

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 Chatzidakis, Mayor Edelson, Councilman Van Noord, Township Manager Mitchell, Mr. Pizzo, Alt #2 Ms. Ingravallo, Alt #1 Mr. Howard, Mr. Hellen, Mr. Doulong, Mr. Cortese. Absent: None.

Professionals in attendance:

Mr. Joseph Petrongolo- Board Planner, Mr. Christopher Norman- Board Solicitor, Ms. Gerry Bucci- Board Secretary. Absent: Mr. William Long- Board Engineer, Mr. Michael Angelastro- Board Traffic Engineer, Mr. Brian McVey- Fire Marshal.

Board Professionals were sworn in by the Board Solicitor Mr. Norman: Mr. Joseph Petrongolo. Chairwoman Conte announced that the Fair Share Housing Development Inc. - ERLH Phase III application for lot 35 will not be heard tonight and is carried to the October 8, 2015 Planning Board Meeting.

Adopting Minutes:

Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of July 9, 2015, and Mr. Pizzo seconds the motion. All present were in favor, and the motion was carried.

Chairwoman Conte called for a motion and Township Manager Mitchell made a motion to approve the Special Meeting Minutes of July 22, 2015, and Councilman Van Noord seconds the motion. All present were in favor, and the motion was carried.

Resolution(s):

Fair Share Housing Inc, SD#400, Mount Laurel Rd, Connell Tract, Resolution **R-2015-19**, Block 701, Lot 3, R-3 Zone, Amended Preliminary Major Subdivision. Board Solicitor Mr. Norman reviewed the corrections to the resolution. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve the Resolution R-2015-19, and Mr. Pizzo seconds the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Pizzo-Agree, Mr. Cortese-Agree, Mr. Doulong- Abstain, Mr. Hellen- Abstain, Township Manager Mitchell- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Abstain; and the motion was carried.

Fair Share Housing Inc, SD#460A, Mt Laurel Rd, ERLH Phase III, Resolution **R-2015-20**, Block 601, Lots 23, 23.03, 23.04, R-3 Zone, Minor Subdivision & Preliminary Major Site Plan. Board Solicitor Mr. Norman reviewed the corrections to the resolution. Chairwoman Conte called for a motion and Mr. Cortese made a motion to approve the Resolution R-2015-20, and Mr. Pizzo seconds the motion. Roll Call Vote: Mr. Cortese- Agree, Mr. Pizzo- Agree, Mr. Doulong- Abstain, Mr. Hellen- Abstain, Township Manager Mitchell- Agree, Councilman Van Noord- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Abstain; and the motion was carried.

Extension of Time Application:

Andrew & Phyllis Wallin, 5013 Church Road, R-3 Zone, Block 702, Lot 31, File SD#467A, Minor Subdivision, Request for Extension of Approval for Resolution R-2014-03. Chairwoman Conte read the application. Ms. Melanie Levan, attorney at law, represented the applicant and gave reasons for the delay in recording the subdivision. Chairwoman Conte called for a motion and Township Manager Mitchell made a motion to approve the Extension, and Councilman Van Noord seconds the motion. Roll Call Vote: Township Manager Mitchell- Agree, Councilman Van Noord- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Mr. Pizzo- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motion was carried. A resolution R-2015-21 was prepared by Board Solicitor Mr. Norman for the extension of

180 days. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve the Resolution R-2015-21, and Township Manager Mitchell seconds the motion. Roll Call Vote: Councilman Van Noord- Agree, Township Manager Mitchell- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Mr. Pizzo- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motion was carried.

ERLH Phase III Preliminary Site Plan application for Lot 35, was deemed complete, conditioned upon escrows being replenished. Board Solicitor Mr. Norman noted that escrows should be replenished with \$2,050.00 no later than Monday, September 14, 2015 and must be kept in good standing. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to deem the application complete with the conditions stated, and Mr. Pizzo seconds the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Pizzo- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Township Manager Mitchell- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motion was carried.

Public Hearing(s):

WRDH Mt. Laurel Operations LLC, Hotel ML – Coco Key Resort, File SP#369E, 915 Route 73, Block 1202, Lot 4, Business Zone, Amended Final Site Plan, New Water Slide, pump house, and Outdoor Patio with Seating. Chairwoman Conte read the application. Board Solicitor Mr. Norman swore in Mr. Michael Willner as the President of WRDH, Mr. James Gain as the Operating Manager, Mr. Jason Dowd as the General Manager. Mr. Willner described the application and explained the history of the project and its prior approvals. The applicant distributed revised plans dated September 8, 2015. Mr. Gain described the site improvements, the fencing, how the water is recycled, and the pump house. The applicant agreed to abandon their prior approval, which has not been constructed. Mr. Dowd described the parking and occupancy. Board Planner Mr. Petrongolo reviewed his report dated August 31, 2015, noting that the improvements are less impact, less impervious, and less development than prior approval. Chairwoman Conte opened the public portion at 7:30pm, seeing none closed the public portion. Board Solicitor Mr. Norman had nothing to add. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to SP369E with the conditions stated, and Mr. Cortese seconds the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motion was carried.

Capital Project Review:

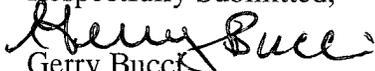
County Of Burlington (Rowan College), File SP#7936, 500 College Circle, Block: 300, Lot 2.01, Industrial Zone, New Digital 3 Freestanding Signs. Chairwoman Conte described the application. Mr. Joe Brickley of Burlington County described the site and the size of signs, their location, and the types of messages, noting they will not be rolling messages. If the lights cause a situation for residences along Hartford Road, the applicant will consider adjusting the lights. Board Solicitor Mr. Norman explained that this only requires the Boards recommendations and no vote or resolution required.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations SP964A, SP843B, SP795C, SD6.21B, which were all approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers #7937, #7938, #7939, #7940, #7941, and #7942, which were all approved, noting the SPW#7938 was delinquent in property taxes but has since paid.

Chairwoman Conte called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 8:00pm, and Councilman Van Noord seconds the motion, all present were in favor and the motion was carried.

Respectfully Submitted,


Gerry Bucci
Planning Board Secretary

Adopted On: 10/8/15