

**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, Acting Township Manager Tomczyk, Ms. Ingravallo, Mr. Cortese, Ms. Conte, Alt#1 Mr. Cassidy.

Absent: Mayor Bobo, Mr. Howard, Alt#2 Ms. Sarcone.

Newly appointed Board Member took the Oath of Office – Meredith Tomczyk for a one year as a Class II Member, and was 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.

Adopting Minutes:

Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of June 9, 2016, and Vice-Chair Pizzo seconded the motion. All present were in favor, except Acting Manager Tomczyk who abstained, and the motion was carried.

Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Special Meeting Minutes of June 24, 2016, and Mr. Cortese seconded the motion. All present were in favor, except Acting Manager Tomczyk who abstained, and the motion was carried.

Resolution(s):

Fair Share Housing Development, Connell Tract, File SD#400, Mt Laurel Rd, Resolution R-2016-17 Block 701, Lots 3, R-3 Zone, Major Final Subdivision. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the Resolution R-2016-17, and Vice-Chair Pizzo seconded the motion. Roll Call Vote: Ms. Conte- Agree, Vice-Chair Pizzo- agree, Alt#1 Mr. Cassidy- Agree, Mr. Cortese- Abstain, Ms. Ingravallo- agree, Acting Township Manager Tomczyk- Abstain, Councilman Van Noord- Agree, Chairman Chatzidakis- agree; motion carried.

Chase Partners Mt Laurel LLC, File SD#702 & SP#7976, Briggs/Union Mill Rd, Resolution R-2016-18 Block 304, Lot 3 & 3.01, BR-MF Zone, Major Preliminary Subdivision & Site Plan. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Resolution R-2016-18, and Mr. Cortese seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Mr. Cortese- Agree, Alt#1 Mr. Cassidy- Agree, Ms. Ingravallo- agree, Acting Township Manager Tomczyk- Abstain, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion 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. The 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 Councilman Van Noord seconded the motion. All present were in favor, except Chairman Chatzidakis who abstained, and the motion was carried.

J & J Builders, 117 Fleetwood Ave, R-3 Zone, File SD#703, Block 206.01, Lot 13.01, Minor Subdivision - Request for Completeness of Granting Submission Waivers. The 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 Councilman Van Noord seconded the motion. All present were in favor, and the motion was carried.

Public Hearings:

Robert Schwartz, File SP#2328, 821 East Gate Drive, Industrial Zone, Block 1201.04, Lot 7, Amended Preliminary & Final Site Plan with Bulk Variance to construct an addition. Chairman Chatzidakis read the application. Ms. Victoria Fannon, attorney at law, represented the applicant and introduced those providing testimony; Mr. Robert Schwartz as the President of Food Sciences, Mr. Richard McGuire of TWT as the

Engineer, Mr. David Shropshire as the Traffic Engineer; and they were sworn in by Board Solicitor Mr. Norman. Ms. Fannon described the application to construct a 16,381 sf addition and add 44 parking spaces. Mr. Robert Schwartz described the business operation and indicated only additional warehouse is needed. Mr. Schwartz noted that additional warehouse is located at Gaither Drive. Mr. McGuire gave his credentials and were accepted. Mr. McGuire reviewed the site and the proposed improvements. Entered into evidence was a color rendering of the site plan as Exhibit A-1, site plan superimposed on aerial view as Exhibit A-2, landscape plan as Exhibit A-3, and architectural rendering as Exhibit A-4. There are 33 existing compact spaces, 61 existing parking spaces that are 9 foot wide and 44 additional 9 foot wide spaces are proposed. 6 temporary parking spaces will be needed during construction. Once construction is complete, those 6 spaces will be removed and seeded. Board Planner Mr. Petrongolo reviewed his report dated July 1, 2016. Board Engineer Mr. Long reviewed his report dated June 29, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated July 1, 2016. Fire Marshal Mr. McVey reviewed his report dated June 29, 2016. Chairman Chatzidakis opened the public portion at 7:39pm, seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as comply with Board Professionals reports, street trees, waiver sidewalk, a variance for parking stall width, lighting plan, COAH. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the application for SP#2328, and Councilman Van Noord seconded the motion. Roll Call Vote: Ms. Conte- Agree, Councilman Van Noord- Agree, Alt#1 Mr. Cassidy- Agree, Mr. Cortese- Agree, Ms. Ingravallo- agree, Acting Township Manager Tomczyk- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Laurel Creek Country Club, File SP#2486A, Creek Road & Centerton Road, MCD Zone, Block 203.01, Lot 1, Amended Major Preliminary & Final Site Plan with Bulk Variance to expand the Club House, addition of Pool House, adding 70 parking spaces, landscaping, lighting, and other improvements. Chairman Chatzidakis read the application. Mr. Niall O'brien, attorney at law, represented the applicant and introduced those providing testimony; Mr. Joel Inman as the director of operations, Mr. Michael Citerone of TWT as the Engineer, Mr. David Shropshire as the Traffic Engineer; and they were sworn in by Board Solicitor Mr. Norman. Mr. O'brien described the application and the surrounding area. Entered into evidence was an architectural rendering as Exhibit A-1, an aerial as Exhibit A-2, site plan rendering as Exhibit A-3. Mr. O'brien described the application and the site. Mr. Inman described some of the private parties and functions, noting 38 seats will be added to the restaurant. There are 45 employees on the largest shift but that doesn't include the greens, which are in Moorestown. Mr. Citerone gave his credentials and were accepted. Mr. Citerone described the site and noted their NJDEP permit was pending. Mr. Shropshire reviewed the parking and traffic study. Board Planner Mr. Petrongolo reviewed his report dated July 1, 2016. Board Engineer Mr. Long reviewed his report dated June 29, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated July 1, 2016. Fire Marshal Mr. McVey reviewed his report dated May 27, 2016. Chairman Chatzidakis opened the public portion at 8:25pm. Ms. Barbara Rich of 37 E. Central Avenue in Moorestown was sworn in by Board Solicitor Mr. Norman. Ms. Rich questioned whether the NJ Conservation Foundation was notified about the project. The NJ Conservation Foundation was not on the 200' list and did not need to be notified. Seeing no further comments from the public, Chairman Chatzidakis closed the public portion at 8:29pm. Board Solicitor Mr. Norman reviewed the conditions as comply with Board Professionals reports, Stormwater Management, variance for 147 parking spaces, loading area for box trucks, and various waivers. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the application for SP#2486A, and Mr. Cortese seconded the motion. Roll Call Vote: Ms. Conte- Agree, Mr. Cortese- Agree, Alt#1 Mr. Cassidy- Agree, Ms. Ingravallo- agree, Acting Township Manager Tomczyk- agree, Councilman Van Noord- Agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

TopGolf USA, File SP#7910, Centerton Road, Block 503.01 Lots 2, 2Q, MCD Zone, Preliminary & Final Major Site Plan with Bulk Variance to construct a Golf Recreation Facility and Restaurant. Chairman Chatzidakis read the application. Mr. Edward Sheehan, attorney at law, represented the applicant and introduced those providing testimony; Mr. Ted Heilbron as the Top Golf Development Manager, Mr. Sam Renauro as the Project Engineer, Mr. Scott Kennel as the Traffic Consultant, Mr. James Lencioni as the Architect, Mr. Shane Bump as the Electrical Engineer, Mr. Thomas Boerman as the Contractor Representative; and they were sworn in by Board Solicitor Mr. Norman. Mr. Sheehan described the application and the site, noting a portion of the Costco property lot 1.04 will be used for second emergency access and a water line connection. This proposed facility will be 64,232 sf with a 3 story driving range including 102 driving bays. It

was compared to a similar one operating in Scottsdale Arizona. Entered into evidence was a site plan as Exhibit A-1, an aerial as Exhibit A-2, an elevation as Exhibit A-3, monument sign plans as Exhibit A-4, floor plans handed out at the meeting as Exhibit A-4.1, a traffic study as Exhibit A-5. Mr. Sheehan noted that this application was to be heard in the Fall last year, but they needed time to work with Lockheed Martin, the US Navy, obtain the necessary easement from Costco, and connection to the MUA waterline. Mr. Sheehan reviewed the variances requested. Mr. Sheehan noted for the record TopGolf has agreed to give advance notice to Lockheed Martin whenever any large cranes over 60 meters in height are brought to the site, TopGolf acknowledges and has been advised by Lockheed Martin the possibility that TopGolf golf balls equipped with small electronic chips may be detected or disabled by the radar system testing should the golf balls be projected above 60 meters and become in line with the radar testing system, TopGolf will provide Lockheed with contact information of an authorized TopGolf representative, that TopGolf will notify Lockheed of any changes to the facility. Mr. Heilbron described the operations and technology of Top Golf entertainment center. Mr. Lencioni gave his credentials and were accepted. Mr. Lencioni referred to exhibits A-3 & A-4 & A-4.1 and described the architectural graphics, the building elevations, floor plans, and lighting. Mr. Renauro gave his credentials and were accepted. Mr. Renauro referred to exhibits A-2 & A-1 and described the surrounding area and the basins. Obtained NJDEP approval for Flood Hazard Area and Wetlands. Applicant agreed to provide sidewalks along frontage of Centerton Road. Mr. Kennel gave his credentials and were accepted. Mr. Kennel referred to exhibit A-5 and reviewed the traffic study dated July 29, 2015. It is of the applicants' opinion that no action is required from the NJDOT, but will confirm if necessary. Board Planner Mr. Petrongolo reviewed his report dated July 1, 2016. Mr. Bump gave his credentials and were accepted. Mr. Bump reviewed the lighting and will work with Board Planner on more trees along fence line if permitted by NJDEP. Mr. Heilbron testified that the hours of operation are 9:00am to 2:00am except when local liquor laws dictate the inability to sell alcohol; Sunday would be 10:00am to 2:00am. Chairman Chatzidakis called for a motion at 10:01pm to extend the public hearing beyond 1 1/2 hours, and Councilman Van Noord made a motion to extend the hearing, and Ms. Conti seconded the motion. All present were in favor and the motion was carried. Board Engineer Mr. Long reviewed his report dated June 30, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated June 30, 2016. Applicant is providing a left turn lane south bound on Centerton Road approaching their site access. Traffic signals are under the County's jurisdiction. Fire Marshal Mr. McVey reviewed his report dated June 29, 2016. Chairman Chatzidakis opened the public portion at 10:14pm. Ms. Barbara Rich of 7 E. Central Avenue in Moorestown was still under oath. Ms. Rich questioned the reduction in size of the lot, asked about deed restrictions, and had concerns regarding DEP permits, cleaning the stream, stormwater maintenance plan, maintaining the basins, sloughing, mitigation, and acid soils. Seeing no further comments from the public, Chairman Chatzidakis closed the public portion at 10:24pm. Board Solicitor Mr. Norman reviewed the conditions as comply with Professionals reports, install additional landscaping, reduce freestanding sign to 75 s.f., COAH fee obligation, no signage painted on the mesh golf netting, and clarify number of restaurant seats on the plan. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the application for SP#7910, and Councilman Van Noord seconded the motion. Roll Call Vote: Ms. Conte- Agree, Councilman Van Noord- Agree, Alt#1 Mr. Cassidy- Agree, Mr. Cortese- Agree, Ms. Ingravallo- agree, Acting Township Manager Tomczyk- Agree, Vice-Chair Pizzo- Agree, Chairman Chatzidakis- Agree; motion carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations, SP#4787A, SP#817D, SP#438A, which were all approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers, SPW #7985 and #7986, which were both 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 10:30pm, and Councilman Van Noord seconded the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,

Gerry Bucci  
Planning Board Secretary

Adopted on: \_\_\_\_\_