

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, Township Manager Mitchell, Mr. Pizzo, Alt #1 Mr. Howard, Mr. Hellen, Mr. Doulong, Mr. Cortese.

Absent: Alt #2 Ms. Ingravallo.

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.

Discussion Items/Correspondence:

Board Secretary Ms. Bucci explained the reason for a letter from Brandywine dated May 6, 2015 regarding 10,000 Midlantic Drive, which requested to waive a condition of its prior approval. Carl Schmitt of Brandywine was sworn in to further explain the reason for the prior site plan approval for a specific tenant "Towers Watson". The Board decided to further interpret the trigger mechanism for the condition of approval to restripe the parking lot. Board Solicitor Mr. Norman reviewed the conditions for the supplement resolution as, the Zoning Officer or the Police Department will determine if there is not sufficient parking whether for Towers Watson or other tenants, or Towers Watson may request to restripe the parking lot. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve this condition, and Mr. Pizzo seconds the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Pizzo- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Township Manager Mitchell- Agree, Mayor Edelson- Abstain, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motioned was carried.

New Business:

Adopting Minutes: Chairwoman Conte called for a motion and Mayor Edelson made a motion to approve the Regular Meeting Minutes of April 9, 2015, and Mr. Doulong seconds the motion. All present were in favor, except Township Manager Mitchell who abstained, and the motion was carried.

Resolution R-2015-11: SRMG Enterprises LLC, File SP#655B, 907 Pleasant Valley Avenue, Block 1201.04, Lot 3, SRI Zone, Amended Preliminary and Final Site Plan with Bulk Variances. Chairwoman Conte called for a motion and Mr. Pizzo made a motion to approve resolution R-2015-11, and Mr. Cortese seconds the motion. Roll Call Vote: Mr. Pizzo- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Township Manager Mitchell- Abstain, Councilman Van Noord- Agree, Mayor Edelson- Abstain, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motioned was carried.

Resolution R-2015-12: Laurel Capital Group LLC, File SP#7890, Section 26 MLUL, Amendments to Fellowship Area Redevelopment Plan, Use and Bulk Standards for RA-3 Zone. Chairwoman Conte called for a motion and Mayor Edelson made a motion to approve resolution R-2015-11, and Mr. Pizzo seconds the motion. Roll Call Vote: Mayor Edelson- Abstain, Mr. Pizzo- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Township Manager Mitchell- Abstain, Councilman Van Noord- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motioned was carried.

Public Hearing(s):

Briggs Offices LLC, File SP#88A, 2055-2057 Briggs Road, Block 510, Lot 4, Industrial Zone, Amended Major Final Site Plan with Bulk Variance. Chairwoman Conte read the application. Mr. Ronald McCullough, attorney at law, represented the applicant and introduced those providing testimony, Mr. Robert Dugan as the owner, Mr. David Horner as the Traffic Engineer, and they were sworn in by Board Solicitor Mr. Norman. Mr. McCullough described the application for a parking variance because of additional medical office use, noting that the prior 2008 approval limited medical office use. Mr. Dugan explained the reason for the application, describing the tenants and potential tenants, and the parking. Mr. Horner reviewed the parking study and testified there is sufficient parking. Board Planner Mr. Petrongolo reviewed his report dated April 27, 2015. Board Engineer Mr. Long reviewed his report dated April 29, 2015. Board Traffic Engineer Mr. Angelastro reviewed his report dated April 30, 2015, noting the parking study from Horner/Cantor is dated April 24, 2015. Chairwoman Conte read the Fire Marshal's report dated May 1, 2015. Chairwoman Conte opened the Public Portion at 7:28pm, seeing none closed the Public Portion. Board Solicitor Mr. Norman reviewed the conditions as applicant complying with Board Professionals reports and noting the parking variance. Chairwoman Conte called for a motion and Councilman Van Noord made a motion to approve SP#88A with the conditions stated, and Mr. Doulong seconds the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Doulong- Agree, Mr. Cortese- Agree, Mr. Hellen- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Mayor Edelson- Agree, Vice-Chair Chatzidakis- Agree, Chairwoman Conte- Agree; and the motioned was carried.

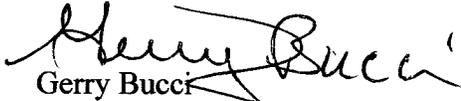
H-Free LLC (BMW), File SP#7479, 1220 Route 73, Block 1300.05, Lot 2.01, Industrial Zone, Amended Preliminary and Final Site Plan with Bulk Variance. Chairwoman Conte read the application. Mr. Frank Wisniewski, attorney at law, represented the applicant and introduced those providing testimony, Mr. Mark Malinowski of Stout & Caldwell Engineers as the Project Engineer, Mr. Scott Roney of BMW, Mr. John Tahtabrounian of Oliver Construction as the Contractor, and they were sworn in by Board Solicitor Mr. Norman. Mr. Wisniewski described the application for an exterior freestanding car wash, noting that the applicant will use one 10 foot wide inventory space for employee parking so no parking variance is needed. Mr. Tahtabrounian described the architectural. Entered into evidence was Exhibit A-1 as overall site plan and Exhibit A-2 as the site improvements. Mr. Malinowski reviewed the plan and site improvements. Mr. Wisniewski explained how the applicant will use recycled water, noting MUA approval was obtained and gave the Board Secretary a copy of the MUA approval letter dated May 11, 2015. Mr. Wisniewski explained that only Holman Employees will drive the customer cars, for BMW only, through the car wash, after service and initial purchase. The existing car wash is an open bay and will revert to a service bay. Board Planner Mr. Petrongolo reviewed his report dated April 30, 2015. Board Engineer Mr. Long reviewed his report dated April 20, 2015. Board Traffic Engineer Mr. Angelastro did not have any comments. Chairwoman Conte read the Fire Marshal's report dated May 1, 2015. Chairwoman Conte opened the Public Portion at 7:58pm, seeing none closed the Public Portion. Board Solicitor Mr. Norman reviewed the conditions as the applicant complying with the Board Professionals reports except item 4 in the Board Planners report, needing a design waiver for the storm pipe and the light fixtures, and install 3 foot curbed island with river rock. Chairwoman Conte called for a motion and Mr. Pizzo made a motion to approve SP#7479 with the conditions stated, and Mr. Cortese seconds the motion. Roll Call Vote: Mr. Pizzo- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Township Manager Mitchell- 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 SP#428B, noting to add three more to the agenda, SP#6331E, SP#762A, and SP#6331N, which were all approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers #7916, #7917, #7918, #7920, #7921, #7922, #7923, #7924, and 7925 approved by Acting Construction Official, and #7919 denied by Acting Construction Official.

Chairwoman Conte called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 8:04pm 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: 6/11/15