

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.

Board Secretary Ms. Bucci announced that Board Member Mr. Nathan Hellen submitted his resignation.

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

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

Absent: None. One Vacant Board Member Position.

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. Absent: None

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 reviewed a letter from Mr. Damien Del Duca requesting to have the Duall Building Restoration application SP#7943 carried to the May 12, 2016 Hearing date and an extension of review time til May 31, 2016. 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. All present were in favor, and the motion was carried.

Chairman Chatzidakis announced that the Duall Building Restoration application SP#7943 will not be heard tonight and is carried to the May 12, 2016 meeting.

Adopting Minutes:

Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the Regular Meeting Minutes of February 11, 2016, and Mr. Cortese seconded the motion. All present were in favor, except Councilman Van Noord and Alt #1 Ms. Ingravallo who abstained, and the motion was carried.

Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of March 10, 2016, and Ms. Conte seconded the motion. All present were in favor, except Mayor Bobo and Mr. Howard who abstained, and the motion was carried.

Resolution(s):

Fair Share Housing Development, ERLH III, File SD#460A, R-3 Zone, Resolution **R-2016-08** Block 601, Lot 23, 23.03, 23.04, 35, Mount Laurel Road, Minor Subdivision, 190 day Extension of Approval. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve Resolution R-2016-08, and Mr. Cortese seconded the motion. All present were in favor, except Mayor Bobo and Mr. Howard who abstained, and the motion was carried.

Briggs Offices LLC, File SP#88A, 2055-2059 Briggs Rd, Ind. Zone, Resolution **R-2016-09** Block 510, Lot 4, Amended Preliminary and Final Site Plan. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve Resolution R-2016-09, and Ms. Conte seconded the motion. All present were in favor, except Mayor Bobo and Mr. Howard who abstained, and the motion was carried.

Submission Waivers:

Mt. Laurel Veterinary R.E. Holdings LLC, 220-230 Mount Laurel Rd, File SP#4807B, Industrial Zone, Block 508, Lot 2.01, Minor Site Plan with Design Waiver, 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 Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Colonial Pipeline, 10 Elbo Lane, Industrial Zone, Block 904, Lots 12, File SP#7726, Minor Site

Plan, 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 Vice-Chair Pizzo 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, Blk 601, Lots 35, 23 & 23.03, R-3 Zone, Major Final Site Plan with Bulk Variance, Proposed 36 Townhouses, 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 Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Public Hearings:

Mt. Laurel Veterinary R.E. Holdings LLC, File SP#4807B, 220-230 Mount Laurel Road, Industrial Zone, Block 508, Lots 2.01, Minor Site Plan with Design Waiver. Chairman Chatzidakis read the application. Mr. Jeffrey Apell, attorney at law, represented the applicant and introduced those providing testimony; Mr. Robert Mankowski as the Owner, Mr. Jeff King as the Professional Architect, and they were sworn in by Board Solicitor Mr. Norman. Mr. Apell described the application to finish a portion of the second floor to move the break room from the first floor to the second floor. Mr. Mankowski explained the business operation and the need for more space, noting no additional employees and no external improvements. Mr. Mankowski indicated that they have one large annual open house event and they do apply for special event permits. Exhibits entered into evidence, a site plan as Exhibit A-1, a second floor plan as Exhibit A-2, interior renovations as Exhibit A-3, xerox copies of photographs as Exhibit A-4, Exhibits A-3 and A-4 were handed out by the applicant at the meeting. Mr. King described the site and the parking; 38 paved spaces and 16 phantom spaces. The applicant plans to re-do the dumpster enclosure, install no parking signs, and add wheel stops. Board Planner Mr. Petrongolo reviewed his report dated March 24, 2016. Board Engineer Mr. Long reviewed his report dated March 21, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated March 24, 2016. Fire Marshal Mr. McVey had no comments. Chairman Chatzidakis opened the public portion at 7:30pm, seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as, the applicant will install no parking signs, add wheel stops, re-do the dumpster enclosure, have/submit a parking plan for special events, and comply with the Board Professionals reports. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the application for SP#4807B, and Mr. Howard seconded the motion. Roll Call Vote: Ms. Conte- Agree, Mr. Howard- Agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Councilman Van Noord- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chairman Chatzidakis announced again that the Dual Building Restoration application SP#7943 will not be heard tonight, was granted an extension, and is carried to the May 12, 2016 meeting.

Colonial Pipeline, File SP#7726, 10 Elbo Lane, Industrial Zone, Block 904, Lots 12, Minor Site Plan. Chairman Chatzidakis read the application. Mr. Clint Allen, attorney at law, represented the applicant and introduced those providing testimony; Mr. Steven Barnes as Director of Operations, Mr. Richard McGuire of TWT as the Professional Engineer, Mr. Robert Lindgren of STV as the Civil Engineer, and they were sworn in by Board Solicitor Mr. Norman. Mr. Allen described the site, the application, the prior approvals, and noted the transfer of land to Buckeye. Mr. Barnes described the operation and noted that Colonial Pipeline remains the owner of the equipment and the proposed switch gear building, noting no noise and comparing it to an electrical breaker box. Mr. McGuire reviewed the site plan, noting less than 1,000 square foot of land disturbance. The proposed building will be 12 feet x 26 feet x 8 feet in height and will have pier footings. Exhibits entered into evidence, an aerial view as

Exhibit A-1, a site plan as Exhibit A-2, photos of an example building. Mr. Barnes testified that in case of any spill, an agreement between both parties and emergency plan is in place. Mr. Lingren described the equipment. Board Planner Mr. Petrongolo reviewed his report dated March 21, 2016. Applicant will work with the Planner on landscaping and lighting. Board Engineer Mr. Long reviewed his report dated March 21, 2016. Board Traffic Engineer Mr. Angelastro had no comments. Fire Marshal Mr. McVey noted that he did get an updated emergency plan. The applicant will submit plans to the Turnpike Authority for comment. Chairman Chatzidakis opened the public portion at 8:03pm. Bruce Swegler of 407 Oswego Court was sworn in by Board Solicitor Mr. Norman. Mr. Swegler had concerns on the operation with a different owner. Janice Snyder of 904 Oswego Court was sworn in by Board Solicitor Mr. Norman. Ms. Snyder had concerns with the type of fuel, whether it was continuous flow, lighting conditions, vegetation hiding pipeline. Seeing no further comments, Chairman Chatzidakis closed the public portion at 8:10pm. Board Solicitor Mr. Norman reviewed the conditions as, the applicant to comply with the Board Professionals reports, the applicant to work with the Board Planner on landscaping and lighting, variance for an accessory building in front yard, design waiver for flood lighting with shields. Chairman Chatzidakis called for a motion and Mr. Cortese made a motion to approve the application for SP#7726, and Mr. Howard seconded the motion. Roll Call Vote: Mr. Cortese- agree, Mr. Howard- Agree, Ms. Conte- Agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Councilman Van Noord- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Fair Share Housing Development Inc, ERLH III, File SD#460A, Mount Laurel Road, R-3 Zone, Block 601, Lots 35, 23 & 23.03, Major Preliminary Site Plan with Bulk Variance for Recreation Facilities. Chairman Chatzidakis read the application. Mr. Damien Del Duca, attorney at law, represented the applicant and introduced those providing testimony; Mr. Peter O'Connor of FSHD, Mr. Joe Del Duca of the Walters Group, Mr. Ryan Headly as the Professional Engineer, and they were sworn in by Board Solicitor Mr. Norman. Mr. Del Duca described the application, variance for fence height, variance for parking. Applicant will provide 10 spaces on Francis Way, instead of the 12 required, and will move the spaces across the street on the same side as the recreation as requested by the Board. Mr. Del Duca explained the recreation plan had to be separate from the final site plan for the townhouses because of different financing resources. Entered into evidence, a color site plan of the recreation area as Exhibit A-1. Mr. Headly gave his credentials and they were accepted by the Chairman. Mr. Headly described the recreation area and the equipment. The applicant handed out Exhibit A-2, an architectural rendering dated 4-14-16, and Exhibit A-3, a site rendering of the recreational equipment, and Exhibit A-4, details of equipment. Mr. Headly described the fence and sliding gate. The recreation is for Ethel Lawrence and Connell residents. The applicant will work with the Board Planner on the poured rubber versus the wood fiber engineered mulch. The Board discussed traffic calming measures for pedestrian crossing. Mr. O'Connor described the operation of the recreation facilities, noting some details are still being worked on. Board Planner Mr. Petrongolo reviewed his report dated February 17, 2016. Board Engineer Mr. Long reviewed his report dated March 1, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated March 24, 2016. Fire Marshal Mr. McVey reviewed his report dated March 29, 2016, also noting the applicant must provide a truck turning radius. Chairman Chatzidakis opened the public portion at 9:14pm, seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as, the applicant to comply with the professionals reports, applicant to work with Board Planner on landscaping and layout of the poured rubber and mulch in the recreation area, relocate the 10 parking spaces next to the recreation, provide details of the operation of the recreation at final site plan, within 90 days of final provide a Phase I for lot 35, show the 6 foot fence, obtain a parking variance and fence variance, applicant to comply with Peter O'Connor's letter dated July 22, 2016. Chairman Chatzidakis called for a motion and Mayor Bobo made a motion to approve the application for SD#460A, and Ms. Conte seconded the motion.

Roll Call Vote: Mayor Bobo- Agree, Ms. Conte- Agree, Mr. Cortese- agree, Mr. Howard- Agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Councilman Van Noord- Agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Fair Share Housing Development Inc, ERLH III, File SD#460A, Mount Laurel Road, R-3 Zone, Block 601, Lots 35, 23, 23.03 &23.04, Major Final Site Plan with Bulk Variance for 36 Affordable Townhouses. Chairman Chatzidakis read the application. Mr. Damien Del Duca, attorney at law, represented the applicant and introduced those providing testimony; Mr. Peter O'Connor of FSHD, Mr. Joe Del Duca of the Walters Group, Mr. Ryan Headly as the Professional Engineer. There was no need to swear in the same witness' as just previously done. Mr. Del Duca briefly reviewed the recreation changes to be incorporated into this plan. Entered into evidence was a color rendering of the site plan as Exhibit A-1. Board Planner Mr. Petrongolo reviewed his report dated March 30, 2016. Board Engineer Mr. Long reviewed his report dated March 31, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated April 1, 2016. Fire Marshal Mr. McVey stated that the applicant has addressed his concerns. The Board had concerns with the three bedroom with dens that could be converted to a fourth bedroom. The applicant will remove the closet in the den and look into the ADA requirements for full bathroom on first floor. Chairman Chatzidakis opened the public portion at 9:36pm, seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as, the applicant to comply with the professionals reports, relocate the 10 parking spaces, comply with the timing of the July 22, 2016 letter, work with the Board Engineer on the stormwater issues, work with the professionals on the recreation facilities, and modify the architectural plans for units with a den as not to be construed as an additional bedroom. Chairman Chatzidakis called for a motion and Mayor Bobo made a motion to approve the application for SD#460A, and Ms. Conte seconded the motion. Roll Call Vote: Mayor Bobo- Agree, Ms. Conte- Agree, Mr. Cortese- agree, Mr. Howard- Agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Councilman Van Noord- Agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Miscellaneous Items:

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations, SP#4787A, SP#2328, SP#2158, which were all denied.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers, SPW #7969, #7990, #7971, #7972, #7973, which were all approved by the Construction Official.

Board Secretary Ms. Bucci reminded all the Board Members to file their Financial Disclosure Forms on line by the end of the month.

Chairman Chatzidakis called for a motion to adjourn the Regular Meeting and Ms. Conte made a motion to adjourn at 9:54pm, and Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,


Gerry Bucci
Planning Board Secretary

Adopted on: 5/12/16