

**PLANNING BOARD MINUTES**

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

Open Public Meeting Notice was read by Temporary Chairwoman Conte

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

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

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

The following newly appointed or reappointed Board Members took the Oath of Office – Mayor Irwin Edelson 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, Andrew Pizzo for a four year term as a Class IV Member, Nathan Hellen for a four year unexpired term as a Class IV Member, Joseph Cortese for a four year unexpired term as a Class IV Member, Christopher Howard for a two year unexpired term as Alternate 1, Deborah Ingravallo for a two year term as Alternate 2, and all were sworn in by Board Solicitor Mr. Norman.

Reorganization – Nominations for Appointments:

Temporary Chairwoman Conte calls for nominations for CHAIRPERSON. Councilman Van Noord made a motion to nominate Lisa Conte for Chairperson and was seconded by Mr. Cogan. Roll Call Vote: Councilman Van Noord- agree, Mr. Cogan- agree, Mr. Cortese- agree, Mr. Doulong - agree, Mr. Hellen- agree, Mr. Pizzo- agree, Township Manager Mitchell- agree, Mayor Edelson- agree, Temporary Chairwoman Conte- agree; motion carried.

Chairwoman Conte thanked everyone.

Chairwoman Conte calls for nominations for VICE-CHAIRPERSON. Mayor Edelson made a motion to nominate Gary Cogan for Vice-Chairperson and was seconded by Councilman Van Noord. Roll Call Vote: Mayor Edelson- agree, Councilman Van Noord- agree, Mr. Cortese- agree, Mr. Doulong- agree, Mr. Hellen- agree, Mr. Pizzo- agree, Township Manager Mitchell- agree, Mr. Cogan- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte 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, Mr. Cortese- agree, Mr. Doulong- agree, Mr. Hellen- agree, Mr. Pizzo- agree, Mayor Edelson- agree, Vice-Chair Cogan- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte calls for nominations for ASSISTANT SECRETARY. Township Manager Mitchell made a motion to nominate Jenifer DeSimone for Assistant Secretary and was seconded by Councilman Van Noord. 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 Cogan- agree, Chairwoman Conte- agree; motion carried.

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

Chairwoman Conte 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 Vice-Chair Cogan. Roll Call Vote: Councilman Van Noord- agree, Vice-Chair Cogan- agree, Mr. Cortese- agree, Mr. Doulong- agree, Mr. Hellen- agree, Mr. Pizzo- agree, Township Manager Mitchell- agree, Mayor Edelson- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte 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 Mayor Edelson. Roll Call Vote: Councilman Van Noord- agree, Mayor Edelson- agree, Mr. Cortese- agree, Mr. Doulong- agree, Mr. Hellen- agree, Mr. Pizzo- agree, Township Manager Mitchell- agree, Vice-Chair Cogan- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte 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 Mr. Pizzo. 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 Cogan- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte 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 Mr. Pizzo. 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 Cogan- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte 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 Mr. Doulong. Roll Call Vote: Councilman Van Noord- agree, Mr. Doulong- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Pizzo- agree, Township Manager Mitchell- agree, Mayor Edelson- agree, Vice-Chair Cogan- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte calls for a motion to adopt the resolution for the 2015 MEETING SCHEDULE, noting that the Board may prefer January 7, 2016 for the 2016 Reorganization and First Regular Meeting rather than the second Thursday January 14, 2016 and Vice-Chair Cogan made a motion to adopt the meeting schedule with the revised date of January 7, 2016 as the 2016 Reorganization and First Regular Meeting and was seconded by Councilman Van Noord. Roll Call Vote: Vice-Chair Cogan- agree, Councilman Van Noord- agree, Mr. Cortese- agree, Mr. Doulong- agree, Mr. Hellen- agree, Mr. Pizzo- agree, Township Manager Mitchell- agree, Mayor Edelson- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte calls for a motion to adopt the resolution for Designation of OFFICIAL NEWSPAPERS, Setting Fees for persons requesting Schedules & Notices and Township Manager Mitchell made a motion to adopt and was seconded by Mr. Doulong. Roll Call Vote: Township Manager Mitchell- agree, Mr. Doulong- agree, Mr. Cortese- agree, Mr. Hellen- agree, Mr. Pizzo- agree, Councilman Van Noord- agree, Mayor Edelson- agree, Vice-Chair Cogan- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte calls for a motion to adopt the By-Laws. Chairwoman Conte noted that Conflict Engineer should be added to section 7 on page 2. Councilman Van Noord made a motion to adopt the By-Laws with the revision stated and was seconded by Mayor Edelson. Roll Call Vote: Councilman Van Noord- agree, Mayor Edelson- agree, Mr. Cortese- agree, Mr. Doulong- agree, Mr. Hellen- agree, Mr. Pizzo- agree, Township Manager Mitchell- agree, Vice-Chair Cogan- agree, Chairwoman Conte- agree; motion carried.

Chairwoman Conte called for a motion to adjourn the Reorganization Meeting and Councilman Van Noord made the motion at 7:20pm and was seconded by Vice-Chair Cogan. All present were in favor and the motion was carried.

Mr. Andrew Pizzo left the Meeting and alternate #1 Mr. Christopher Howard sat for the Regular Meeting at the Dais.

Regular Meeting was called to order by Chairwoman Conte at 7:20pm.

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:

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

Professionals in attendance:

Mr. Harry McVey – Board Planner, 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. Norman: Mr. Harry McVey, Mr. William Long, Mr. Michael Angelastro, Mr. Brian McVey.

Board Solicitor Mr. Norman indicated he wanted to go into Closed Session at the end of the Meeting to discuss litigation matters.

Board Solicitor Mr. Norman explained to Board Members the subject of Conflict of Interest, noting he has a handout on the topic, and indicated if anyone feels they may have a conflict to inform the Board Secretary.

Adopting Minutes:

Chairwoman Conte called for a motion and Vice-Chair Cogan made a motion to approve the Regular Meeting Minutes of December 11, 2014 and Councilman Van Noord seconds the motion. All present were in favor except, Mr. Cortese, Mr. Doulong, Mr. Hellen, and Alternate #1 Mr. Howard, who abstained, and the motion was carried.

Resolution(s):

Resolution R-2015-01, Asad S. Sadiq, File SP#7014, 3869 Church Road, Block 1304.04, Lot 1, Extension Of Approval for Resolution R-2007-09. Chairwoman Conte called for a motion and Vice-Chair Cogan made a motion to approve Resolution R-2015-01 and Councilman Van Noord seconds the motion. All present were in favor except, Mr. Cortese, Mr. Doulong, Mr. Hellen, and Alternate #1 Mr. Howard, who abstained, and the motion was carried.

Resolution R-2015-02, JRB Property Group, File SD#569A, 175 Hooton Road, Block 900, Lot 11, Minor Subdivision. Chairwoman Conte called for a motion and Mayor Edelson made a motion to approve Resolution R-2015-02, and Councilman Van Noord seconds the motion. All present were in favor except, Mr. Cortese, Mr. Doulong, Mr. Hellen, and Alternate #1 Mr. Howard, who abstained, and the motion was carried.

Resolution R-2015-03, Larchmont Investors LP, File SD#6.10G, 3105-3117 Route 38, Block 301.22, Lot 19.03 & 19.17, Minor Site Plan with Bulk Variance. Chairwoman Conte called for a motion and Township Manager Mitchell made a motion to approve Resolution R-2015-03, and Councilman Van Noord seconds the motion. All present were in favor except, Mr. Cortese, Mr. Doulong, Mr. Hellen, and Alternate #1 Mr. Howard, who abstained, and the motion was carried.

Resolution R-2015-04, Stevens & Stevens Inc., File SP#6735A, 2036 Briggs Road, Block 304, Lot 4, Minor Site Plan with Bulk Variance. Someone from the audience objected to this resolution. Chairwoman Conte and Board Solicitor Mr. Norman explained that the public hearing for this application was last month and that this was part of the administrative process. Any public comments not related to the Public Hearings tonight would have to wait to the end of the meeting when open for public comment. Chairwoman Conte called for a motion and Mayor Edelson made a motion to approve Resolution R-2015-04, and Councilman Van Noord seconds the motion. All present were in favor except, Mr. Cortese, Mr. Doulong, Mr. Hellen, and Alternate #1 Mr. Howard, who abstained, and the motion was carried.

Public Hearing(s):

Roland Avenue Enterprises LLC, File SP#761B, 17 Roland Avenue, Block 1303, Lot 12, Industrial Zone, Minor Site Plan with Bulk Variance. Site Improvements for the existing tenant Horizon Services, Inc. Chairwoman Conte read the application. Mr. Jeffrey Daniels, attorney at law, represented the applicant and introduced those providing testimony, Mr. David Geiger as the Owner, Mr. John Pettit as the Professional Engineer, and they were sworn in by Board Solicitor Mr. Norman. Mr. Pettit gave a brief overview of the proposed site improvements. Mr. Geiger testified regarding

truck deliveries to the site. Board Planner Mr. Harry McVey reviewed his report dated December 22, 2014. The proposed fence is in a drainage easement and must be relocated. Applicant agrees to the type of fencing, and relocate sign. Township Manager Mitchell explained the issues with License Agreements for drainage easements. Board Engineer Mr. Long reviewed his report dated December 23, 2014. There are 9 foot wide spaces already existing; will be a finding in the resolution. Board Traffic Engineer Mr. Angelastro reviewed his report dated December 23, 2014. Applicant agrees to provide traffic circulation. Acting Fire Marshal Mr. Brian McVey reviewed his report dated December 19, 2014. No sidewalks exist, and applicant would like this requirement pavement in lieu waived. Applicant is seeking approval from all residents adjoining the property, lots 35-38, to have the existing fences removed and the applicant to install new fence and maintain it. Applicant agreed any expansion of business in square footage, they would come back to the Board. Chairwoman Conte opened the Public Portion at 7:52pm, seeing none, closed the Public Portion. Board Solicitor Mr. Norman reviewed the conditions as, any new tenant and/or expansion would need a minor site plan approval, relocate the sign 10 feet, fencing will be 6 foot vinyl at back of property, chainlink fence at side and decorative aluminum fence in front, provide turning templates and circulation plan, fire zone signage, seek residents permission for fence in rear on neighboring properties and/or licensing agreement or install fence along back perimeter of the parking lot with a gate for access, and landscaping along Roland Avenue fence. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve SP761B with the conditions stated, and Mr. Hellen seconds the motion. Roll Call Vote: Councilman Van Noord- agree, Mr. Hellen, Mr. Cortese- agree, Mr. Doulong- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Edelson- agree, Vice-Chair Cogan- agree, Chairwoman Conte- agree; and the motion was carried.

Brandywine Operating Partnership LP, File SP#2297A, 7000 Midlantic Drive, Block 515, Lot 1, MCD Zone, Amended Major Preliminary and Final Site Plan with Bulk Variances. New Hotel and Restaurants. Chairwoman Conte read the application. Mr. William Hyland, attorney at law, represented the applicant and introduced those providing testimony, Ms. Elizabeth R. Hurtubise as Brandywine Partner and in house Counsel, Thomas D. Smithgall as Senior Vice-President of Development, Edward P. Brady of TWT as Professional Engineer, Andrew Feranda of Shropshire Associates LLC as Professional Traffic Engineer, Tom Baglivo of Baglivo Associates, Phillip Worley of Compass Sign Company, and they were sworn in by Board Solicitor Mr. Norman. Mr. Hyland described the application amending the prior approval reducing the two pad sites to one for the restaurants. Ms. Hurtubise described the four proposed restaurants; one site down and three counter service. Mr. Smithgall described the 135 room hotel with meeting rooms and a small restaurant and lounge for hotel guests. The hotel will not have banquet rooms or catering services. Entered into evidence as Exhibit A-1 was the overall site plan. Mr. Brady reviewed the access to the site and parking. Mr. Feranda testified as to the parking and variance sought and outside seating. Entered into evidence as Exhibit A-2 was the sign location plan. Mr. Brady described the proposed signage. Entered into evidence as Exhibit A-3 was the sign plans by Persona. Entered into evidence as Exhibit A-4 was the floor plans and elevations of restaurants by Baglivo. Board Planner Mr. Harry McVey reviewed his report dated December 22, 2014. Applicant agreed not to enclose the outdoor seating to be open from April to October. Applicant agreed to reduce the number of outdoor tables to 10 tables with 4 chairs each. Board Traffic Engineer Mr. Angelastro reviewed his report dated December 23, 2014. Board Engineer Mr. Long reviewed his report dated December 18, 2014. The applicant submitted a response dated January 2, 2015. Acting Fire Marshal Mr. Brian McVey reviewed his report dated December 19, 2014. Applicant agreed to move fire hydrant, increase width of emergency access roads, and abandon emergency access road off of Route 38. Chairwoman Conte opened the Public Portion at 9:12pm, seeing none closed the Public Portion. Board Solicitor Mr. Norman reviewed the conditions as the applicant will limit the outdoor seats to 40 and there will be

an analysis after one year of full operation, submit plan to Fire Marshal for emergency vehicle access, Hotel operation will have limited service restaurant and small lounge for hotel patrons, relocate monument sign, 3 facade signs with letter heights of 24” facing Midlantic Drive and 30” for the other 2 signs, outdoor seating will have no winterizing and be open from April to October. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve SP2297A with the conditions stated, and Mr. Doulong seconds the motion. Roll Call Vote: Councilman Van Noord- agree, Mr. Doulong- agree, Mr. Cortese- agree, Mr. Hellen, Mr. Howard- agree, Township Manager Mitchell- agree, Mayor Edelson- agree, Vice-Chair Cogan- agree, Chairwoman Conte- agree; and the motion was carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations #SP730B approved and #SD6.20C approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW#7898, #7899, #7900 all approved, noting two additional to be added to the agenda SPW#7902 approved and #7901 denied because it needs Board approval for a change of use from office to recreation.

Chairwoman Conte opened the meeting for public Comment and Mr. Jeff Shapiro got up to express concerns with increased traffic at Briggs and Leadenhall with the new hotel and other improvements and would like to see a Traffic Light installed there.

Board Secretary Ms. Bucci informed the Board Members of the Mandatory DCA class for new members and it was noted that Alaimo Group is hosting a class scheduled for February 14, 2015.

Chairwoman Conte called for a motion to adjourn to a Closed Session and Township Manager Mitchell made a motion at 9:28pm, and Councilman Van Noord seconds the motion. All present were in favor and the motion was carried.

Chairwoman Conte called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 9:48pm, 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: 2/12/15