

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, Councilman Van Noord, Township Manager Mitchell, Mr. Pizzo, Alt #2 Ms. Ingravallo, Alt #1 Mr. Howard, Mr. Hellen, Mr. Doulong, Mr. Cortese.

Absent: Mayor Edelson

Professionals in attendance:

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

Board Professionals were sworn in by the Planning Board Solicitor Mr. Norman:

Mr. Joseph Petrongolo, Mr. Michael Angelastro.

Adopting Minutes:

Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of October 8, 2015, and Mr. Pizzo seconded the motion. All present were in favor, except Mr. Cortese and Alt #1 Mr. Howard who abstained, and the motion was carried.

Resolution(s):

Fair Share Housing Development Inc., ERLH Phase III, File SD#460A, Resolution R-2015-23 Mount Laurel Road, Block 601, Lots 35, R-3 Zone, Preliminary Major Site Plan. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve the Resolution R-2015-23, and Mr. Pizzo seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Pizzo- Agree, Mr. Cortese- Abstain, Mr. Doulong- Agree, Mr. Hellen- Agree, Alt #1 Ms. Howard- Abstain, Township Manager Mitchell- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motion was carried.

Colonial Pipeline Co, File SD#599, Elbo Lane & Turnpike, Resolution R-2015-24 Block 904 Lots 8 & 12, Industrial Zone, Minor Subdivision with Bulk Variance. Chairwoman Conte called for a motion and Mr. Hellen made a motion to approve the Resolution R-2015-24, and Mr. Doulong seconded the motion. Roll Call Vote: Mr. Hellen- Agree, Mr. Doulong- Agree, Mr. Cortese- Abstain, Alt #1 Ms. Howard- Abstain, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Councilman Van Noord- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motion was carried.

Submission Waivers:

Bancroft Neurohealth, Walton Ave, Leadenhall Rd, Industrial Zone, File SP#6925B, Block 509, Lot 1.01, 1.04, 1.05, Final Major Site Plan with Bulk Variances - Request for Completeness of Granting Submission Waivers. Board Professionals recommend granting the submission waivers. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to grant the submission waivers, and Mr. Pizzo seconded the motion. All present were in favor, and the motion was carried.

Masonville Square Realty Assoc. LLC, 241-299 Masonville-Centerton Road, File SD#6.16A, Block 202.05 Lots 51, PUD Zone, Minor Site Plan with Bulk Variance - Request for Completeness of Granting Submission Waivers. Board Professionals recommend granting the submission waivers. Chairwoman Conte called for a motion and Township Manager Mitchell made a motion to grant the submission waivers, and Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Chairwoman Conte announced that the application for Top Golf SP#7910 will not be heard tonight and the applicant will re-notice.

Public Hearing(s):

Masonville Square Realty Associates LLC, File SD#6.16A, 241-299 Masonville-Centerton Road, Block 202.05, Lot 51, PUD Zone, Minor Site Plan with Bulk Variance, a tenant fit-out for a personal trainer. Chairwoman Conte read the application. Mr. Frank Tedesco, attorney at law, represented the applicant and introduced those providing testimony; Mr. David Shropshire as the Expert Witness, and Mr. Adam Franchio as the Business Representative; and they were sworn in by Board Solicitor Mr. Norman. Mr. Tedesco described the multi-tenant shopping center, indicating a parking variance is required for 118 spaces where only 84 spaces are provided. Mr. Franchio described his business, the hours of operation, and the number of clients, indicating only one additional trainer other than himself. Mr. Shropshire reviewed the parking analysis. Board Planner Mr. Petrongolo reviewed his report dated October 21, 2015. Board Traffic Engineer Mr. Angelastro reviewed his report dated October 30, 2015, noting the applicants' response report is dated October 27, 2015. Chairwoman Conte opened the Public Portion at 7:24pm, seeing none closed the Public Portion. Board Solicitor Mr. Norman reviewed the conditions as the applicant does not need to come back to the Board for parking as long as the required number of spaces does not exceed 118, to comply with the professionals' reports, and a waiver of site plan submission. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve SD6.16A with the conditions stated, and Mr. Hellen seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Hellen- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Alt #1 Ms. Howard- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motion was carried.

Miscellaneous Items:

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations which were all approved, SP#2182, SP#4176, SP#133D, and added to the agenda SP#964A. There was an administrative approval for minor site improvements at Fire Station #363 located at 69 Elbo Lane and Fire Station #361 located at 105 Masonville Road.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers #7950, #7951, #7952, which were all approved.

Councilman Van Noord mentioned a letter received from Food Sciences noting they are not proceeding with their approval for the proposed addition, and in that letter gave praise to the Planning Board and Staff, as Councilman Van Noord also gave praise and thanked the staff.

Chairwoman Conte called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 7:30pm, and Councilman Van Noord seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,



Gerry Bucci
Planning Board Secretary

Adopted On: 12/10/15