

**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, Mayor Edelson, Councilman Van Noord, Mr. Pizzo, Alt #2 Ms. Ingravallo, Alt #1 Mr. Howard, Mr. Hellen, Mr. Doulong, Mr. Cortese.

Absent: Township Manager Mitchell.

Professionals in attendance:

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

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

New Business:

Adopting Minutes: Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve the Regular Meeting and Closed Session Minutes of March 12, 2015, and Mr. Doulong seconds the motion. All present were in favor, and the motion was carried.

Resolution R-2015-10, Bancroft Neurohealth, File SP#6925B, Walton Avenue & Leadenhall Road, Block 509, Lot 1.01, 1.04, 1.05, Preliminary Major Site Plan with Bulk Variances.

Chairwoman Conte called for a motion and Mr. Hellen made a motion to approve resolution R-2015-10, and Mr. Cortese seconds the motion. Roll Call Vote: Mr. Hellen- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Howard- Agree, Mr. Pizzo- Agree, Mayor Edelson- Abstain, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motioned was carried.

Resolution R-2014-15A, Somerset Properties Inc., File SP#665C, 12000-14000 Commerce Parkway, Block 1100 Lot 26-27, Amended Resolution. Board Solicitor Mr. Norman explained the reason for the amendment for 318 actual parking spaces reduced from 327, increasing the parking variance from 56 to 65. Board Traffic Engineer Mr. Angelastro indicated a traffic report was submitted and noted the applicant has ample parking. Chairwoman Conte called for a motion and Mr. Hellen made a motion to approve resolution R-2014-15A, and Mr. Pizzo seconds the motion. Roll Call Vote: Mr. Hellen- Agree, Mr. Pizzo- Agree, Mr. Cortese- Abstain, Mr. Doulong- Agree, Mr. Howard- Abstain, Councilman Van Noord- Abstain, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Abstain, Chairwoman Conte- Agree; and the motioned was carried.

Submission Waivers: SRMG Enterprises LLC, File SP#655B, 907 Pleasant Valley Avenue, Block 1201.04, Lot 3, SRI Zone, Amended Major Preliminary & Final Site Plan with Bulk Variances, Request for Completeness of Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairwoman Conte called for a motion and Mr. Doulong made a motion to grant the submission waivers, and Mr. Pizzo seconds the motion. All present were in favor, and the motion was carried.

Submission Waivers: DGP Properties LLC, File SP#7914, 212 & 216 Ark Road, Block 305.91, Lot 3 & 4.01, R-3 Zone, Conditional Use, Major Preliminary and Final Site Plan, Request for Completeness of Submission Waivers. The Board Professionals recommended granting the submission waivers, conditioned upon a Soil Submission and Traffic Report. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to grant the submission waivers with the conditions stated, and Mr. Howard seconds the motion. All present were in favor, and the motion was carried.

**Public Hearing(s):**

SRMG Enterprises LLC, File SP#655B, 907 Pleasant Valley Avenue, SRI Zone, Block 1201.04, Lot 3, Amended Major Preliminary and Final Site Plan with Bulk Variances. Chairwoman Conte read the application. Mr. Damien Del Duca, attorney at law, represented the applicant and introduced those providing testimony, Mr. James Henry of Dynamic Engineering, Mr. Scott Keith Vice President of Freedom Mortgage, Mr. Dave Bach of Freedom Mortgage, and they were sworn in by Board Solicitor Mr. Norman. Mr. Del Duca described the prior approval to be done in three phases and described this application to amend phase II to include relocating ADA spaces, regrading, lighting, installing a generator, adding two more flag poles, a second ID sign, 8 foot fence around generator. Mr. James Henry gave his credentials and they were accepted. Entered into evidence was Exhibit A-1 an aerial view of the site dated April 25, 2012. Mr. Henry described the site. Entered into evidence was Exhibit A-2 a Site Plan of Phase II dated April 25, 2012. Distributed at the hearing was a picture of the 11 foot high generator with the 8 foot fence posts and it was marked at Exhibit A-3. Mr. Scott Keith described the diesel generator. Board Planner Mr. Petrongolo reviewed his report dated March 25, 2015, noting that the second ID sign was compliant at the second driveway. Board Engineer Mr. Long reviewed his report dated March 19, 2015, noting to strike item 4 from the report since a variance is not required for the sign. Board Traffic Engineer Mr. Angelastro had no comments. Mr. Long reviewed the Fire Marshal's report dated March 23, 2015. Chairwoman Conte opened the Public Portion at 7:29pm. Mr. Richard Egloff of 912 Pleasant Valley was sworn in by Board Solicitor Mr. Norman. Mr. Egloff had concerns that trees would be removed from the wooded area and met with Mr. Del Duca who assured him the trees would not be removed. Mr. Egloff also had concerns with the light pole near new driveway shining in his window, traffic speeding on Pleasant Valley, and noise from generator. Tree preservation can be made a finding in resolution. Will recommend to Township Manager to have the Traffic Officer review the speed on Pleasant Valley. Mr. Jim Henry noted to add a shield to the 12' to 15' light. The applicant will work with the professionals regarding the lighting and muffling the generator noise. The applicant agreed to change the weekly test time to Saturday 10am - 11am. Ms. Deborah Goss of 902 Pleasant Valley was sworn in by Board Solicitor Mr. Norman. Ms. Goss had concerns with traffic, and early morning construction and construction vehicles. She noted trash pick-up is 5:30am. Mr. Del Duca indicated the applicant will request no trash pick-up before 7am. Seeing no further comments from the public, Chairwoman Conte closed the Public Portion at 7:45pm. Board Solicitor Mr. Norman reviewed the conditions as compliance with the professionals reports except item 4 sign variance is removed from report, work with Board Engineer on lighting and shield light adjacent to east driveway, weekly generator test on Saturday after 10am, Construction vehicles and trash pick up to comply with noise ordinance. Chairwoman Conte called for a motion and Mr. Cortese made a motion to approve the application for SP655B with the conditions stated, and Mr. Doulong seconds the motion. Roll Call Vote: Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Mr. Howard- Agree, Mr. Pizzo- Agree, Councilman Van Noord- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motioned was carried.

Laurel Capital Group LLC, File SP#7890, Area = Route 73, Route 295, Beaver Avenue, Oregon Avenue, Currently Residential R-1 & Business Zone - Proposed as RA-3 Zone, Block 1305.02, Lots 4-15 and Block 1305.03, Lots 11-14.01, Planning Board referral in accordance with NJSA 40:55D-26, Additional amendments to the Fellowship Area Redevelopment Plan. Board Solicitor Mr. Norman explained that this was additional amendments to the use and bulk standards in the RA-3 Zone recommended/proposed by Council for review by Planning Board. Mr. Steve Malona, attorney at law, represented the applicant and introduced those providing testimony, Chester Schwartz of IFly. Mr. Malona explained the additional amendments, as access from Route 73 if not approved by NJDOT, may have a possible vacation of Beaver Avenue as an option, minimum lot size changes, minimum side and rear yard setback changes, maximum impervious coverage added, buffer changes, birms 3 foot high, signage standards added, no additional changes to the uses. Board

Planner Mr. Petrongolo reviewed his report of the revisions to the Fellowship Area Redevelopment Plan dated March 30, 2015. Chairwoman Conte opened the Public Portion at 8:10pm. Ms. Patricia Speas of 7 Oregon Avenue was sworn in by Board Solicitor Mr. Norman. She had concerns with other uses, traffic, speeding, and closing off Beaver Avenue. Chairwoman Conte reviewed the uses; professional and general offices, medical and dental offices, personal and business services, banks and fiduciary institutions, eating and drinking establishments, indoor recreation uses. Mr. Leonard Pezza of 39 Oregon Avenue was sworn in by Board Solicitor Mr. Norman. Mr. Pezza noted the other I-Fly facilities across the country were not in residential areas. Mr. Pezza had concerns with the amount of people, the traffic, the noise from the giant fan in the building, and the height of the structure blocking his solar panels. Mr. Charles Just of 31 Beaver Avenue was sworn in by Board Solicitor Mr. Norman. Mr. Just had concerns with blocking access from Route 73 and no parking signs that got knocked down or missing. Will recommend to Township Manager to have the Traffic Officer review the speed and the signs. Mr. Charles Simon of 5 Beaver Avenue was sworn in by Board Solicitor Mr. Norman. Mr. Simon had concerns with closing off Beaver access from Route 73, and signs not being enforced with heavy trucks and speeding. Mr. David Jimenez of 34 Beaver Avenue was sworn in by Board Solicitor Mr. Norman. Mr. Jimenez had concerns with speeding and loitering. He would like to see speed humps close to Stop Signs. The Board Traffic Engineer Mr. Angelastro indicated that the Speed Hump has to be at least 100 feet from any intersection. Seeing no further comments from the public, Chairwoman Conte closed the Public Portion at 8:57pm. Board Solicitor Mr. Norman noted that this would be a referral to Council and that there were no inconsistencies with the Master Plan. Chairwoman Conte called for a motion and Mr. Pizzo made a motion to recommend the amendments to Council as presented, and Mr. Howard seconds the motion. Roll Call Vote: Mr. Pizzo- Agree, Mr. Howard- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Councilman Van Noord- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motioned was carried.

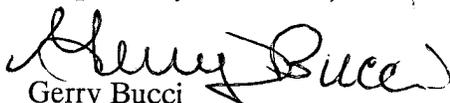
Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations SP886F which was approved on 03/20/2015 and SP7479 which was denied on 03/19/2015 because it needs an amended preliminary and final site plan application before the Planning Board.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers #7913 and #7915 both approved by Acting Construction Official.

Board Secretary Ms. Bucci reminded everyone that the Financial Disclosure Forms must be completed by April 30, 2015.

Chairwoman Conte called for a motion to adjourn the Regular Meeting and Councilman Van Noord made a motion to adjourn at 9:02pm and Mr. Howard seconds the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,

  
 Gerry Bucci  
 Planning Board Secretary

Adopted On: 5/14/15