1, Proposed Amendment to Parking Ordinance 154-69, implementing a revised parking standard for Recreation Centers and Clubs, and Health and Fitness Centers.

Chairwoman Conte called for a motion and Councilman Van Noord made a motion to favorably recommend Ordinance 2015-1 to Council and approve **Resolution R-2015-07** and Mayor Edelson seconds the motion. Roll Call Vote: Councilman Van Noord- agree, Mayor Edelson- Agree, Mr. Cortese- Agree, Mr. Hellen- Agree, Alt 1 Mr. Howard- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Vice-Chair Cogan- Agree, Chairwoman Conte- Agree, and the motion was carried.

Bylaws – revisions on page 2 & 4. Board Secretary Ms. Bucci indicated changes were made to include Conflict Engineer in the Bylaws as requested by the Board, but further indicated that the appointed and elected positions needed to be grouped together on both pages 2 & 4, and that the Code Sections Township Ordinance 2005-19 and NJSA 19:44A-20.4 should be added. Chairwoman Conte called for a motion and Vice-Chair Cogan made a motion to approve the changes to the Bylaws as stated, and Mr. Pizzo seconds the Motion. Roll Call Vote: Vice-Chair Cogan- Agree, Mr. Pizzo- Agree, Mr. Cortese- Agree, Mr. Hellen- Agree, Alt 1 Mr. Howard- Agree, Township Manager Mitchell- Agree, Councilman Van Noord- agree, Mayor Edelson- Agree, Chairwoman Conte- Agree, and the motion was carried.

Litigation Update: Brandywine Operating Partnership v. Mount Laurel Township et al. Board Solicitor Mr. Norman indicated he wanted to go into Closed Session at the end of the Meeting to discuss litigation matters.

New Business:

Adopting Minutes: Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve the ReOrganization and Regular Meeting and Closed Session Minutes of January 8, 2015, and Mr. Cortese seconds the motion. All present were in favor, and the motion was carried.

Resolution R-2015-05, Roland Ave Enterprises LLC, File # SP761B, 17 Roland Avenue, Block 1303, Lot 12, Minor Site Plan with Bulk Parking Variance. Board Secretary Ms. Bucci noted that the Property Taxes were delinquent on this property and the Escrow account was deficient. Chairwoman Conte called for a motion to table the adoption of the resolution until March 12, 2015 and Councilman Van Noord made the motion, Mr. Hellen seconds the motion. All present were in favor, except Mr. Pizzo who abstained, and the motion was carried.

Resolution R-2015-06, Brandywine Operating Partnership LP, File # SP2297A, 7000 Midlantic Drive, Block 508, Lot 22, Amended Major Preliminary & Final Site Plan with Bulk Variances. Chairwoman Conte called for a motion and Township Manager Mitchell made a motion to approve resolution R-2015-06, and Councilman Van Noord seconds the motion. All present were in favor, except Mr. Pizzo who abstained, and the motion was carried.

Submission Waivers:

Mayor Edelson recused himself and stepped down from the dais. Alternate #2 Ms. Ingravallo sat to hear the submission waivers for the Bancroft application. Bancroft Neurohealth, Walton Ave, Leadenhall Road, Block 509, Lot 1.01, 1.04, 1.05, File SP#6925B, Preliminary Major Site Plan with Bulk Variance, Request for Completeness of Submission Waivers. The Board Professionals recommended granting the submission waivers. The applicants' attorney Mr. William Hyland was present, introduced himself, and noted that the applicant is ready and they have had several discussions with the professionals. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to grant the submission waivers, and Mr. Pizzo seconds the motion. All present were in favor, and the motion was carried.

Mayor Edelson returned to the dais to hear the applications.

Public Hearings:

Richard Brocchi, File SP#7903, 1245 Hainesport-Mt. Laurel Road, R-3 Zone, Block 602, Lot 12, Minor Site Plan with Bulk Variances for a 30' x 45' Pole Barn, over 1,000 Square Feet. Chairwoman Conte read the application. The applicant Richard Brocchi was sworn in by Board Solicitor Mr. Norman. Mr. Brocchi testified that he doesn't have a garage and needs this to store up to 3 collectible cars. The applicant received prior approval from the Zoning Board for a pole barn 30' X 33' and now wants to increase the size. Board Planner Mr. Petrongolo reviewed his report dated February 2, 2015. Chairwoman Conte opened the Public Portion at 7:15am, and seeing none, closed the Public Portion. Board Solicitor Mr. Norman reviewed conditions as, no additional conditions other than the professionals' reports. Chairwoman Conte called for a motion and Vice-Chair Cogan made a motion to approve application SP#7903, and Councilman Van Noord seconds the motion. Roll Call Vote: Vice-Chair Cogan- Agree, Councilman Van Noord- agree, Mr. Cortese- Agree, Mr. Hellen- Agree, Alt 1 Mr. Howard- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Mayor Edelson- Agree, Chairwoman Conte- Agree, and the motion was carried.

Laurel Capital Group LLC, File SP#7890, Area of Route 73, Route 295, Beaver Avenue, Oregon Avenue, R-1 & B Zone, Proposed RA-3 Zone, Block 1305.02, Lots 4 – 15 and Block 1305.03, Lots 11 – 14 & 14.01, Planning Board Referral in Accordance with NJSA 40:55D-26, Concept Plan - Amendment to the Fellowship Area Redevelopment Plan. Chairwoman Conte read the application. Ms. Barbara Casey, attorney at law, represented the applicant and introduced those providing testimony, Mr. Chester Schwartz, Mr. John Pettit as the Professional engineer, Mr. Mark Juliano as the Managing Member of Laurel Capital Group LLC. Board Solicitor Mr. Norman indicated that there was no need to swear in the Professionals since it was not actually a Public Hearing but rather a review of Ordinance Amendments. Ms. Casey described the application, indicating the Fellowship Area Redevelopment Plan was adopted in 2011 tabling the standards for the RA-3 Zone. Due to the size and location of the RA-3 Zone, the RA-1 and RA-2 standards would not work for the RA-3 Zone. Now with a contract purchaser to develop the land, they are proposing amendments for the Use and Bulk standards for RA-3 zone. I-Fly is an indoor skydiving entertainment venue with one flight chamber. Mr. Schwartz described the I-Fly 24 hour operation, noting other locations in operation, and showed a video. Ms. Casey distributed to the Board diagrams of the 58 foot high facility. Mr. Schwartz testified that it generates no noise, and that traffic is louder. Ms. Casey reviewed that the proposed uses listed on page 4 as 1. Professional General Office, 2. Medical and Dental Office, 3. Retail Sales not to exceed 95,000 s.f., 4. Personal and Business Services, 5. Banks and Fiduciary Institutions, 6. Eating and Drinking Establishments, 7. Indoor Theaters, Radio, Television Studios, 8. Performing Arts Theaters, 9. Indoor Recreation. Board Planner Mr. Petrongolo reviewed his report dated February 2, 2015, which reflected original submission. The revised plan shows the vacation of Oregon Avenue, I-Fly facility and removed Hotel use, and removed service station. The ordinances regulating signage, lighting standards, and other standards will remain in effect for the RA-3 Zone. Parking, setbacks, and height were discussed. Chairwoman Conte opened the Public Portion at 8:10pm. Mr. Leonard Pezza of 39

Oregon Avenue works for the NJ Turnpike had concerns with lighting and traffic, and would like to see a quieter business operation and buffering. Mr. Dan Pilla of 17 Oregon Avenue had traffic concerns. Mr. Charles Simon of 5 Beaver Avenue had concerns with losing the proposed divider on Beaver, with traffic, heavy trucks, and speeding. Mr. Tim Bozarth of 21 Oregon Avenue had concerns with speeding and speed limit signs. Ms. Pat Murray of 23 Oregon Avenue felt there wasn't enough property to get access without going through their neighborhood. Ms. Casey stated that they approached the Township about those other lots not included in the RA-3, but they are residential lots. Mr. Rich Dickinson of 8 Oregon Avenue would like to see everyone noticed, not just 200'. Board Solicitor Mr. Norman explained the State requirement is for only properties within 200' get noticed. Chairwoman Conte reviewed the proposed uses and asked what uses the public liked or didn't like for the area. Mr. Dickinson was not in favor of retail sales, shopping centers, movie theatres. Mr. Charles Just of 31 Oregon Avenue had concerns with noise, traffic, and Church Road repaving and repainting lines. Mr. Joe Kowecki of 28 Oregon Avenue felt it was an inaccessible site and questioned realigning streets Oregon and/or Federal, and the building setback and would like to see a light business and felt I-Fly seemed to be a light business. Mr. David Jimenez of 34 Oregon Avenue had traffic concerns, and felt more land should be acquired. Mr. Mark Hintner of 31 Oregon Avenue had concerns with NJDOT Plan to widen Route 73 and how that effects this proposed development, and would like to see business office use. Seeing no further comments from the Public, Chairwoman Conte closed the Public Portion at 9:00pm. Ms. Casey noted that they have not contacted DOT yet until the Zoning is in place and they have a plan. Ms. Casey indicated they will contact the developers of the RA-1 and RA-2 about the possibility to Vacate a portion of Beaver to allow easement rights. Chairwoman Conte reviewed the bulk standards with the following recommendations, that the height be changed to 45' of occupied space and up to 60' of unoccupied space and recommend a minimum lot size area. Mr. John Pettit explained the buffer and reviewed the site. Chairwoman Conte reviewed the Uses Permitted with the following recommendations, to strike number 3. Retail Sales, etc., strike number 7. Indoor Theaters, etc., 8. Performing Arts, etc. Make recommendation to Council noting ingress and egress issues with the Walmart plan and may need interconnected access between uses. Board Solicitor Mr. Norman indicated it was not necessary to review conditions, it is a recommendation to Council. Chairwoman Conte called for a motion to recommend the RA-3 Use, Bulk and Design Standards to Council, and Councilman Van Noord made a motion to recommend to Council with the comments stated, and Mr. Pizzo seconds the motion. Roll Call Vote: Councilman Van Noord- agree, Mr. Pizzo- Agree, Mr. Cortese- Agree, Mr. Hellen- Agree, Alt 1 Mr. Howard- Agree, Township Manager Mitchell- Agree, Mayor Edelson- Agree, Vice-Chair Cogán- Agree, Chairwoman Conte- Agree, and the motion was carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations SD#6.04 and added to the agenda SP#2616A both approved by MSPA Committee, and SP7479 initially denied then later approved by MSPA Committee.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW #7904, #7905, #7906, #7907, #7908, #7909, all approved by Acting Construction Official.

Chairwoman Conte called for a motion to adjourn to a Closed Session and Councilman Van Noord made a motion at 9:30pm, and Township Manager Mitchell seconds the motion.

Chairwoman Conte called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 9:36pm, and Councilman Van Noord seconds the motion.

Respectfully Submitted,



Gerry Bucci
 Planning Board Secretary

Adopted on: 3/12/15