

Mount Laurel Planning Board
Regular Meeting Minutes
August 13, 2020-via Zoom

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Vice-Chair Conte at 7:00 pm on August 13, 2020.

Open Public Meeting Notice was read by Vice-Chair Conte, noting that all postings, filings & emailing took place on January 15, 2020.

Pledge of Allegiance / Moment of Silence was led by Vice-Chair Conte.

Roll Call:

Roll Call taken by Board Secretary Ms. Hochreiter - Members in attendance, Vice-Chair Conte, Mayor Edelson, Township Manager Tomczyk, Councilman Pritchett, Mr. Pfeiffer, Mr. Pizzo & Alternate #2 Mr. Forrest. Absent: Chairman Cortese, Mr. Cassidy, Mr. Naik & Alternate #1 Mr. Troilo.

Adopting Minutes:

Vice-Chair Conte called for a motion and Mr. Pizzo made the motion to approve meeting minutes of June 11, 2020 and Mr. Pfeiffer seconded the motion. All present were in favor

Professionals in Attendance:

Mr. Jay Petrongolo-Township Planner, Mr. Bill Long-Township Engineer, Mr. Mike Angelastro-Township Traffic Engineer, Mr. Brian McVey-Township Fire Marshal, Mr. John Armano-Board Solicitor & Trish Hochreiter-Board Secretary.

Planning Board Professionals were sworn in by Planning Board Solicitor Mr. John Armano

Temporary Use Permit:

PB-20-73-04 - CVS, 3110 NJ 38, Block 303.06, Lot 1.01 (1) 20' metal storage container to hold COVID-19 Testing. The container is climate controlled and ADA compliant. Appointments would be scheduled online and appointments would be given so the traffic will not be an issue. The board asked for the Police Department, OEM Coordinator and Traffic Engineer Mr. Angelastro to schedule an inspection at the site for the placement of this trailer. Site distance exiting the drive through lane was a concern and would be addressed at the time of inspection & when the permits are issued a plan will be submitted. Vice-Chair Conte called for a motion to approve the temporary trailer at CVS, Township Manager Tomczyk made the motion and Mayor Edelson seconded the motion. All present were in favor, and the motion was carried.

Public Hearings:

1. **Delco Development (Haddon Point)** - Route 38/Ark Road/Masonville-Fostertown Road, Block 302.15 Lots 10 & 11 – **PBP1921**– Preliminary & Final Major Site Plan for Phase 1, Sections 1 & 2 & Preliminary Major Site Plan for Phase 2. **PBD1922**- Preliminary & Final Major Subdivision Phase 1, & Preliminary Major Subdivision Phase 2. **Proposed mix-use project –Phase 1, Section 1** - 120 age restricted COAH rental apartments in (1) 4 story building, **Phase 1, Section 2** - 273 market rate units in (10) 3-story building, clubhouse with outdoor pool, patio and dog run. **Phase 2** includes 207 fee simple townhouse units in 39 Buildings. The Vice Chairman Conte advised that the applicant would only be having their civil engineer for the project testimony this evening, and that the remaining professionals for the applicant, our professional's reports and the public portion of this application will be held at the next Planning Board Meeting held on September 10, 2020. Mr. Richard Hoff, attorney at law, represented the

applicant and introduced Mr. Edward Brady, PE with Taylor Wiseman & Taylor as the project's Civil Engineer. Mr. Brady was sworn in by the Board Solicitor John Armano and a recommendation on Mr. Brady's credentials was accepted by the Board. Mr. Brady presented exhibit A-1 an Aerial view of the project explaining an overview of the location and then presented exhibit A-2 showing the phases of this project. The commercial phase of this project has nothing at this time proposed. The applicant currently does not have a builder on board for the construction of the market rate units. Mr. Brady gave a brief description of each phase. Mr. Joseph Petrongolo, Board Planner reviewed his report dated June 19, 2020 and indicated that a response from the Engineer was received on July 30, 2020. Mr. Long, Board Engineer reviewed his report dated June 19, 2020 and indicated that a response from the Engineer was received July 30, 2020. Mr. Michael Angelastro, Board Traffic Engineer reviewed his report dated June 22, 2020, with a response from the applicant's engineer on July 30, 2020, Mr. Brian McVey, Fire Marshal reviewed his report dated June 19, 2020 with a response from the applicant's engineer dated July 30, 2020.

Most of the comments in the professionals' letters have been addressed with the revised plans that were submitted. A few comments that the professionals wish to discuss at the September 2020 meeting are the trash enclosures with no gates and Haddon Boulevard being proposed as a public street, which has become an issue for the Township in the past.

Mr. Long ask about the plat being filed for these phases and Mr. Brady indicated the plats will show a shading out of those lots that are not included with this filing.

No remaining questions from the board or professionals was noted and Board Solicitor asked the Board for a Motion to adjourn the remaining balance of the hearing, and the board professionals' comments until the September 10, 2020 Planning Board meeting where the remaining professionals for the applicant and public portion will be heard.

The applicant will not have to notice for the September 10, 2020 Public Hearing.

Vice Chair Conte called for a motion and Mayor Edelson made a motion to adjourn the balance of this hearing until September 10, 2020, and Mr. Pfeiffer seconded the motion. Roll Call: Mayor Edelson-agree, Mr. Pfeiffer-agree, Alternate #2 Mr. Forrest-agree, Mr. Pizzo-agree, Township Manager Tomczyk-agree, Councilman Pritchett-agree & Vice-Chair Conte-agree.

2. Mount Laurel Hospitality — 1132 Route 73, Block 1306.01, Lot 7, **PB2006**, Minor Site Plan with Bulk Variance – Renovations to existing building to make 4 separate units. Mr. Trevor Williams, attorney at law, represented the applicant and introduced Dante Guzzi, PE for the applicant and the two owners of the property Vijay Sukharamwala & Rushi Sukharamwala all were sworn in by the Board Solicitor John Armano. Mr. Williams described the application and the location of this property and the intent of the owners. At this time there are no tenants proposed for this location.

Mr. Petrongolo Board Planner reviewed his letter dated May 22, 2020 and indicated that a response to his comments was received July 28, 2020 and has agreed to the comments indicated along with testimony being provided as indicated. Mr. Long, Board Engineer reviewed his report dated May 20, 2020 and indicated that they have agreed to the comments with a response dated July 28, 2020. Mr. Angelastro, Board Traffic Engineer reviewed his report dated May 21, 2020 and indicated that he received a response to his comments dated July 28, 2020 and the applicant has agreed to comply. Mr. Brian McVey, Fire Marshal reviewed his report dated May 26, 2020 and the applicant responded to his comments dated July 28, 2020 with no objections to comply.

The Applicant's attorney will discuss and let the board know the decision of the applicant on the installation of a sidewalk and will discuss a contribution be made to the sidewalk fund or a bond would be posted. Once the attorney has a discussion off the record with his clients the Board would be made aware of the decision.

Vice Chair Conte opened the public portion at 9:00 pm and seeing no comments closed the public portion. The Board Solicitor Mr. Armano reviewed the conditions. Vice Chair Conte called for a motion and Mr. Pfeiffer made the motion to approve the application with the conditions as stated and Mr. Pizzo seconded the motion. Roll Call: Mr. Pfeiffer-agree, Mr. Pizzo-Agree, Alternate #2 Mr. Forrest-agree, Township Manager Tomczyk-agree, Councilman Pritchett-agree, Mayor Edelson-agree & Vice-Chair Conte-agree; motion carried.

3. **Jersey Wahoo's** – 4101 Church Road, Block 1301, Lot 1.02, **PB2009**, Minor Site Plan to include a 2730 SF addition to existing building. Mr. Joseph Rocco, attorney at law, represented the applicant and introduced Michael Citerone, Professional Engineer with Taylor Wiseman & Taylor and Jersey Wahoo's representative Brian Kraemer. Several exhibits were presented A-1 a colored rendering of the site plan dated August 13, 2020, A-2 also a site-plan dated June 24, 2020, A-3 front elevation of the building, A-4 side elevation of the building, A-5 rear elevation of the building & A-6 floor plan. Mr. Petrongolo Board Planner reviewed his comments dated July 23, 2020, and this is to support the existing athletes at this facility. The applicant had indicated they would be abandoning the 2016 approval that was to expand this site

Mr. Petrongolo Board Planner reviewed his letter dated July 23, 2020 and indicated he received a response from the applicant's engineer dated August 1, 2020 and they have agreed to the comments. Mr. Long, Board Engineer reviewed his report dated July 24, 2020 and indicated he received a response from the applicant's engineer dated August 1, 2020 and they have agreed to the comments and would provide testimony where needed. Mr. Angelastro, Board Traffic Engineer had no review for this application. Mr. Brian McVey, Fire Marshal reviewed his comments dated July 22, 2020 and indicated that the applicant has agreed to install a Knox box for emergency access during off hours of the building, and that all other comments have been addressed.

Vice Chair Conte opened the public portion at 9:20 pm and seeing no comments closed the public portion. The board solicitor Mr. Armano reviewed the conditions. Vice Chair Conte called for a motion and Township Manager Tomczyk made the motion to approve with conditions as stated and Mayor Edelson seconded the motion. Roll Call: Township Manager Tomczyk-agree, Mayor Edelson-agree, Alternate #2 Mr. Forrest-agree, Mr. Pfeiffer-agree, Mr. Pizzo-agree, Councilman Pritchett-agree and Vice Chair Conte-agree, motion carried.

4. **Taco Bell** – 3220 Route 38, Block 301.11, Lot 1-9, **PB2010**, Preliminary and Major Site Plan to include amending the site plan to include 2 lanes, and 2 menu board and reduce the size of the building. Ms. Laura D'Allesandro attorney at law, represents the applicant and introduced the Engineer for the applicant Brian Cleary of the Pettit Group. Ms. D'Allesandro indicated this applicant was before the Board in March and after discussion with her clients they felt that this location would benefit more by having a double lane and double menu board and reduce the size of the building to accommodate these changes. The applicant had several exhibits that were introduced and shared as Exhibits A-1 Aerial Photo, A-2 Site Plan rendering, A-3 Building Elevations, A-4 Grading and Utility Plan, A-5 Lighting & Landscaping Plan, A-6 Approved Site Plan Rendering & A-7 Drive Thru Lane Sign.

Mr. Petrongolo Board Planner reviewed his letter dated July 23, 2020 and discussed that the new signage would need to come back to the board as they have not had the time to review exhibit A-7 that was just

presented before the meeting. A response to his comments is still needed. Mr. Long reviewed his letter dated July 24, 2020 and has not received a response to date. Mr. Michael Angelastro reviewed his letter dated July 28, 2020 and no response to date has been received, Mr. Brian McVey reviewed his letter July 22, 2020 and no response to date has been received and has no objections to the changes with a proposed added lane.

Vice Chair Conte opened the public portion at 9:50 pm and seeing no comments closed the public portion. The Board Solicitor Mr. Armano reviewed the conditions. Vice Chair Conte called for a motion and Township Manager Tomczyk made a motion to approve with conditions as stated and Mr. Pizzo seconded the motion. Roll Call: Township Manager Tomczyk-agree, Mr. Pizzo-agree, Alternate #2 Mr. Forrest-agree, Mr. Pfeiffer-agree, Councilman Pritchett-agree, Mayor Edelson-agree, Vice-Chair Conte-agree, motion carried.

Vice-Chair Conte called for a motion to adjourn the meeting at 10:00 pm and Mr. Pfeiffer made the motion and Councilman Pritchett seconded the motion. All present were in favor and the motion was carried.

Respectfully submitted,


Trish Hochreiter
Planning Board Secretary

Adopted on: September 10, 2020