

PLANNING BOARD MINUTES

Reorganization Meeting was called to order by Temporary Chairman Pizzo at 7:00pm.

Open Public Meeting Notice was read by Temporary Chairman Pizzo

Pledge of Allegiance / Moment of Silence was led by Temporary Chairman Pizzo

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

Temporary Chairman Pizzo, Mayor Bobo, Councilman Van Noord, Township Manager Mitchell, Alt #1 Ms. Ingravallo, Mr. Howard, Mr. Hellen, Mr. Cortese, Ms. Conte, Mr. Chatzidakis, Alt #2 Mr. Cassidy. Absent: None

The following newly appointed or reappointed Board Members took the Oath of Office – Mayor Linda Bobo for a one year term as a Class I Member, Township Manager Maureen Mitchell for a one year term as a Class II Member, Councilman Richard Van Noord for a one year term as a Class III Member, Larry Chatzidakis for a four year term as a Class IV Member, Christopher Howard for a four year term as a Class IV Member, Deborah Ingravallo for a two year term as Alternate 1, Timothy Cassidy for a two year unexpired term as Alternate 2, and all were sworn in by Board Solicitor Mr. Norman.

Reorganization – Nominations for Appointments:

Temporary Chair Pizzo calls for nominations for CHAIRPERSON. Councilman Van Noord made a motion to nominate Larry Chatzidakis for Chairperson and was seconded by Ms. Conte. Roll Call Vote: Councilman Van Noord- agree, Ms. Conte- agree, Mr. Chatzidakis- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Bobo- agree, Temporary Chairman Pizzo- agree; motion carried.

Chairman Chatzidakis thanked everyone.

Chairman Chatzidakis calls for nominations for VICE-CHAIRPERSON. Councilman Van Noord made a motion to nominate Andrew Pizzo for Vice-Chairperson and was seconded by Ms. Conte. Roll Call Vote: Councilman Van Noord- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis calls for nominations for SECRETARY. Township Manager Mitchell made a motion to nominate Gerry Bucci for Secretary and was seconded by Councilman Van Noord. Roll Call Vote: Township Manager Mitchell- agree, Councilman Van Noord- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis calls for nominations for ASSISTANT SECRETARY. Township Manager Mitchell made a motion to nominate Jenifer DeSimone for Assistant Secretary and was seconded by Ms. Conte. Roll Call Vote: Township Manager Mitchell- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Councilman Van Noord- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Planning Board in compliance with Ordinance 2005-19 and N.J.S.A. 19:44A-20.4 et seq.

Chairman Chatzidakis calls for the Appointment of BOARD SOLICITOR. Councilman Van Noord made a motion to appoint Raymond, Coleman, Heinold & Norman LLP as Board Solicitor and was seconded by Ms. Conte. Roll Call Vote: Councilman Van Noord- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis calls for the Appointment of BOARD ENGINEER. Councilman Van Noord a motion to appoint Alaimo Group Consulting Engineers as Board Engineer and was seconded by Ms. Conte. Roll Call Vote: Councilman Van Noord- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis calls for the Appointment of BOARD LAND PLANNER.

Councilman Van Noord made a motion to appoint Remington and Vernick Engineers as Board Land Planner and was seconded by Ms. Conte. Roll Call Vote: Councilman Van Noord- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis calls for the Appointment of BOARD TRAFFIC ENGINEER.

Councilman Van Noord made a motion to appoint Remington and Vernick Engineers as Board Traffic Engineer and was seconded by Mayor Bobo. Roll Call Vote: Councilman Van Noord- agree, Mayor Bobo- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis calls for the Appointment of BOARD CONFLICT ENGINEER.

Councilman Van Noord made a motion to appoint Environmental Resolutions Inc. as Board Conflict Engineer and was seconded by Mayor Bobo. Roll Call Vote: Councilman Van Noord- agree, Mayor Bobo- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis calls for a motion to adopt the resolution for the 2016 MEETING SCHEDULE, DESIGNATION of OFFICIAL NEWSPAPERS, SETTING FEES for persons requesting Schedules & Notices, and Ms. Conte made a motion to adopt the resolution and was seconded by Vice-Chair Pizzo. Roll Call Vote: Ms. Conte- agree, Vice-Chair Pizzo- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Councilman Van Noord- agree, Mayor Bobo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis calls for a motion to adopt the By-Laws, and Councilman Van Noord made a motion to adopt the By-Laws with the amendment to section 9 changing 10:30pm to 10:00pm, and it was seconded by Ms. Conte. Roll Call Vote: Councilman Van Noord- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis called for a motion to adjourn the Reorganization Meeting and Township Manager Mitchell made the motion at 7:16pm and was seconded by Councilman Van Noord. All present were in favor and the motion was carried.

Regular Meeting was called to order by Chairman Chatzidakis at 7:16pm.

Open Public Meeting Notice was read at the Reorganization Meeting.

Pledge of Allegiance / Moment of Silence was observed at the Reorganization Meeting.

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

Chairman Chatzidakis, Vice-Chair Pizzo, Mayor Bobo, Councilman Van Noord, Township Manager Mitchell, Alt #1 Ms. Ingravallo, Mr. Howard, Mr. Hellen, Mr. Cortese, Ms. Conte, Alt #2 Mr. Cassidy. Absent: None

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. Richard Alaimo – Board Engineer, Mr. Michael Angelastro – Board Traffic Engineer, Mr. Brian McVey – 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. Norman: Mr. Joseph Petrongolo, Mr. Richard Alaimo, Mr. Michael Angelastro, Mr. Brian McVey.

Resolution of Appreciation:

Chairman Chatzidakis called for a motion to adopt the Resolution of Appreciation for Former Board Member Mr. John Douloug, and Councilman Van Noord made a motion to adopt the resolution and Township Manager Mitchell seconded the motion. Roll Call Vote: Councilman Van Noord- agree, Township Manager Mitchell- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Resolution was presented to Mr. John Doulong by Chairman Chatzidakis, and Mr. Doulong thanked everyone.

Adopting Minutes:

Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of December 10, 2015 and Mr. Hellen seconded the motion. All present were in favor except, Ms. Conte, Mr. Cortese, Mayor Bobo, and Chairman Chatzidakis, who abstained, and the motion was carried.

Resolution(s):

Resolution R-2015-25A, Masonville Square Realty Associates LLC, File SD#6.16A, 241-299 Masonville Centerton Road, Block 202.05, Lot 51, Minor Site Plan with Bulk Variance, Amended Resolution. Board Solicitor Mr. Norman explained the revisions to the resolution clarifying the parking variance. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to adopt Resolution R-2015-25A and Ms. Conte seconded the motion. Roll Call Vote: Councilman Van Noord- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Bobo- abstain, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Resolution R-2016-01, Bancroft Neurohealth, File SP#6925B, Walton Avenue and Leadenhall Road, Block 509, Lot 1.01, 1.04, 1.05, Final Major Site Plan with Bulk Variances. Chairman Chatzidakis called for a motion and Mr. Hellen made a motion to approve Resolution R-2016-01, and Mr. Howard seconded the motion. Mr. Hellen- agree, Mr. Howard- agree, Ms. Conte- abstain, Mr. Cortese- abstain, Township Manager Mitchell- agree, Councilman Van Noord- agree, Mayor Bobo- abstain, Vice-Chair Pizzo- agree, Chairman Chatzidakis- abstain; motion carried.

Capital Project Review:

Mount Laurel Township, Laurel Acres Park, File #7670A, 1045 S. Church Street, Block 1003, Lot 8 & 11, ORC Zone, Proposed 6 Batting Cages. Chairman Chatzidakis read the application. Township Manager Mitchell noted the Township as the applicant and introduced John Doulong and Neal Hartman to describe the application. Mr. Doulong described the batting cages and their locations, noting they are open to everyone, and nets are removed in the winter. Board Planner Mr. Petrongolo reviewed his report dated January 7, 2016, noting that it is compliant with the Master Plan, Green Acres, and Setbacks. Recommendation for approval. No vote required.

Public Hearing(s):

St Mary's Cemetary, Diocese of Trenton, File SP#7223B, Fostertown Road & Hovtech Blvd, Block 303, Lot 3, Industrial Zone, Minor Site Plan, Columbarium. Chairman Chatzidakis read the application. Mr. David Roskos, attorney at law, represented the applicant and introduced those providing testimony, Mr. Joseph Michiels as the Professional Engineer, and was sworn in by Board Solicitor Mr. Norman. Mr. Roskos described the application and the prior approval. Entered into evidence was the overall site plan as Exhibit A-1, detail of columbarium area page 6 of 12 as Exhibit A-2, a color rendering as Exhibit A-3. Mr. Michiels described the site. Board Planner Mr. Petrongolo reviewed his report dated December 10, 2015. Board Engineer Mr. Alaimo reviewed the Alaimo report dated December 16, 2015. There are 9 foot wide spaces already existing; will be a finding in the resolution. Board Traffic Engineer Mr. Angelastro reviewed his report dated and Fire Marshal Mr. Brian McVey had no comments. Chairman Chatzidakis opened the Public Portion at 7:45pm, seeing none, closed the Public Portion. Board Solicitor Mr. Norman reviewed the conditions as, applicant complying with the professional's reports. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the application SP#7223B with the conditions stated, and Mr. Cortese seconded the motion. Roll Call Vote: Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Councilman Van Noord- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

SkyGroup Investments LLC, File SP7890A, Route 73 & I-295, Block 1305.03, Lots 11, 12, 13, 14, 14.01, RA-3 Zone, Preliminary and Final Major Site Plan, Indoor Sky Diving. Chairman Chatzidakis read the application. Ms. Barbara Casey, attorney at law, represented the applicant and introduced those providing testimony, Mr. Andrew Feranda of Shropshire as the Professional Traffic Engineer, Mr. Tony Diggan of Kimley-Horn as the Professional Engineer, Mr. Travis Byrne of Stantec Architecture as the Professional Architect, Mr. Patrick Framel of iFly as the VP of Development, Mr. Paul Ricci of Ricci Planning as the Professional Planner; and they were sworn in by Board Solicitor Mr. Norman. Their credentials were accepted by Chairman Chatzidakis. Ms. Casey described the site improvements, noting the portion of the vacated Oregon Avenue that has been merged to lots 13, 14, 14.01 are part of the RA-3 Redevelopment Zone. Sky Investments purchased the property December 18, 2015. Block 1305.02 Lot 5 & 14 are part of the application as site improvements, including landscape buffers, parking, sidewalks, and access drive. Ms. Casey stated that variances are needed for the loading area, enhanced outdoor patron site, and parking. The applicant has agreed to withdraw the uplighting. Mr. Framel described the facility, the experience, and its patrons, and testified as to the number of employees, school programs, parties, deliveries, noise, and noted no food or beverage service; only vending machines. Entered into evidence was the Site Plan as Exhibit A-1, the Floor Plan as Exhibit A-2, and Interior Building Section as Exhibit A-3. Ms. Casey noted that the applicant will do a noise study for the current conditions and then again after completion. Mr. Pace, the owners' representative, was sworn in by Board Solicitor Mr. Norman. Mr. Pace described the chiller unit and the mechanicals. Ms. Casey described the RA-3 area beyond iFly. Hours of operation 10am - 10pm, but stays open later for sports and military training, and special bookings. Lights turned off one hour after closing or midnight, whichever is earlier. Board had safety concerns with after-hours special events. Applicant requested a 5 minute recess at 8:42pm. Chairman Chatzidakis re-opened the meeting at 8:48pm. Board Planner Mr. Petrongolo reviewed his report dated December 14, 2015. Mr. Petrongolo requested that the applicant send the proposed sign on the building facing I-295 to the NJDOT for comment. Board requested that the trash not be emptied at night or early morning. Board discussed ID signs and had concerns of traffic lost within the residential development, and no parking on the street. Ms. Casey noted that patrons are by appointment only and will be told how to access the site. Board Engineer Mr. Rick Alaimo reviewed the Alaimo report dated December 16, 2015, noting the applicant submitted a response report dated December 28, 2016. Board discussed bus traffic and the need for heavy pavement. Mr. Diggan will work with the Board Engineer regarding the pavement and Geo Tech report and Stormwater management, as well as work with the Fire Marshal regarding the turning radius. Ms. Casey noted that updated ESA reports will be submitted. Ms. Casey noted that the applicant would like to wait until further development before addressing sidewalks. At 9:18pm Chairman Chatzidakis called for a motion to extend this public hearing beyond the one and one half hour limit, and Councilman Van Noord made the motion to extend the public hearing and it was seconded by Ms. Conte. All present were in favor, and the motion was carried. Board Traffic Engineer Mr. Angelastro reviewed his report dated December 16, 2015. Ms. Casey noted the exit will be a left turn only out to Beaver Avenue to Route 73. Ms. Casey noted that the applicant requests Title 39 jurisdiction, which allows officers to ticket traffic offenses. Fire Marshal Mr. McVey reviewed his report dated December 15, 2015. The Board asked about clarification regarding the hours of operation. Mr. Framel noted the latest patron would be midnight, advanced bookings required for 10pm to midnight, but regular hours 9am to 10pm, unless they have an early booking at 7am. Chairman Chatzidakis opened the public portion at 9:34pm. Mr. Charles Just of 31 Beaver Avenue was sworn in by Board Solicitor Mr. Norman. Mr. Just had concerns with buses, noise, exhaust, military groups, access, u-turns, traffic, and damage to his property. Mr. Framel responded that the military has their own wind tunnel facility, so it would only be individual military personnel, and some employees stay late for training, but do not bring friends and family. Mr. David Jimenez of 34 Oregon Avenue was sworn in by Board Solicitor Mr. Norman. Mr. Jimenez had concerns with the traffic, the barrier island in the street keeping traffic on Beaver and directed through the neighborhood, where the barrier ends, and requested a traffic study before Lifetime construction and after its opening. Councilman Van Noord and Township Manager Mitchell responded that the light at Fellowship Road, which is part of the Walmart application, will alleviate some traffic through

Beaver. Mr. Leonard Pezza of 39 Oregon Avenue was sworn in by Board Solicitor Mr. Norman. Mr. Pezza has concerns with lighting, noise, possible car alarms, patrons hyped up, closing as late as midnight, and asking what recourse is taken if the applicant doesn't do what they say. Board Planner Mr. Petrongolo responded that there will be a 3 foot berm with 6 - 8 foot plantings, and down lighting to eliminate light spill over. Mr. Framel noted that no alcohol is permitted on the premises, and no intoxicated patrons. Mr. Charles Simon of 5 Beaver Avenue was sworn in by Board Solicitor Mr. Norman. Mr. Simon had concerns with parking during shift changes and patrons bringing their families, inside lighting can be so intense it lights up outside like Lifetime, traffic pattern down Beaver is easiest route so why use Fellowship, development being reviewed piecemeal instead of as a whole project. Mr. Diggan responded that iFly only has windows in the front of the building unlike Lifetime. Seeing no further comments from the public, Chairman Chatzidakis closed the public portion at 10:03pm. Township Manager Mitchell discussed special event permits. The concerns reviewed were hours of operation, lighting, noise, and trash. At the request of one of the residents, Chairman Chatzidakis re-opened the public portion at 10:20pm. Mr. David Jimenez, already under oath, neglected to mention that if you check google earth, all facilities like this are not near a residential area. Seeing no further comments, Chairman Chatzidakis closed the public portion at 10:23pm. Board discussed the hours as 9am - 10pm Monday through Sunday. The applicant did not want to be limited on hours, if they got a booking before 7am, special bookings between 7am - 9am. The applicant would be willing to cap the hours at no bookings before 6am or after midnight. Board requested additional reports from other existing facilities; a noise study, hours of operation, frequency and hours of special events, and other facilities abutting residential areas. Councilman Van Noord made a motion to continue the application to February 11, 2016 meeting, and it was seconded by Ms. Conte. Roll Call Vote: Councilman Van Noord- agree, Ms. Conte- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Bobo- abstain, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW#7956, #7957, both approved.

Board Secretary Ms. Bucci informed the Board Members of the Mandatory DCA class for new members, which one is scheduled for Saturday February 13, 2016.

Councilman Van Noord thanked Ms. Conte for her service as Chairwoman last year, and thanked the Board Members and Professionals.

Chairman Chatzidakis called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 10:45pm, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,


 Gerry Bucci
 Planning Board Secretary

Adopted on: 2/11/16