

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, Mr. Cortese, Ms. Conte.

Absent: Ms. Ingravallo, Mr. Cassidy.

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. Brian McVey – Fire Marshall, Mr. Christopher Norman - Board Solicitor, Board Secretary Ms. Gerry Bucci.

Absent: Mr. Michael Angelastro – Board Traffic Engineer.

Board Professionals were sworn in by the Planning Board Solicitor Mr. Christopher Norman:

Mr. Joseph Petrongolo, Mr. William Long, Mr. Brian McVey.

Discussion Items/Correspondence:

FSDH, ERLH III, File SD#460A, Request a 90 Day Extension for recording the Minor Subdivision previously approved. Resolution R-2016-28 granting the extension. Board Solicitor Mr. Norman explained the reason for the extension and Board Secretary Ms. Bucci noted that County rejected the plan because the applicants engineer typed in the wrong filing deadline date. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the 90 day extension and adopt the Resolution R-2016-28, and Ms. Conte seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Ms. Conte- Agree, Mr. Cortese- Agree, Alt #2 Ms. Sarcone- Agree, Acting Township Manager Tomczyk- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- Agree, Chairman Chatzidakis- Agree; motion carried.

Adopting Minutes:

Chairman Chatzidakis called for a motion on adopting minutes and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of October 13, 2016, and Mr. Cortese seconded the motion. All present were in favor, except Chairman Chatzidakis and Ms. Conte who abstained, and the motion was carried.

Resolutions:

Jersey Wahoos Swim Club Inc., File SP#4959, 4101 Church Road, B Zone, Resolution R-2016-25 Block 1301, Lots 1.02, Major Preliminary and Final Site Plan with Bulk Variance. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Resolution R-2016-25, and Ms. Conte seconded the motion. All present were in favor, except Chairman Chatzidakis who abstained, and the motion was carried.

Mt. Laurel Development, LLC, File SP#2254B, 1000 Century Parkway, I Zone, Resolution R-2016-26 Block 1311, Lots 1.05, Minor Site Plan with Bulk Variance. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the Resolution R-2016-26, and Vice-Chair Pizzo seconded the motion. All present were in favor, except Chairman Chatzidakis who abstained, and the motion was carried.

Chase Partners Mt Laurel LLC & D.R. Horton Inc. NJ, File SD#702 & SP#7976, Resolution R-2016-27 Briggs & Union Mill Rd, BR-MF Zone, Block 304, Lots 3 & 3.01, Amended Preliminary and Final Site Plan. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Resolution R-2016-27, and Vice-Chair Pizzo seconded the motion. All present were in favor, except Chairman Chatzidakis and Ms. Conte who abstained, and the motion was carried.

Submission Waivers:

JRB Property Group LLC, File SP#569A, 171 & 175 Hooton Rd, R-1 Zone, Block 900, Lot1 11 & 12, Major Preliminary Subdivision, Request for Completeness of Granting Submission Waivers. Board Professionals recommend granting the submission waivers. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to grant the submission waivers with the condition stated, and Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Metro Storage LLC, File SP#8009, Route 38, I Zone, Block 309, Lot1 1 & 1.01, Major Preliminary & Site Plan, Request for Completeness of Granting Submission Waivers. Board Professionals recommend granting the submission waivers conditioned upon the applicant submitting items 39, 37, and 48. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to grant the submission waivers with the condition stated, and Councilman Van Noord seconded the motion. All present were in favor, and the motion was carried.

Public Hearings:

150 Mt. Laurel Medical Center, File SP#4497B, 150 Century Parkway, Industrial Zone, Block 1311, Lot 1.06, Minor Site Plan with Bulk Variances, 1,200 s.f. Building Addition. Chairman Chatzidakis read the application. Ms. Rhonda Feld, attorney at law, represented the applicant and introduced those providing testimony; David Cohen of Needleman Management, Gregory Elko of Langan as the Project Engineer, and they were sworn in by Board Solicitor Mr. Norman. Ms. Feld described the application and the variances needed and variances previously approved on the prior application. Mr. Cohen described the business operation, noting that the current tenant Cherry Hill OB GYN is expanding. No changes to the other two tenants; the surgical center, and lab corp. Mr. Elko gave his credentials and they were accepted. Entered into evidence was the revised site plan as Exhibit A-1, and a photo of the ADA parking as Exhibit A-2. Mr. Elko described the site and the surrounding area. A variance is required for the loading dock size and a design waiver required for the slope of the storm pipe, pipe size, perforated pipe, and Mannings N value of 0.013. Board Planner Mr. Petrongolo reviewed his report dated October 20, 2016. Board Engineer Mr. Long reviewed his report dated October 20, 2016. Fire Marshal Mr. McVey reviewed his report dated October 26, 2016. Chairman Chatzidakis opened the public portion at 7:44pm; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; the applicant to comply with the professionals reports and to submit a landscape plan. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the application SP#4497B with the condition stated, and Councilman Van Noord seconded the motion. Roll Call Vote: Ms. Conte- Agree, Councilman Van Noord- Agree, Mr. Cortese- Agree, Alt #2 Ms. Sarcone- 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#7223B and SD#6.28C which were approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW #8004, #8008, #8010, which were 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 7:48pm, and Vice-Chair Pizzo seconded the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,

Gerry Bucci

Gerry Bucci
Planning Board Secretary

Adopted on: 12/8/16