

PLANNING BOARD MEETING MINUTES

Regular Meeting was called to order by Chairman Pizzo at 7:00pm.

Open Public Meeting Notice was read by Chairman Pizzo, noting that all postings, filings, and emailing's took place on January 18, 2017.

Pledge of Allegiance / Moment of Silence was led by Chairman Pizzo.

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

Chairman Pizzo, Vice-Chair Cassidy (arrived 7:45pm), Mayor Riley, Deputy Mayor Van Noord, Acting Township Manager Tomczyk, Alt#1 Ms. Sarcone, Mr. Cortese, Ms. Conte, Mr. Chatzidakis. Alt#2 Mr. Allen. Absent: Ms. Ingravallo

Professionals in attendance:

Mr. Stuart Wiser – Board Planner: filling in for Joseph Petrongolo, Mr. Rick Alaimo – Board Engineer: filling in for William Long, Mr. Michael Angelastro - Board Traffic Engineer, Mr. Brian McVey – Fire Marshal, Mr. Christopher Norman - Board Solicitor, Ms. Gerry Bucci - Board Secretary. Board Professionals were sworn in by the Planning Board Solicitor Mr. Christopher Norman: Mr. Stuart Wiser, Mr. Rick Alaimo, Mr. Michael Angelastro, Mr. Brian McVey.

Announcements:

Chairman Pizzo announced that the Public Hearing for Laurel Corporate Center SP#2103B will be carried to June 29, 2017.

Chairman Pizzo announced that the Capital Project Review for Mount Laurel Baseball will be heard before any further business.

Capital Project Review:

Mt Laurel Baseball Association Inc, 1045 S. Church Street, ORC Zone, Block 1003, Lot 8 & 11, Laurel Acres Park. Mr. Michael Crump described the application to install a pre-fab 10' x 14' shed, 10' 6" in height, near two existing sheds. Board Planner Mr. Wiser noted there is no impact to adjacent residents, and it is consistent with the Township Master Plan. Chairman Pizzo called for a motion, and Deputy Mayor Van Noord made a motion to recommend this application, and Mayor Riley seconded the motion. All present were in favor and the motion was carried.

Adopting Minutes:

Chairman Pizzo called for a motion, and Deputy Mayor Van Noord made a motion to approve the meeting minutes of May 11, 2017, and Mr. Cortese seconded the motion. All present were in favor, except for Mayor Riley and Ms. Conte who abstained, and the motion carried.

Resolution(s):

Wawa, Inc., File SD#6.28D, Block 402 Lot 3, 200 Larchmont Road, Resolution R-2017-07, PUD Zone, Minor Site Plan with Bulk Variance. Chairman Pizzo called for a motion, and Deputy Mayor Van Noord made a motion to approve the resolution R-2017-07, and Alt#2 Mr. Allen seconded the motion. All present were in favor, except for Ms. Conte who abstained, and the motion carried.

Metro Storage, LLC, File SP#8009, Block 309 Lots 1 & 1.01, Route 38, Resolution R-2017-08 I – Zone, Amended Preliminary and Final Site Plan with Bulk Variance. Chairman Pizzo called for a motion, and Mr. Cortese made a motion to approve the resolution R-2017-08, and Deputy Mayor Van Noord seconded the motion. All present were in favor, except for Ms. Conte who abstained, and the motion carried.

Gateway Park, LLC, File SP#808D, 200 East Park Drive, I – Zone, Resolution R-2017-09, Block 1201.07 Lot 1.03, Amended Minor Site Plan with Bulk Variance. Chairman Pizzo called for a motion, and Deputy Mayor Van Noord made a motion to approve the resolution R-2017-09, and Mr. Cortese seconded the motion. All present were in favor, except for Mayor Riley and Ms. Conte who abstained, and the motion carried.

Submission Waivers:

Mount Laurel Animal Veterinary, 220 Mt Laurel Road, Block 508, Lot 2, I – Zone, File SP#4807B, Major Preliminary & Final Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairman Pizzo called for a motion, and Ms. Conte made a motion to grant the submission waivers, and Mayor Riley seconded the motion. All present were in favor, and the motion carried.

Fair Share Housing Development Inc, ERLH III, Francis Way, Block 601 Lot 35.01, R-3 – Zone, File SD#460A, Final Site Plan with Bulk Variance for Outdoor Recreation, Request for Completeness of

Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairman Pizzo called for a motion, and Ms. Conte made a motion to grant the submission waivers, and Mayor Riley seconded the motion. All present were in favor, and the motion carried.

Jose Tejas, Inc, 1310 Route 73, Block 1300.09 Lot 2, I – Zone, File SP#971B, Amended Major Preliminary & Final Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers conditioned upon site triangles being noted on plan and the applicant submitting an updated phase I. Chairman Pizzo called for a motion, and Ms. Conte made a motion to grant the submission waivers with the conditions stated, and Alt#2 Mr. Allen seconded the motion. All present were in favor, and the motion carried.

Bancroft Neurohealth, 311 Walton Avenue, Block 509, Lots 1.01, I- Zone, File SP#6925C, Amended Final Site Plan with Bulk Variance & Master Sign Program, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairman Pizzo 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 carried.

Temporary Use Permit:

Marriott, 1000 Century Parkway, Block 1311, Lot 1.05, I Zone, Storage Container for 12 Months. PB#17-73-04. Mr. Mike Dauber explained that the storage container was obtained from the prior lobby renovation and needs it for storage. Mr. Dauber further explained the future change in the site plan because of the relocation of the NJDOT jughandle, so there is a proposed location for the container on the current site configuration and the container will be relocated once the jughandle is moved. Board Solicitor Mr. Norman explained the Ordinance adopted by Council allowing the Planning Board to review these temporary use permits. Chairman Pizzo called for a motion, and Mayor Riley made a motion to grant the temporary use permit until June 8, 2018, and Ms. Conte seconded the motion. All present were in favor, and the motion carried.

Public Hearings:

JRB Property Group LLC, File SD#569A, 171 and 175 Hooton Road, R-1 Zone, Block 900 Lots 11 & 12, Major Preliminary Subdivision proposing to subdivide 2 lots into 10. Chairman Pizzo read the application. Mr. David Oberlander, Attorney at Law, represented the applicant and introduced those providing testimony; Jim Brandenburger as owner and developer and Ryan Headley as the Project Engineer, and they were sworn in by the Board Solicitor Mr. Norman. Mr. Oberlander described the project as 9 single family homes and the 10th lot is for stormwater and open space, existing home to be demolished. Ryan Headley gave his credentials and they were accepted by the Chair. Entered into evidence was Exhibit A1, a colored rendering of the site plan. Mr. Brandenburger described the proposed project. Mr. Headley described the site referring to Exhibit A1. Board Planner Mr. Stuart Wisner reviewed Jay Petrongolo's report dated May 22, 2017. Board Engineer Rick Alaimo reviewed Alaimo's report dated May 17, 2017. Board Traffic Engineer, Mr. Angelastro, reviewed his report dated May 24, 2017. Fire Marshal Mr. McVey reviewed his report dated May 19, 2017. Chairman Pizzo opened the public portion at 8:21pm; seeing no one, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as applicant shall; pay a sidewalk contribution for area of lot 12, extend sidewalk for school bus pickup area, work with Board Planner for compensatory plantings, comply with COAH regulations, work with Board Engineer on Stormwater maintenance responsibilities for lot 9 and on Stormwater design for two year storm, work with Post Office for location of cluster mailbox, and deed restriction for the basin and the driveway on lot 9 to be submitted for review by Board Solicitor and Board Engineer. Chairman Pizzo called for a motion and Mr. Cortese made a motion to approve the application SD#569A with the conditions stated and Alt#1 Ms. Sarcone seconded the motion. Roll Call Vote: Mr. Cortese –agree, Ms. Sarcone –agree, Alt#2 Mr. Allen –Agree, Mr. Chatzidakis –agree, Ms. Conte –agree, Acting Manager Tomczyk –agree, Deputy Mayor Van Noord –agree, Mayor Riley –agree, Chairman Pizzo –agree; motion carried.

It was noted that Vice-Chair Cassidy arrived at 7:45pm and was asked to sit for the next public hearing and the balance of the Meeting and Alt#2 Mr. Allen was asked to step down.

Mount Laurel Veterinary Real Estate, File SP4807A, 220 Mount Laurel Road, I-Zone, Block 508 Lot 2, Amended Major Preliminary and Final Site Plan with Bulk Variance proposing to construct a two story addition to the hospital and expand the parking area with additional site improvements. Chariman Pizzo read the application. Mr. William Hyland Jr. Attorney at Law, represented the applicant and introduced those providing

testimony; Christopher Torre, VMD, Robert Mankowski, VMD, Richard J. Clemenson, PE as Project Engineer, Nathan B. Mosley, PE as Project Traffic Engineer and they were sworn in by the Board Solicitor Mr. Norman. Mr. Hyland described the application and the variances requested for frontage setback, buffer strip to residential zone, and for the lack of a designated loading space. Dr. Torre described the business operation and the need for the expansion, including hours of operations, employee schedule, deliveries, and the type of animals. Entered into evidence was Exhibit A1 as a colored site plan rendering, Exhibit A2 as an aerial photo, Exhibit A3 as a delivery truck turning analysis, Exhibit A4 as a garbage truck turning circulation, Exhibit A5 as a fire truck turning analysis. Mr. Clemenson described the property, the proposed addition with site improvements, expanded parking, above-ground stormwater, landscaping and lighting. Dr. Mankowski described the current use for the house and previous Zoning Board approval for a Pet Hotel. Mr. Mosley described the traffic conditions. Board Planner Mr. Stuart Wisner reviewed Jay Petrongolo's report dated May 19, 2017. Board Engineer Mr. Rick Alaimo reviewed Alaimo's report dated May 19, 2017. Board Traffic Engineer Mr. Angelastro reviewed his report dated May 19, 2017. Fire Marshal Mr. McVey reviewed his report dated May 22, 2017. Chairman Pizzo opened the public portion at 9:38pm; seeing no one, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as applicant shall; work with the Board Planner on landscaping, provide LED lighting and remove flood lights, relocate proposed ADA parking spaces, convert gravel parking to asphalt, work with Board Engineer on a plan for potential arsenic disturbance, and no parking signs along driveway buffer???. Chairman Pizzo called for a motion and Ms. Conte made a motion to approve the application SP#4807B with the conditions stated, Deputy Mayor Van Noord seconded the motion. Roll Call Vote: Ms. Conte -agree, Deputy Mayor Van Noord -agree, Mr. Chatzidakis -agree, Mr. Cotese -agree, Ms. Sarcone -agree, Acting Manager Tomczyk -agree, Mayor Riley -agree, Vice Chair Cassidy -agree, Chairman Pizzo -agree; motion carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations, SP#6476A, which was denied, and SP#2825G and SP#2297F, which were approved.

Board Member Ms. Conte mentioned that some residents have noticed contractors dumping in the basin at 5,000 Midlantic Drive.

Board Secretary Ms. Bucci reminded the Board that the next Regular Meeting is June 29, 2017.

Chairman Pizzo called for a motion to adjourn, and Deputy Manor Van Noord made a motion to adjourn at 9:45pm, and Mayor Riley seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,


 Gerry Bucci
 Planning Board Secretary

Adopted On: 6/29/17