

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, 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. Chatzidakis. Absent: None.

Professionals in attendance:

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

Newly appointed Board Member Mr. Larry Chatzidakis took the oath of office and was sworn in by Board Solicitor Mr. Norman.

Chairwoman Conte announced that Board Member Vice-Chair Gary Cogan submitted his resignation dated February 24, 2015. Chairwoman Conte calls for nominations for Vice-Chairperson. Councilman Van Noord made a motion to elect Mr. Larry Chatzidakis as Vice-Chairperson, and was seconded by Mayor Edelson. Roll Call Vote: Councilman Van Noord- Agree, Mayor Edelson- Agree, Mr. Chatzidakis- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Chairwoman Conte- Agree; and the motion was carried.

Board Professionals were sworn in by the Planning Board Solicitor Mr. Norman: Mr. Joseph Petrongolo, Mr. William Long, Mr. Michael Angelastro, Mr. Brian McVey.

Discussion Items/Correspondence:

Chairwoman Conte reviewed a letter dated March 10, 2015 from Charles J. Collins, Jr., Arch. Regarding the Whittle & Mutch site plan application SP2451A. Board Engineer Mr. Long explained the minor changes to the plan.

Chairwoman Conte announced a Litigation Update to be discussed in Closed Session at End of Meeting.

New Business:

Chairwoman Conte reviewed the Resolution of Appreciation for former Board Member Gary Cogan's 6+ years of service. Chairwoman Conte called for a motion, and Mayor Edelson made a motion to adopt the resolution of appreciation, and Councilman Van Noord seconded the motion. All present were in favor and the motion was carried.

Adopting Minutes: Chairwoman Conte called for a motion and Mr. Hellen made a motion to approve the Regular Meeting and Closed Session Minutes of February 12, 2015, and Mr. Pizzo seconds the motion. All present were in favor, except Vice-Chair Chatzidakis and Mr. Doulong who abstained, and the motion was carried.

Resolution R-2015-05, Roland Avenue Enterprises LLC, File SP#761B, 17 Roland Avenue, Block 1303, Lot 12, Minor Site Plan with Bulk Parking Variance. Board Secretary Ms. Bucci noted the Property Taxes and deficient Escrow was paid. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve resolution R-2015-05, and Mr. Cortese seconds the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Abstain, Chairwoman Conte- Agree; and the motioned was carried.

Resolution R-2015-08, Richard Brocchi, File SP#7903, 1245 Hainesport-Mt Laurel Rd, Block 602, Lot 12, Minor Site Plan with Bulk Variances. Chairwoman Conte called for a motion and Mr. Pizzo made a motion to approve resolution R-2015-08, and Township Manager Mitchell seconds the motion. Roll Call Vote: Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Mr. Cortese-

Agree, Mr. Doulong- Abstain, Mr. Hellen- Agree, Councilman Van Noord- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Abstain, Chairwoman Conte- Agree; and the motioned was carried Resolution R-2015-09, Laurel Capital Group LLC, File SP#7890, Route 73, Beaver Ave, Oregon Ave, Block 1305.02, Lots 4-15, and Block 1305.03, Lots 11-14 & 14.01, Recommendation to Council for the Amendment to the Fellowship Area Redevelopment Plan, RA-3 Zone, Section 26 MLUL Review. Chairwoman Conte called for a motion and Mr. Cortese made a motion to approve resolution R-2015-09, and Mr. Pizzo seconds the motion. Roll Call Vote: Mr. Cortese- Agree, Mr. Pizzo- Agree, Mr. Doulong- Abstain, Mr. Hellen- Agree, Township Manager Mitchell- Agree, Councilman Van Noord- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Abstain, Chairwoman Conte- Agree; and the motioned was carried

Public Hearings:

Mount Laurel Fire District #1, 9/11 Memorial, File SP#2980A, 69 Elbo Lane, PUD Zone, Block 1412, Lot 2 & 2.02, Capital Project Review. Chairwoman Conte read the application. Battalion Chief Mr. Todd Evans introduced Fire Chief Mr. John Colucci and the project engineer Mr. Arne Garonzik. Mr. Evans described the application for a 9/11 Memorial Garden, which will include a large stone from Flight 93, a 250 pound piece of Pentagon Limestone, and a steel girder from the Twin Towers, to honor the people who perished in the attacks on America in New York City, Somerset County, PA, and at the Pentagon. Board Planner Mr. Petrongolo reviewed his report dated March 2, 2015 and noted a response letter dated March 11, 2015 was received from the applicant. No vote necessary for this Capital Project Review application.

Mayor Edelson recused himself and stepped down from the dais and Alternate 1 Mr. Howard sat for the Public Hearing on Bancroft.

Bancroft Neurohealth, File SP#6925B, 205 Walton Avenue, 1000 & 2000 Leadenhall Rd, 331 & 335 Walton Avenue, Industrial Zone, Block 509, Lot 1.01, 1.04, 1.05, Preliminary Major Site Plan with Bulk Variances. Chairwoman Conte read the application. Mr. William Hyland, attorney at law, represented the applicant and introduced those providing testimony, Ms. Toni Pergolin as the President & CEO of Bancroft, Mr. Dennis Morgan as Vice-President of Bancroft, Mr. Robert Stoeckle as Project Manager, Mr. Mario Iannelli as the Professional Engineer, Mr. David Shropshire as Traffic Engineer/Planner, Ms. Merilee Meacock as Architect, Mr. Christopher Cirrotti of Dewberry Engineers, and they were sworn in by Board Solicitor Mr. Norman. Mr. Hyland described the application for the Bancroft Campus Project, noting all buildings are sprinklered. Mr. Mario Iannelli and Ms. Merilee Meacock gave their credentials and they were accepted by Chairwoman Conte. Ms. Toni Pergolin explained why Bancroft picked Mount Laurel for this project. Mr. Dennis Morgan described Bancroft's operation and programs. Mr. Robert Stoeckle described the proposed site plan, the access, hours of operation, deliveries, and offsite improvements. Exhibits entered into evidence, A-1 as Aerial View, A-2 as Overall Site Plan, A-3 as 3D Aerial Image, A-4 as Atapco Prior Approval Comparison Chart, A-5 as Hours of Operation & Peak Hours Chart. Mr. Mario Iannelli described the drainage, lighting, Landscaping and buffering. Exhibits entered into evidence, A-6 as Existing Site Aerial View, A-7 as Proposed Project Overlaid onto Existing Aerial View, A-8 as 2nd Aerial View of Original Atapco Prior Approval with 5 Office Buildings. Mr. David Shropshire reviewed the traffic study and described circulation. Exhibits entered into evidence, A-9 Aerial View of AM Traffic Flow, A-10 Aerial view of Outbound Traffic Flow, A-11 as Existing Conditions at Union Mill Road and Mount Laurel Road, A-13 as Dewberry Fire Truck Access. Mr. Shropshire indicated the applicant is required to do a Fair Share Contribution for (TID) Road Improvement but would rather do an improvement to the intersection of Mount Laurel Road and Union Mill Road. Board Secretary Ms. Bucci noted the hearing was approaching the 1 ½ hour limit. Chairwoman Conte called for a motion to extend the Public Hearing, and Councilman Van Noord made a motion to extend the hearing for another hour, and Mr. Hellen seconds the motion. All present were in favor and the motion was carried. Ms. Merilee Meacock described the architectural features of the

structures. Exhibits entered into evidence, A-14 Proposed Design Structure a Rendering of the School and the Main Green. Board Planner Mr. Petrongolo reviewed his report dated February 27, 2015. A response report is dated March 12, 2015. Board Engineer Mr. Long reviewed his report dated February 23, 2015, noting that this proposal has less impervious coverage than the prior Atapco approval. Board Traffic Engineer Mr. Angelastro dated February 27, 2015. Fire Marshal Mr. McVey reviewed his report dated February 27, 2015 and received a response report dated March 12, 2015. The County will be making improvements to the Walton Avenue Bridge. Board Solicitor Mr. Norman noted that the Board can make a recommendation in the resolution that the County consider the weight requirement to allow for Fire Trucks. Chairwoman Conte opened the Public Portion at 9:21pm. Jane Riley of 214 Laurel Lane was sworn in by Board Solicitor Mr. Norman. Ms. Riley would like the applicant to meet with the residents. She had concerns with lights, drainage, and proximity to her house. She felt it was a good addition to the area. Rick Sibly of Mount Laurel and Vice-President of PHH Mortgage was sworn in by Board Solicitor Mr. Norman. Mr. Sibly had concerns with drainage and traffic. He felt it was a welcome addition. Seeing no further comments from the public, Chairwoman Conte closed the Public Portion at 9:35pm. Board Solicitor Mr. Norman reviewed the conditions as the applicant to make traffic improvements to Mount Laurel Road and Union Mill Road in lieu of the TID Contribution, landscaping be deferred to final, recommendations of the professionals, no construction be permitted for preliminary approval, Walton Avenue Bridge, Variances and Waivers. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve the application for SP6925A, and Mr. Pizzo seconds the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Pizzo- Agree, Mr. Cortese- Agree, Mr. Doulong- Abstain, Mr. Hellen- Agree, Mr. Howard- Agree, Township Manager Mitchell- Agree, Vice-Chair Chatzidakis- Abstain, Chairwoman Conte- Agree; and the motioned was carried

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations SP#4895 and SP#88A which were approved. Board Secretary Ms. Bucci reviewed the Site Plan Waivers #7901 approved by Construction Official, and #7912 and #7913 both approved by Acting Construction Official.

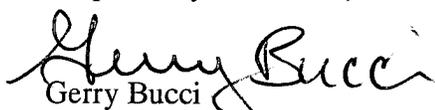
Board Engineer Mr. Long reported that two of our new Board members, Joseph Cortese and Christopher Howard, attended the NJPO Mandatory Training Class and passed the course.

Board Secretary Ms. Bucci reviewed new procedures for distribution of Board Members Packets.

Chairwoman Conte called for a motion to adjourn to a Closed Session and Councilman Van Noord made a motion at 9:42pm and Township Manager Mitchell 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 9:52pm 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: 4/9/15