

PLANNING BOARD MEETING MINUTES

Regular Meeting was called to order by Chairman Chatzidakis at 7:00pm.

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

Pledge of Allegiance / Moment of Silence was led by Chairman Chatzidakis.

Chairman Chatzidakis noted condolences for Board Secretary Ms. Gerry Bucci, who is not present due to a death in her family and Assistant Board Secretary Ms. Jenifer DeSimone is present in her place.

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

Chairman Chatzidakis, Vice-Chair Pizzo, Councilman Van Noord, Township Manager Mitchell, Alt #1 Ms. Ingravallo, Mr. Cortese, Ms. Conte, Alt #2 Mr. Cassidy.

Absent: Mayor Bobo, Mr. Howard, Mr. Hellen.

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, Ms. Jenifer DeSimone - Board Assistant Secretary. Absent: Board Secretary Ms. 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:

Chairman Chatzidakis read an email from Mr. Matthew Wait requesting an Extension of Review Time until May 31, 2016 for the Top Golf application SP7910. The applicant has addressed Lockheed Martins questions, but is seeking to participate in the NJEDA ERG program. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the extension until May 31, 2016, 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, Township Manager Mitchell- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis read the Fair Share Housing Development Extension of Approval application for the Ethel Lawrence Homes Phase III Minor Subdivision SD#460A. The Planning Board Resolution was adopted on 9/10/15 and this Minor Subdivision approval expires on 3/18/16. Mr. Damien Del Duca, attorney for the applicant, explained why he needed the extension to record the subdivision. Chairman Chatzidakis called for a motion to extend the approval an additional 190 days, and Ms. Conte made a motion to approve the extension, and Mr. Cortese seconded the motion. Roll Call Vote: Ms. Conte- agree, Mr. Cortese- agree, Mr. Cassidy- Agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Councilman Van Noord- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidaki noted the proposed Ordinance #2016-2 amending and supplementing the Zoning Ordinance Chapter 154 by adding Article XXIV BR-MF Briggs Road Multifamily District. Board Solicitor Mr. Norman explained that it was introduced by Township Council on March 7, 2016, and is intended to settle a Mount Laurel Township Litigation, and the Board is to determine whether it is consistent with the Master Plan. Board Planner Mr. Petrongolo explained the details of the ordinance to create a new zone, which may not be consistent with the current Master Plan but can be incorporated into the Master Plan Re-Examination, and the re-zoning would provide opportunity for affordable housing. Mr. Pertrngolo had an issue with Section F.2.d., which indicates that setbacks be measure from the existing Right-Of-Way lines, but should be from proposed ROW lines. Chairman Chatzidakis called for a motion for recommendation, and Mr. Cortese made a motion to recommend the Ordinance to Township Council with the changes noted to Section F.2.d., and Vice-Chair Pizzo seconded the motion. Roll Call Vote: Mr. Cortese- agree, Vice-Chair Pizzo- agree, Mr. Cassidy- Agree, Ms. Conte- Disagree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Councilman Van Noord- Abstain, Chairman Chatzidakis- agree; motion carried.

Adopting Minutes: Regular Meeting Minutes of February 11, 2016 – No minutes to adopt.

Resolution(s):

Brandywine Operating Partnership LP, File SP#2297A, Block 515, Lot 1, Resolution **R-2015-06A**, 7000 Midlantic Dr, MCD Zone, Preliminary & Final Site Plan, Amended Resolution. Board Solicitor Mr. Norman explained the reason for the amended resolution to clarify the conditions of approval for the outdoor seating. Chairman Chatzidakis called for a motion to approve the resolution, and Councilman Van Noord made a motion to approve the amended resolution R-2015-06A as described by Mr. Norman, 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, Township Manager Mitchell- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

SkyGroup Investments LLC, File SP#7890A, RA-3 Zone, Resolution **R-2016-03** Block 1305.03, Lot 11-14, 14.01, Block 1305.02, Lot 5&14, Route 73 & I-295, Preliminary & Final Site Plan with Variances & Waiver. Chairman Chatzidakis called for a motion to approve the resolution, and Ms. Conte made a motion to approve resolution R-2016-03, and Vice-Chair Pizzo seconded the motion. Roll Call Vote: Ms. Conte- Agree, Vice-Chair Pizzo- agree, Mr. Cassidy- Agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Councilman Van Noord- Abstain, Chairman Chatzidakis- agree; motion carried.

Maurice Masucci, File SD#700, Block 701, Lot 3.09, R-3 Zone, Resolution **R-2016-04** 1408 Hainesport Mt Laurel Road, Minor Subdivision with bulk Variance & Waivers. Chairman Chatzidakis called for a motion to approve the resolution, and Mr. Conte made a motion to approve resolution R-2016-04, and Ms. Cortese seconded the motion. Roll Call Vote: Ms. Conte- Agree, Mr. Cortese- agree, Mr. Cassidy- Agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Councilman Van Noord- Abstain, Vice-Chair Pizzo- agree, Chairman Chatzidakis- Disagree; motion carried.

Roland Avenue Enterprises LLC, File SP#761B, Block 1303, Lot 12, Resolution **R-2016-05** 7000 Midlantic Drive, MCD Zone, Amended Minor Site Plan Approval. Chairman Chatzidakis called for a motion to approve the resolution, and Ms. Conte made a motion to approve resolution R-2016-05, and Vice-Chair Pizzo seconded the motion. Roll Call Vote: Ms. Conte- Agree, Vice-Chair Pizzo- agree, Mr. Cassidy- Agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Councilman Van Noord- Abstain, Chairman Chatzidakis- agree; motion carried.

Resolution favorably recommending Ordinance #2016-2 to Township Council. Resolution **R-2016-06**. Resolution Authorizing the Planning Board Chairperson to Execute the Developer's Agreement to Implement the Settlement of the Chase Partner's Litigation. Resolution **R-2016-07**. Chairman Chatzidakis called for a motion to approve the resolutions, and Councilman Van Noord made a motion to approve both resolutions R-2016-06 and R-2016-07, and Vice-Chair Pizzo seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Vice-Chair Pizzo- agree, Mr. Cassidy- Agree, Ms. Conte- Disagree, Mr. Cortese- agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Chairman Chatzidakis- agree; motion carried.

Submission Waivers:

Michael & Judith Tuscano, 121 Hartford Road, R-3 & PUD Zone, File SD#383A, Block 301 Lots 19.01 & 20.01, Minor Subdivision - Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to grant the submission waivers and Councilman Van Noord seconded the motion. All present were in favor and the motion was carried.

Briggs Offices LLC, 2055-2059 Briggs Rd, Industrial Zone, File SP#88A, Block 510, Lot 4, Amended Preliminary & Final Site Plan - Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers upon submitting a letter update for Soils. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to grant the submission waivers with the conditions stated and Mr. Cortese seconded the motion. All present were in favor and the motion was carried.

Fair Share Housing Development, Inc, Mount Laurel Road, ERLH III, File SP460A, Block 601, Lots 35, 23 & 23.03, R-3 Zone, Major Preliminary Site Plan w/Bulk Variance, Recreation Facilities - Request for Completeness of Granting Submission Waivers. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to grant the submission waivers and Vice-Chair Pizzo seconded the motion. All present were in favor and the motion was carried.

Public Hearing(s):

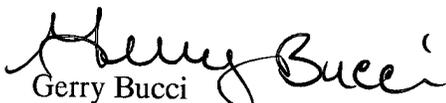
Briggs Offices LLC, File SP#88A, 2055-2059 Briggs Road, Block 510, Lot 4, Industrial Zone, Amended Preliminary & Final Site Plan with Bulk Variance to construct one Story 4800sf Building. Chairman Chatzidakis read the application. Mr. Ronald McCullough, attorney at law, represented the applicant and introduced those providing testimony; Mr. Robert Dugan as the owner, and Mr. David Horner as the Professional Traffic Engineer; and they were sworn in by Board Solicitor Mr. Norman. Mr. McCullough described the application to construct a fourth building and the need for a parking variance. Mr. Horner reviewed the parking study dated February 5, 2016. Mr. Dugan noted that the directory sign on the plan in front of the fourth building is to be removed from the plan. Board Planner Mr. Petrongolo reviewed his report dated February 17, 2016. Board Engineer Mr. Long reviewed his report dated February 17, 2016, noting a letter addendum is needed for previously submitted Phase I. Board Traffic Engineer Mr. Angelastro reviewed his report dated February 26, 2016, noting an additional TID contribution will not be necessary for this 4,575sf building. Fire Marshal Mr. McVey had no comment. Chairman Chatzidakis opened the public portion at 7:48pm, seeing none closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as applicant to comply with the Professionals reports, to remove sign from plan, all prior approvals carry. Chairman Chatzidakis called for a motion to approve the application, and Ms. Conte made a motion to approve application SP#88A with the conditions stated, and Vice-Chair Pizzo seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Ms. Conte- Agree, Mr. Cassidy- Agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Assistant Board Secretary Ms. DeSimone reviewed the minor site plan alteration SP#6767A, For an Electric Vehicle Charger, which was denied 2/26/16 because it needs to go to Board for Parking Variance.

Assistant Board Secretary Ms. DeSimone reviewed the Site Plan Waivers SPW#7966, #7967, #7968, which were approved by the Construction Official.

Chairman Chatzidakis called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 7:51pm, 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: 4/14/16