

PLANNING BOARD SPECIAL MEETING MINUTES

Special Meeting was called to order by Acting Chair Chatzidakis at 6:30pm.

Open Public Meeting Notice was read by Acting Chair Chatzidakis, noting that all postings, filings, and emailing's for this Special Meeting took place on July 12, 2015.

Pledge of Allegiance and Moment of Silence was led by Acting Chair Chatzidakis, and announcement of Board Member Nathan Hellen's Fathers passing.

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

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

Professionals in attendance:

Mr. Joseph Petrongolo- Board Planner, Mr. William Long- Board Engineer, Mr. Michael Angelastro- Board Traffic Engineer, Mr. Brian McVey- Fire Marshal, Mr. Tom Coleman - Board Solicitor - Filling in for Chris Norman, Ms. Gerry Bucci- Board Secretary. Absent: None
Board Professionals were sworn in by the Planning Board Solicitor Mr. Coleman:

Mr. Joseph Petrongolo, Mr. William Long, Mr. Michael Angelastro, Mr. Brian McVey

Resolution(s):

Robert Schwartz, File SP#2328, 821 East Gate Drive, Block 1201.04, Lot 7, **R-2015-17** Industrial Zone, Amended Preliminary & Final Site Plan with Design Waiver. Acting Chair Chatzidakis called for a motion and Councilman Van Noord made a motion to approve resolution R-2015-17, and Mr. Cortese seconds the motion. All present were in favor, and the motion was carried.

Mt Laurel Development LLC (Walmart), SP#7687, Route 73, RA-1 Zone, **R-2015-18** Blk 1304.01 Lots 11-18, Blk 1304.02 Lots 15-18, Blk 1304.03 Lots 1-12, Blk 1305.01 Lots 1-10, Blk 1310 Lots 10.01, 11, 12, 12.01, 13, Sign Variances. Acting Chair Chatzidakis called for a motion and Councilman Van Noord made a motion to approve resolution R-2015-18, and Mr. Pizzo seconds the motion. All present were in favor, and the motion was carried.

Acting Chair Chatzidakis made an announcement that the second application on the agenda, the Connell Tract, will be heard first.

Public Hearings –

Fair Share Housing Development, Inc., Connell Tract, Mount Laurel Road, **SD#400** Block 701, Lot 3, R-3 Zone, Amended Preliminary Subdivision Plan for 24 single family affordable rental units. Acting Chair Chatzidakis read the application. Mr. Damien Del Duca, attorney at law, represented the applicant and introduced those providing testimony; Mr. Henry Haley as the Professional Engineer/Planner, Mr. Peter O'Connor as President and Executive Director of Ethel Lawrence Homes, Mr. William Lammey as the Architect, and they were sworn in by Board Solicitor Mr. Coleman. Mr. Del Duca described the application and the financing. Mr. Del Duca indicated the proposed homes are smaller than previously approved, the bedroom mix has changed, and no variances required. Mr. Del Duca distributed an Aerial view of both communities entered into evidence as Exhibit A-1-C and a color rendering of Connell Tract entered into evidence as Exhibit A-2-C. Mr. Haley gave his credentials and they were accepted. Mr. Haley described the Connell Tract site. Board Planner Mr. Petrongolo reviewed his report dated July 6, 2015. Board Engineer Mr. Long reviewed his report dated July 6, 2015. Board Traffic Engineer Mr. Angelastro reviewed his report dated July 6, 2015. Fire Marshal Mr. McVey reviewed his report dated July 2, 2015. Mr. O'Connor described the last 20 years for this project. Township will do snow removal on the streets, and the community will do the driveways. Detention Basins remain the property owners' responsibility. Acting Chair Chatzidakis opened the Public Portion at 7:10pm. Ann Rosenberg of 1333 Hainesport Road and owns 655 Walton Avenue was sworn in by Board Solicitor Mr. Coleman.

Ms. Rosenberg questioned the difference in size and cost between the prior approved project and the current proposed project, the number of bathrooms, and ADA accessibility. Ms. Rosenberg had concerns with the children's safety with the basin across from the Middle School and concerns with fire equipment having the ability to circulate the Cul De Sac with parking on the street. Carl Jarvis of 246 Elbo Lane was sworn in by Board Solicitor Mr. Coleman. Mr. Jarvis had concerns with the basin outlet directed toward his lot, elevation of the basin and egress to his lot, wetlands delineation, noting the water table crosses his lot. Seeing no further comments from the public, Acting Chair Chatzidakis closed the Public Portion at 7:36pm. Mr. Tom Coleman reviewed the conditions as the applicant is seeking an amended major preliminary subdivision with no variances to conform to the current reduced plan, to comply with the professionals' reports, and no waiver for shade trees. Acting Chair Chatzidakis called for a motion and Councilman Van Noord made a motion to approve SD#400 with the conditions stated, and Mr. Cortese seconds the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Cortese- Agree, Mr. Howard- Agree, Ms. Ingravallo- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Mayor Edelson- Agree, Acting Chair Chatzidakis- Agree; and the motion was carried.

Fair Share Housing Development, Inc., ERLH Phase III, Mount Laurel Road, File **SD#460A** Block 601, Lots 23, 23.03 & 23.04, R-3 Zone, Minor Subdivision and Preliminary Major Site Plan for 36 townhouse affordable rental units and indoor/outdoor recreation. Acting Chair Chatzidakis read the application. Mr. Damien Del Duca, attorney at law, represented the applicant and introduced those providing testimony; Mr. Henry Haley as the Professional Engineer/Planner, Mr. Peter O'Connor as President and Executive Director of Ethel Lawrence Homes, Mr. William Lammey as the Architect, who are all still under oath. Entered into evidence was an aerial photo as Exhibit A-3 and a close up of one of the courts as Exhibit A-4. Mr. Del Duca described the application, noting that notices were not provided for lot 35. Although notice not required for site plan improvements, the applicant will notice all for final site plan and will show the improvements on lot 35, which is the extension of the private road and the utilities. Board Solicitor Mr. Coleman stated that he has reviewed this and discussed in length with the applicant and one of the conditions would be that before final site plan approval, the applicant must present a plan for those limited improvements on lot 35. The recreation facilities for lot 35 not being proposed tonight and the applicant will come back to the Board for that and has agreed upon a schedule. Tonight's preliminary site plan is for the 3 lots and the minor subdivision for all lots. Mr. Haley referring to Exhibit A-2, a small site plan, described the site. The applicant will have wetlands fill permit. Trash pickup will be handled as it exists in the rest of the development. Mr. Haley discussed parking, drainage, trash pickup, sidewalks, and a small sign with the unit numbers. A Phase I will be provided for lot 35 with the site plan application for the recreation. Mr. O'Connor explained the history of this project, noting that Phase III was to include educational use but it was too costly, and further indicated that the tax credit application was to include both of these projects tonight as one application. Entered into evidence as Exhibit A-5 was an agreement letter from the applicant dated July 22, 2015 regarding the recreation facilities application schedule. Board Planner Mr. Petrongolo reviewed his report dated July 6, 2015. Board Engineer Mr. Long reviewed his report dated July 6, 2015. Board Traffic Engineer Mr. Angelastro reviewed his report dated July 6, 2015. Fire Marshal Mr. McVey reviewed his report dated July 2, 2015. Acting Chair Chatzidakis opened the Public Portion at 8:40pm. Harry Mazer of 40 Clifford Court was sworn in by Board Solicitor Mr. Coleman. Mr. Mazer asked about the entrance and exit for the new townhouses, if any section 8 units, lights near the emergency access, the bus shelter, license or approvals required for digging, asked about a large hole in the ground, and sidewalks. Jane Slavinski of 12 Carolina Way was sworn in by Board Solicitor Mr. Coleman. Ms. Slavinski had concerns with emergency access and stormwater basins. Celesta Gartell of 46 Clifford Court was sworn in by Board Solicitor Mr. Coleman. Ms. Gartell had concerns with occupancy limits, and asked whether the contractors would be union workers. Ann Rosenberg was still under

oath and had concerns with some students at Lenape establishing gangs, and residents trespassing, parkers creek, drainage, emergency access, an agreement made for the recreation before the hearing, bus stops for the children, deceleration lane, lighting and trees along Mount Laurel Road, and not in favor of the waiver for contours. Seeing no further comments from the public, Acting Chair Chatzidakis closed the Public Portion at 9:07pm. Mr. Del Duca noted to table the site plan for lot 35 and amend the application to be heard September 10, 2015. Mr. Tom Coleman reviewed the conditions as the applicant is seeking a preliminary site plan and minor subdivision with no variances, to comply with the professionals reports, no final approval until a site plan application is approved for all improvements for lot 35, a waiver for the number of parking spaces, the sidewalk requirement to be deferred to final, waivers 37, 46, 47, 50, 63, DEP approval for buffer averaging, deed restriction, and street trees be addressed when the applicant comes in for the site plan for the road improvement for lot 35. Acting Chair Chatzidakis called for a motion and Mr. Pizzo made a motion to approve SD#460A with the conditions stated, and Mr. Cortese seconds the motion. Roll Call Vote: Mr. Pizzo- Agree, Mr. Cortese- Agree, Mr. Howard- Agree, Ms. Ingravallo- Agree, Township Manager Mitchell- Agree, Councilman Van Noord- Agree, Mayor Edelson- Agree, Acting Chair Chatzidakis- Agree; and the motion was carried.

Acting Chair Chatzidakis called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 9:20pm, and Councilman Van Noord seconds the motion, all present were in favor and the motion was carried.

Acting Chair Chatzidakis announced that there will not be a Planning Board Meeting on August 13, 2015.

Respectfully Submitted,



Gerry Bucci
Planning Board Secretary

Adopted On: 9/10/15