

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.

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

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

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

The following newly appointed or reappointed Board Members took the Oath of Office – Deborah Ingravallo for a four year unexpired term as a Class IV Member, Timothy Cassidy for a two year unexpired term as Alternate 1, Deborah Sarcone for a two year unexpired term as Alternate 2, and all were sworn in by Board Solicitor Mr. Norman.

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:

Board Solicitor Mr. Norman reviewed the extension of review time request from Matthew Wait for Top Golf SP#7910. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the extension until July 31, 2016, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

Board Solicitor Mr. Norman a Special Meeting request letter for FSHD Connell Tract from Philip Caton as well as a Special Meeting request letter for Chase Partners from Tracy Siebold. Board Solicitor Mr. Norman explained that development applications containing affordable housing are entitled by Court Order to be given priority. The Board had suggested to hear both applications in the same night. Board Secretary Ms. Bucci noted that FSHD Connell Tract noticed for tonights meeting but will not be heard tonight and will be on the June 9, 2016 Planning Board Agenda. Board Solicitor Mr. Norman requested that FSHD do notices again for June 9, 2016 since no one was present tonight to hear the announcement that they are not on the agenda tonight. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to hear both applications on June 9, 2016 with FSHD on the agenda first and Vice-Chair Pizzo seconded the motion. All present were in favor, and the motion was carried.

Adopting Minutes:

Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of April 14, 2016, and Ms. Conte seconded the motion. All present were in favor, except Alt #2 Ms. Sarcone who abstained, and the motion was carried.

Resolution(s):

Colonial Pipeline Company, File SP#7726, 10 Elbo Lane, Industrial Zone, Resolution **R-2016-11** Block 904, Lot 12, Minor Site Plan. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Resolution R-2016-11, and Ms. Conte seconded the motion. All present were in favor, except Alt #2 Ms. Sarcone who abstained, and the motion was carried.

Mt. Laurel Veterinary R.E. Holdings LLC, File SP#4807B, Block 508, Lot 2.01, Resolution **R-2016-10** Industrial Zone, 220-230 Mount Laurel Road, Minor Site Plan with Design Waiver. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the Resolution R-2016-10, and Vice-Chair Pizzo seconded the motion. All present were in favor, except Alt #2 Ms. Sarcone who abstained, and the motion was carried.

Fair Share Housing Development - ERLH III, File SD#460A, Mount Laurel Rd, Resolution **R-2016-12** Block 601, Lots 35, 23 & 23.03, R-3 Zone, Major Preliminary Site Plan with Bulk Variance for Recreation Facilities. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the Resolution R-2016-12, and Vice-Chair Pizzo seconded the motion. All present were in favor, except Alt #2 Ms. Sarcone who abstained, and the motion was carried.

Fair Share Housing Development - ERLH III, File SD#460A, Mount Laurel Rd, Resolution **R-2016-13**

Block 601, Lots 35, 23, 23.03, 23.04, R-3 Zone, Major Final Site Plan with Bulk Variance for 36 Townhouses. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the Resolution R-2016-13, and Vice-Chair Pizzo seconded the motion. All present were in favor, except Alt #2 Ms. Sarcone who abstained, and the motion was carried.

**Submission Waivers:**

Maximus Land Development LLC, 663 Walton Avenue, R-3 Zone, File SD#701, Block 601, Lots 3.02, Major Preliminary Subdivision - Request for Completeness of Granting Submission Waivers. Board Secretary Ms. Bucci noted that the applicant is going to revise the plans and may need additional variances and/or waivers, but the professionals have not received the revised plans yet for review. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to deny granting the submission waivers, and Councilman Van Noord seconded the motion. All present were in favor, except Chairman Chatzidakis who abstained, and the motion was carried.

Chase Partners Mt Laurel LLC, Briggs Road & Union Mill Road, Files SD#702 and SP#7976, Block 304, Lots 3 & 3.01, Industrial Zone, Major Preliminary & Final Subdivision and Major Preliminary & Final Site Plan - Request for Completeness of Granting Submission Waivers. Board Professionals recommended granting the submission waivers conditioned upon obtaining #69 architectural plans and #48 soils. Chairman Chatzidakis called for a motion and Vice-Chair Pizzo made a motion to grant the submission waivers with the conditions stated, and Councilman Van Noord seconded the motion. All present were in favor, and the motion was carried.

Laurel Creek Country Club, Creek Road & Centerton Road, MCD Zone, File SP#2486A, Block 216, Lot 1, Amended Major Preliminary & Final Site Plan With Bulk Variance - Request for Completeness of Granting Submission Waivers. 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 Ms. Sarcone seconded the motion. All present were in favor, and the motion was carried.

Fair Share Housing Development, Inc, Mount Laurel Road, Connell, File SD400, Block 701, Lots 3, R-3 Zone, Major Final Site Plan with Bulk Variance - Request for Completeness of Granting Submission Waivers. Board Professionals recommended granting the submission waivers conditioned upon obtaining an address plan, #15 file plat, #31 bond, and #63 cross sections. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to grant the submission waivers with the conditions stated, and Vice-Chair Pizzo seconded the motion. All present were in favor, and the motion was carried.

**Capital Project Review:**

Rowan College at Burlington County, File SP#7936, College Circle and Briggs Road, Block 300, Lots 1.02, 2.01, 3, 5, 12.01, 13.01, PUD, Industrial, R-3 Zone, New Student Center Building 75,000 sf; New Loop Road around Campus Exterior Renovations to 1000 Briggs Road; New Parking Area. Chairman Chatzidakis read the application. Mr. William Burns, attorney at law, represented the applicant and introduced those providing testimony and described the application as an all-inclusive campus. There was no need to swear in anyone since this is a capital project review for recommendations. Mr. Joseph Brickley described the site and the improvements, noting no additional classrooms. The student center will be made up of a book store, library, student lounge, food service, and wellness center. Mr. Brickley noted that through a County agreement with Conrail some storm Pipe was installed to move forward with the preliminary design improvements, and currently in negotiations for final design including traffic signal improvements, and may construct parking decks in the future. The Mount Laurel Campus now is at 50% capacity and with the Pemberton students' will increase to 60%. Board Planner Mr. Petrongolo reviewed his report dated April 21, 2016. Board Engineer Mr. Long reviewed his report dated April 29, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated April 29, 2016. Mr. Brickley noted that a traffic study was done and will be provided to Mr. Angelastro. Fire Marshal Mr. McVey reviewed his report dated April 29, 2016. Board Solicitor Mr. Norman noted that it is a recommendation and no approval or vote needed.

Chairman Chatzidakis announced that the second public hearing Tuscano will be heard first tonight.

**Public Hearings:**

Michael & Judith Tuscano, File SD#383A, 121 Hartford Road, Block 301 Lots 19.01 & 20.01, R-3 & PUD Zone, Minor Subdivision, Relocating Lot Lines. Chairman Chatzidakis read the application. Mr. Marshal Family, attorney at law, represented the applicant and introduced those providing testimony; Michael Tuscano and Judith Tuscano the owners, and they were sworn in by Board Solicitor Mr. Norman. Mr. Family described the application noting that the driveway for lot 20.01 is partially on lot 19.01 and the applicant wants to move

the lot line so that the driveway is totally on lot 20.01. A variance is needed for road frontage and for having more than 2 accessory structures. One shed is on 2 lots and should be moved or an easement is to be recorded. Board Planner Mr. Petrongolo reviewed his report dated January 21, 2016. Board Engineer Mr. Long reviewed his report dated March 21, 2016. Board Traffic Engineer Mr. Angelastro and Fire Marshal Mr. McVey had no comment. Chairman Chatzidakis opened the public portion at 8:10pm, seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as moving the shed or recording an easement for the shed on two lots, waiver from 138-28E, variance for having 4 sheds, and variance for no frontage on lot 19.01. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the application for SD#383A, and Councilman Van Noord seconded the motion. Roll Call Vote: Ms. Conte- Agree, Councilman Van Noord- Agree, Alt#1 Mr. Cassidy- Agree, Ms. Ingravallo- agree, Alt#2 Ms. Sarcone- Agree, Township Manager Mitchell- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Duall Building Restoration Inc., File SP#7943, 531 Union Mill Road, Block 510.02 Lots 6.01, Industrial Zone, Preliminary and Final Major Site Plan with Bulk Variance, Add Parking and Storage Building and Fence to an Existing Office/Warehouse. Chairman Chatzidakis read the application. Mr. Damien Del Duca, attorney at law, represented the applicant and introduced those providing testimony; Mr. David Kreck as the Professional Engineer, Mr. Bob Atkinson as the Principal Owner of Duall. Mr. Del Duca described the application as an existing 3,700sf building and the applicant wants to add a 3,000sf storage pole barn, 6' fence, and additional parking. Entered into evidence was aerial view existing site as Exhibit A-1, and a rendered site plan as Exhibit A-2. A variance is needed for the number of spaces and existing 9 foot wide spaces, buffer adjacent to a residential zone, front yard setback, and a waiver for drive aisle width. Mr. Atkinson described the business operation including 4 full time employees, with 10 - 50 union employees, hours are Monday - Friday 8:30am - 5:00pm, with usually only 5-6 cars on site. Mr. Kreck described the site, the loading area, trash enclosure, and the parking. Applicant did get an LOI from NJDEP. Board Planner Mr. Petrongolo reviewed his report dated March 30, 2016. Board Engineer Mr. Long reviewed his report dated April 4, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated April 5, 2016. Fire Marshal Mr. McVey reviewed his report dated November 4, 2015. Chairman Chatzidakis opened the public portion at 8:48pm, seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as a waiver for the 20' drive aisle, 6' vinyl beige fence, night time light study, variance for parking stall size and number of parking stalls. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the application for SP#7943 and Councilman Van Noord seconded the motion. Roll Call Vote: Ms. Conte- Agree, Councilman Van Noord- Agree, Alt#1 Mr. Cassidy- Agree, Ms. Ingravallo- agree, Alt#2 Ms. Sarcone- Agree, Township Manager Mitchell- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Miscellaneous Items:

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations, SD#6.27A and SP#4895, which were both approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers, SPW #7978, #7979, #7980, which were all approved by the Construction Official.

Chairman Chatzidakis called for a motion to adjourn the Regular Meeting and Ms. Conte made a motion to adjourn at 8:53pm, and Township Manager Mitchell seconded the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,

  
 Gerry Bucci  
 Planning Board Secretary

Adopted on: 6/9/16