

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, Mayor Bobo, Acting Township Manager Tomczyk, Alt#2 Ms. Sarcone, Ms. Ingravallo, Mr. Cortese, Ms. Conte, Alt#1 Mr. Cassidy.

Absent: Mr. Howard.

Chairman Chatzidakis announced that Chris Howard has resigned from the Planning Board.

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.

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.

Resolution of Appreciation:

Chairman Chatzidakis read the resolution of appreciation for Nathan Hellen former Planning Board Member and called for a motion. Ms. Conte made a motion to adopt the Resolution of Appreciation, and Councilman Van Noord seconded the motion. All present were in favor, and the motion was carried.

Adopting Minutes:

Chairman Chatzidakis called for a motion on adopting the minutes, and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of August 11, 2016, and Ms. Conte seconded the motion. All present were in favor, except Chairman Chatzidakis, Ms. Ingravallo and Mr. Cassidy who abstained, and the motion was carried.

Resolution(s):

Maximus Land Development LLC, File SD#701, 663 Walton Ave, Resolution **R-2016-22**
R-3 Zone, Block 601, Lots 3.02, Major Preliminary Subdivision with Bulk Variance. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the Resolution R-2016-22, and Mr. Cortese seconded the motion. All present were in favor, except Chairman Chatzidakis, Ms. Ingravallo and Mr. Cassidy who abstained, and the motion was carried.

J & J Builders, Inc., File SD#703, 117 Fleetwood Ave, R-3 Zone, Resolution **R-2016-23**
Block 206.01, Lot 13.01, Minor Subdivision. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Resolution R-2016-23, and Vice-Chair Pizzo seconded the motion. All present were in favor, except Chairman Chatzidakis, Ms. Ingravallo and Mr. Cassidy who abstained, and the motion was carried.

Site Plan Waiver:

Erika & Robert Gore, SPW#7998, 197 Hooton Road, Block 900, Lot 5, Detached Garage over 1,000sf (1,341sf). Chairman Chatzidakis read the application. Erika & Robert Gore stated that the garage was for vehicle storage and wood working and there would be no commercial use. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Site Plan Waiver #7998, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

Submission Waivers:

Mt. Laurel Development, LLC, File SP#2254B, 1000 Century Parkway, Industrial Zone, Block 1311, Lot 1.05, Minor Site Plan - 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 Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Chase Partners Mt Laurel LLC, File SD#702 and SP#7976, Union Mill & Briggs Rd, BR-MF Zone, Block 304, Lot 3 & 3.01, Amended Preliminary & Final Subdivision and Site Plan - Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Mr. Stephen Nehmad, attorney for the applicant, described the amended application. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to grant the submission waivers, and Vice-Chair Pizzo seconded the motion. All present were in favor, and the motion was carried.

Public Hearing:

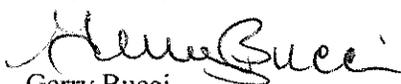
Jersey Wahoos Swim Club Inc., File SP#4959, 4101 Church Road, Business Zone, Block 1301, Lot 1.02, Major Preliminary & Final Site Plan, Construction of a Second Pool. Chairman Chatzidakis read the application. Mr. Richard F. Roy Jr., attorney at law, represented the applicant and introduced those providing testimony; John Carroll as the General Manager, Michael Citerone as the Project Engineer, Andrew Feranda as the Project Traffic Engineer, Lee DePrinzio as the Project Architect, Miller Desper as the Project Manager. Mr. Roy described the application and the parking variance for 139 spaces instead of the required 195-200. Entered into evidence was the Site Plan as Exhibit A-1, an aerial view as Exhibit A-2, and a color rendering as Exhibit A-3. Mr. Carroll described the business operations, schedules, deliveries, patrons, noting that training for swim meets are off site and the new pool will eliminate the need to rent other pools off site. Board Solicitor Mr. Norman noted that Board Member Ms. Ingravallo terminated her Jersey Wahoos membership in 2012 and is able to hear the application and vote on it. Mr. Roy explained that the applicant had an agreement with Bennigan's for shared parking but does not have a written agreement with Applebee's. Mr. Citerone described the improvements, noting the shared driveway and the existing cell tower, noting that the location of the basin is where some of the parking spaces were lost. Mr. Feranda described the parking, circulation, carpools, and bus drop off and pick up. Board Planner Mr. Petrongolo reviewed his report dated July 22, 2016. Board Engineer Mr. Long reviewed his report dated August 12, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated July 28, 2016, noting more parking data is needed and a contingency plan for events. Fire Marshal Mr. McVey reviewed his report dated July 27, 2016. The Board had concerns with the increase of patrons and the loss of more parking spaces. Chairman Chatzidakis opened the public portion at 8:31pm; seeing none closed the public portion. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to continue the application SP#4959 to October 13, 2016, 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, Mayor Bobo- Agree, Vice-Chair Pizzo- Agree, Chairman Chatzidakis- Agree; motion carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations SP#935C, SP#6713B, SP#7007B, which were approved, and SP#6476A which was denied.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW #7996, #7997, #7999, which were approved by the Construction Official. Board Secretary Ms. Bucci further noted for SPW#7997 the property taxes are delinquent and the Board gave a conditional approval that taxes must be paid in full within 7 days.

Chairman Chatzidakis called for a motion to adjourn the Regular Meeting and Councilman Van Noord made a motion to adjourn at 8:45pm, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,


Gerry Bucci
Planning Board Secretary

Adopted on: 10/13/16