

**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 #2 Ms. Ingravallo, Alt #1 Mr. Howard, Mr. Hellen, Mr. Doulong, Mr. Cortese. Absent: None.

Professionals in attendance:

Mr. Art Bernard - COAH Planner, 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 – Fire Marshal.

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 read a letter from Patrick F. McAndrew dated June 3, 2015 regarding the Whittle and Mutch application and their shared driveway. Board Solicitor Mr. Norman noted that it satisfies their condition of approval to make an effort to obtain a cross-easement.

Board Secretary Ms. Bucci read a letter from Luis I. Garcia of Churchill Consulting Engineers dated June 9, 2015 regarding a TWA application for the NJ Turnpike Authority to construct a new building at its maintenance facility in Mount Laurel. The Board requested that the Board Secretary respond to the letter and request notification when the septic tanks are removed and the sewer connection is complete.

Board Solicitor Mr. Norman noted that there is a litigation update to be discussed in Closed Session at end of Meeting.

New Business:

Adopting Minutes: Chairwoman Conte called for a motion and Mr. Cortese made a motion to approve the Regular Meeting Minutes of May 14, 2015, and Mr. Pizzo seconds the motion. All present were in favor, and the motion was carried.

Resolution R-2015-13: Brandywine Oper. Partnership, File SP#2115D, 10,000 Midlantic Drive, Block 501, Lot 6, MCD Zone, Supplemental Resolution to add Clarification of Condition of Approval to prior Resolution R-2014-01. Chairwoman Conte called for a motion and Mr. Doulong made a motion to approve resolution R-2015-13, and Mr. Pizzo seconds the motion. All present were in favor, and the motion was carried.

Resolution R-2015-14: Briggs Offices LLC, File SP#88A, 2055-2057 Briggs Rd, Block 510, Lot 4, I Zone, Amended Final Site Plan w/Bulk Variance. Chairwoman Conte called for a motion and Mr. Pizzo made a motion to approve resolution R-2015-14, and Councilman Van Noord seconds the motion. All present were in favor, and the motion was carried.

Resolution R-2015-15: H-Free LLC (BMW), File SP#7479, 1220 Route 73, Block 1300.05, Lot 2.01, I Zone, Amended Preliminary and Final Site Plan w/Design Waivers. Chairwoman Conte called for a motion and Mr. Cortese made a motion to approve resolution R-2015-15, and Mr. Pizzo seconds the motion. All present were in favor, and the motion was carried.

Submission Waivers: Robert Schwartz, File SP#2328, 821 East Gate Drive, Block 1201.04, Lot 7, I Zone, Amended Preliminary & 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. Victoria Fannon, attorney for the applicant, was present and added clarification that the Phase I was submitted and Top Soil borings will be submitted before the public hearing. Chairwoman Conte called for a motion and Mr. Hellen made a motion to grant the submission waivers with the conditions stated, and Mr. Cortese seconds the motion. All present were in favor, and the motion was carried.

**Public Hearings:**

Fair Share Housing Development Inc., File SP#7932, Mount Laurel Road, Ethel R. Lawrence Homes Phase III, Block: 601, Lots: 23, 23.03, 23.04, and Connell Tract, Block: 701, Lot: 3, Area in Need of Redevelopment Determination. Chairwoman Conte read the application. Township Affordable Housing Planner Mr. Art Bernard was sworn in by the Planning Board Solicitor Mr. Norman. Mr. Bernard reviewed his analysis report dated May 2015, explaining the reasons why these properties may qualify as areas in need of redevelopment, specifically noting criteria C, E, and H. Mr. Bernard explained how the tax credit program uses a point system and the applicant can obtain additional points for an area designated in need of redevelopment with a redevelopment plan. The process was explained by Board Planner Mr. Petrongolo as first Council requests the Planning Board to investigate the need, the Planning Board refers to Council whether or not it is an area in need, then a redevelopment plan is introduced by Council and referred to the Planning Board, then the Planning Board refers any changes or as is to Council, and then Council has a Public Hearing and then the redevelopment plan may be adopted, and then the applicant may file a site plan application. Chairwoman Conte opened the Public Portion at 7:25pm, seeing none, closed the Public Portion. Chairwoman Conte called for a motion and Vice-Chair Chatzidakis made a motion finding a need for redevelopment, and Mr. Cortese seconds the motion. Roll Call Vote: Vice-Chair Chatzidakis- Agree, Mr. Cortese- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Councilman Van Noord- Abstain, Mayor Edelson- Abstain, Chairwoman Conte- Agree; and the motioned was carried.

Volunteers of America Delaware Valley Properties Inc., File ZB#11-D-27C, Centerton Road, Block: 503.03, Lot 3, Area in Need of Rehabilitation Designation. Chairwoman Conte read the application. Mr. John Saks, attorney at law, reviewed the Rehabilitation Study, last revised June 1, 2015, prepared by Rick Ragan of Ragan Design Group. Mr. Saks explained the reasons why this property may qualify as area in need of rehabilitation, and noted that a resolution was adopted on June 8, 2015 by Mount Laurel Township Council referring the Rehabilitation Study to the Planning Board for review. The Board Professionals noted inconsistencies with what is proposed in the study versus what was approved by the Zoning Board. Board Planner Mr. Petrongolo noted that the parking is governed by the RSIS. The Need for Rehabilitation requires action from Council and only needs the recommendation from the Planning Board to Council, and will not be required to come back to the Planning Board. Board Solicitor Mr. Norman and Board Planner Mr. Petrongolo will work together to draft a letter to transmit the findings to Council for their June 22, 2015 Council Meeting. Board Solicitor Mr. Norman reviewed the conditions that the plan will need to be updated and the bulk standards in 2.2 stricken from the plan, and the bulk standards approved by the Zoning Board shall be applied. Chairwoman Conte opened the Public Portion at 7:39pm, seeing none, closed the Public Portion. Chairwoman Conte called for a motion and Mr. Cortese made a motion to recommend to Council an area in need of rehabilitation with the conditions stated, and Vice-Chair Chatzidakis seconds the motion. Roll Call Vote: Mr. Cortese- Agree, Vice-Chair Chatzidakis- Agree, Mr. Doulong- Agree, Mr. Hellen- Agree, Mr. Pizzo- Agree, Township Manager Mitchell- Agree, Councilman Van Noord- Abstain, Mayor Edelson- Abstain, Chairwoman Conte- Agree; and the motioned was carried.

**Miscellaneous Items:**

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations SP#6331F and SP#40A, noting to add one more to the agenda SP#527A, which were all approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers, noting to add three more to the agenda, #7926, #7927, #7928, #7930, and #7931 were all approved by the Acting Construction Official, and #7929 denied.

Chairwoman Conte called for a motion to adjourn to a Closed Session and Mr. Hellen made a motion at 7:43pm, and Mr. Pizzo Seconds the motion, all present were in favor and the motion was carried.

Board Planner Mr. Petrongolo and Board Traffic Engineer Mr. Angelastro excused themselves and left the meeting.

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: 7/9/15