

PLANNING BOARD MEETING MINUTES

Regular Meeting was called to order by Acting Chair Pizzo at 7:00pm.

Open Public Meeting Notice was read by Acting Chair Pizzo, noting that all postings, filings, and emailing's took place on January 15, 2016.

Pledge of Allegiance / Moment of Silence was led by Acting Chair Pizzo, asking everyone to remember Ed Cortez the Mount Laurel Township Housing Inspector who recently passed away.

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

Vice-Chair Pizzo, Councilman Van Noord, Mayor Bobo, Acting Township Manager Tomczyk, Alt#2 Ms. Sarcone, Ms. Ingravallo, Mr. Cortese, Ms. Conte, Mr. Cassidy.

Absent: Chairman Chatzidakis.

Alternate Timothy Cassidy took the Oath of Office for an unexpired term as a Class IV Board Member and was sworn in by Board Solicitor Mr. Norman.

Professionals in attendance:

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

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/Correspondence:

200 Larchmont Blvd, Reserved Parking Signs, File SD#6.28C. Board Secretary Ms. Bucci gave the history of the application. Board Planner Mr. Petrongolo explained the signage and the ordinance and suggested some ordinance revisions to recommend to Council. Denise McQuillan the representative of the property owner, along with one of the tenants Mr. Vu Hinyh of the Pharmacy, explained the reasons for the requested signs. The Board agreed to no more than 5% of the parking stalls may have a sign, the signs limited to time limits, no signs on the building, and must get zoning permits and site plan approval. Board Planner Mr. Petrongolo will do a letter to Council and Board Solicitor Mr. Norman will do a resolution. Acting Chair Pizzo called for a motion and Ms. Conte made a motion to recommend these sign ordinance changes to Council, and Councilman Van Noord seconded the motion. Roll Call Vote: Ms. Conte- Agree, Councilman Van Noord- Agree, Mr. Cassidy- Agree, Mr. Cortese- Agree, Ms. Ingravallo- Agree, Alt #2 Ms. Sarcone- Agree, Acting Township Manager Tomczyk- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- Agree; motion carried.

FSHD, ERLH III, File SD#460A, Request a 60 Day Extension for recording the Minor Subdivision previously approved. Resolution R-2016-24 granting the extension. Acting Chair Pizzo called for a motion and Ms. Conte made a motion to approve the 60 day extension and adopt the resolution R-2016-24, and Councilman Van Noord seconded the motion. Roll Call Vote: Ms. Conte- Agree, Councilman Van Noord- Agree, Mr. Cassidy- Agree, Mr. Cortese- Agree, Ms. Ingravallo- Agree, Alt #2 Ms. Sarcone- Agree, Acting Township Manager Tomczyk- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- Agree; motion carried.

Adopting Minutes:

Acting Chair Pizzo called for a motion on adopting minutes and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of September 8, 2016, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

Submission Waivers:

150 Mt. Laurel Medical Center, File SP#4497B, 150 Century Parkway, Industrial Zone, Block 1311, Lot 1.06, Minor Site Plan w/Bulk Variances - Request for Completeness of Granting Submission Waivers. Board Professionals recommend granting the submission waivers conditioned upon the applicant submitting architectural, floor plans, elevations, and soil reports. Acting Chair Pizzo called for a motion and Ms. Conte made a motion to grant the submission waivers with the condition stated, and Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Public Hearings:

Jersey Wahoos Swim Club Inc., File SP#4959, 4101 Church Road, Business Zone, Block 1301, Lot 1.02, Major Preliminary & Final Site Plan, Construction of a Second Pool. Acting Chair Pizzo read the continued application. Mr. Richard F. Roy Jr., attorney at law, represented the applicant and introduced those providing testimony; John Carroll as the General Manager, Michael Citerone as the Project Engineer, David Shropshire as the Project Traffic Engineer, Lee DePrinzio as the Project Architect, Miller Desper as the Project Manager. All were still under oath except David Shropshire who was sworn in by Board Solicitor Mr. Norman.

Mr. Roy briefly described the application, noting that this is a continued application from last month because the Board requested a parking analysis. Mr. Roy noted that the General Manager of Applebee's gave them a letter to utilize their parking if necessary. Mr. Shropshire reviewed the report dated October 3, 2016 and testified that there is sufficient parking. Board Traffic Engineer Mr. Angelastro reviewed the parking supplement report from the Shropshire. Acting Chair Pizzo opened the public portion at 7:44pm; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; there will be no bus parking, there will be a phasing plan, fencing during construction, and a letter from applebee's regarding their available parking. Acting Chair Pizzo called for a motion and Councilman Van Noord made a motion to approve the application SP#4959 with the condition stated, and Ms. Conte seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Ms. Conte- Agree, Mr. Cassidy- Agree, Mr. Cortese- Agree, Ms. Ingravallo- Agree, Alt #2 Ms. Sarcone- Agree, Acting Township Manager Tomczyk- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- Agree; motion carried.

Mt. Laurel Development, LLC, Marriott Hotel, File SP#2254B, 1000 Century Parkway, Industrial Zone, Block 1311, Lot 1.05, Minor Site Plan with bulk variance, Relocate DOT Jughandle and Relocate Parking. Acting Chair Pizzo read the continued application. Mr. Steven Gleeson, attorney at law, represented the applicant and introduced those providing testimony; Kristen Lewis as the General Manager of Marriott, Sam Renauro of SR3 as the professional engineer, and they were sworn in by Board Solicitor Mr. Norman. Mr. Gleeson described the application as part of the Walmart approval requiring NJDOT to approve a redesign of the DOT jughandle, which results in relocating some parking. A variance is needed for the fence in front yard setback, and design waivers requested for species of trees and extending the sidewalk. Exhibits entered into evidence was an overall aerial view as Exhibit A-1, a color site plan as Exhibit A-2, a color coded NJDOT and Turnpike plan. Board Planner Mr. Petrongolo reviewed his report dated September 30, 2016. Ms. Lewis gave the history and described the operations of the hotel. The applicant agreed to extend the sidewalk and withdrew the waiver. Board Engineer Mr. Long reviewed his report dated September 28, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated September 29, 2016. Fire Marshal Mr. McVey had no comments. Acting Chair Pizzo opened the public portion at 8:25pm; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; the applicant will extend sidewalk, install 6' earth tone fence, record deeds of conveyance of property, install landscaping, work with planner regarding fence line and trees, and to submit a phase I. Acting Chair Pizzo called for a motion and Ms. Conte made a motion to approve the application SP#2254B, and Councilman Van Noord seconded the motion. Roll Call Vote: Ms. Conte- Agree, Councilman Van Noord- Agree, Mr. Cassidy- Agree, Mr. Cortese- Agree, Ms. Ingravallo- Agree, Alt #2 Ms. Sarcone- Agree, Acting Township Manager Tomczyk- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- Agree; motion carried.

Chase Partners Mt Laurel LLC and D.R. Horton Inc. - New Jersey, Briggs Rd & Union Mill Rd, SD#702 and SP#7976, BR-MF Zone, Block 304, Lots 3 & 3.01, Amended Preliminary & Final Subdivision and Amended Preliminary & Final Site Plan, 490 Apartments and 158 Townhomes. Acting Chair Pizzo read the application and announced that Board Member Ms. Lisa Conte had to leave early. Mr. Stephen Nehmad, attorney at law, represented the applicant and introduced those providing testimony; Mr. Joe Hanrahan as the Professional Civil Engineer, Mr. David Shropshire as the Professional Traffic Engineer, and they were sworn in by Board Solicitor Mr. Norman. Mr. Nehmad reviewed the previously approved application and described the proposed amended application as adding 27 townhouses and adding 1,000 sf to the clubhouse. Exhibits that were referenced and entered into evidence were Developers Agreement as Exhibit A-1, Township Ordinance 2016-2 as Exhibit A-2, the New Site Plan Rendering as Exhibit A-4, Apartment Elevations as Exhibit A-6, Townhouse Elevations as Exhibit A-7, Clubhouse Elevations as Exhibit A-8, Concept Plan as Exhibit A-9, Subdivision Plan as Exhibit A-10, Parking Summary as Exhibit A-11, Advance Traffic Improvements as Exhibit A-12. Mr. Hanrahan gave his credentials and they were accepted. Mr. Hanrahan reviewed the site plan, the architectural elevations, the clubhouse, and landscaping. Mr. Hanrahan noted that the townhouses width would be reduced from 24' to 20' to maintain similar footprint as what was approved for preliminary. Mr. Shropshire gave his credentials and they were accepted. Mr. Shropshire reviewed the updated traffic study, noting no change to the internal circulation. The advance improvements would be completed before the first Certificate of Occupancy. Off-tract improvements would be handled as described in the agreement and the applicant will bond for it. Board Planner Mr. Petrongolo reviewed his report dated September 30, 2016. Board Engineer Mr. Long reviewed his report dated September 27, 2016. Board Traffic Engineer Mr. Angelastro reviewed his

report dated October 3, 2016. Fire Marshal Mr. McVey reviewed his report dated October 9, 2016. Acting Chair Pizzo opened the public portion at 9:26pm; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; the applicant to comply with the conditions of the preliminary approval, submit HOA documents, post a performance guarantee for the off-site road improvements, deed restrict to prevent loft from becoming a bedroom, add a fire hydrant. Acting Chair Pizzo called for a motion and Mr. Cortese made a motion to approve the application SP#2254B, and Councilman Van Noord seconded the motion. Roll Call Vote: Mr. Cortese- Agree, Councilman Van Noord- Agree, Mr. Cassidy- Agree, Ms. Ingravallo- Agree, Alt #2 Ms. Sarcone- Agree, Acting Township Manager Tomczyk- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- Agree; motion carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations SP#461C, SP#7509A, SP#159A, SP#584A, SP#338B, SP#2297C, SP#6476A which were approved, and SD#6.28C which was denied.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW #7800, #7801, #7802, #7803, #7806, which were approved by the Construction Official, and #7804, #7805, which were denied.

Acting Chair Pizzo called for a motion to adjourn the Regular Meeting and Councilman Van Noord made a motion to adjourn at 9:31pm, and Acting Manager Tomczyk seconded the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,


Gerry Bucci
Planning Board Secretary

Adopted on: 11-10-16