

PLANNING BOARD SPECIAL MEETING MINUTES

The Special Meeting was called to order by Chairman Chatzidakis at 6:00pm.

Open Public Meeting Notice was read by Chairman Chatzidakis, noting that the posting for this special meeting, took place on June 17, 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, Mayor Bobo, Councilman Van Noord, Township Manager Mitchell, Alt#2 Ms. Sarcone, Ms. Ingravallo, Mr. Howard, Mr. Cortese, Ms. Conte, Alt#1 Mr. Cassidy Absent: None
Professionals in attendance: Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. Michael Angelastro – Board Traffic Engineer, Mr. Christopher Norman - Board Solicitor, Board Secretary Ms. Gerry Bucci. Absent: Mr. Brian McVey - Fire Marshal

Board Secretary Ms. Bucci noted that Mr. Cortese listened to the recording of the June 9, 2016 Planning Board Meeting.

Board Professionals did not need to be sworn in since this was a continued Hearing from June 9, 2016.

Public Hearing(s):

Chase Partners Mt Laurel LLC, Briggs Rd & Union Mill Rd, SD#702 and SP#7976, BR-MF Zone, Block 304, Lots 3 & 3.01, Major Preliminary & Final Subdivision and Major Preliminary & Final Site Plan, 490 Apartments and 131 Townhomes. Chairman Chatzidakis read the application, noting this is a continued hearing from June 9, 2016. Mr. Stephen Nehmad, attorney at law, represented the applicant and noted there will be no new witness' tonight, and reviewed those witness' from June 9, 2016 providing testimony; Mr. Joe Hanrahan as the Professional Civil Engineer, Mr. Creigh Rahencamp as the Professional Planner, Mr. Jeff Smith as the Professional Architect, Mr. Eric Rains as the Landscape Architect, Mr. David Shropshire as the Professional Traffic Engineer, Mr. Clark Hamilton as the Principal Applicant, and they were still under oath. Mr. Nehmad reviewed what happened at the June 9, 2016 public hearing and indicated they were here for a special meeting to review the phasing plan as to which improvements are to be done now before occupancy versus later. Mr. Shropshires credentials were noted and accepted. Mr. Shropshire reviewed the list of roadway improvements needed before occupancy to ensure the plan of access is safe and efficient. Mr. Shropshire referring to Exhibit A-3 reviewed his letter dated June 13, 2016. The Union Mill Road full movement right in and right out needs to wait until the bridge roadway plan is implemented. Applicant will work with the Board Traffic Engineer on signage. Ms. Conte had some concerns with circulation through the development and the safety of residents and asked if the applicant could have a main access road through the development to go to the exit at Briggs Road proposed traffic light. Mr. Clark Hamilton testified that the proposed plan works. Mr. Joe Hanrahan noted that the DEP permit application was submitted in February for the onsite improvements and expects approval in July. The offsite improvements, the Bridge and Union Mill Road improvements will be on one permit request which has not been submitted yet. Chairman Chatzidakis opened the public portion at 6:25pm, seeing none closed the public portion. The Board Professionals could not recommend final site plan approval. Mr. Nehmad requested whatever the Board may grant on one (subdivision vs. site plan) to do for both. Board Solicitor Mr. Norman reviewed the conditions as complying with the Board Professionals reports, except for comment #22 in the Board Planners report and #6 in the Board Traffic Engineers report, variance for 9 x 20 spaces is withdrawn, the roadway improvements before occupancy as listed in the phasing plan dated June 13, 2016, and outside agencies. Chairman Chatzidakis called for a motion and Mayor Bobo made a motion to approve preliminary subdivision and preliminary site plan for this application SD#702 and SP#7976 with the conditions stated, and Mr. Howard seconded the motion. Roll Call Vote: Mayor Bobo- Agree, Mr. Howard- Agree, Ms. Conte- Disagree (would like to see a better plan for safety purposes), Mr. Cortese- Agree, Ms. Ingravallo- Agree, Township Manager Mitchell- Agree, Councilman Van Noord- Agree, Vice-Chair Pizzo- Agree, Chairman Chatzidakis- Agree, motion carried approved.

Councilman Van Noord read a statement into the record. Mr. Nehmad commented on Councilman Van Noord's statement. Chairman Chatzidakis called for a motion to adjourn and Mayor Bobo made a motion to adjourn at 6:36pm, 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: 7-14-16