

Mount Laurel Planning Board
Regular Meeting Minutes
March 11, 2021-via Zoom

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairwoman Conte at 7:00 pm on March 11, 2021.

Open Public Meeting Notice was read by Chairwoman Conte, noting that all postings, filings & emailing took place on January 20, 2021.

Pledge of Allegiance / Moment of Silence was led by Chairwoman Conte.

ROLL CALL

Roll Call taken by Board Secretary Ms. Hochreiter - Members in attendance, Chairwoman Conte, Vice-Chair Cassidy, Mayor Steglik, Councilwoman Janjua, Township Manager Tomczyk; Mr. Pizzo, Mr. Pfeiffer, Mr. Naik & Mr. Bathke.

RESOLUTION #R2021-5: RESOLUTION "Establishing Standard Protocols for Remote Public Meeting Held during a Governor-Declared Emergency" Chairwoman Conte called for a motion and Vice-Chair Cassidy made a motion to approve resolution R-2021-5 and Mr. Pizzo seconded the motion. Vice-Chair Cassidy-agree; Mr. Pizzo-agree; Mr. Bathke-agree; Mr. Naik-agree; Mr. Pfeiffer-agree; Township Manager Tomczyk-agree; Councilwoman Janjua-agree; Mayor Steglik-agree & Chairwoman Conte-agree and the motion was carried.

APPROVAL OF MINUTES

Chairwoman Conte called for a motion and Township Manager Tomczyk made the motion to approve meeting minutes of February 11, 2021 and Mr. Pfeiffer seconded the motion. All present were in favor, except Mr. Bathke who abstained and the motion was carried.

PROFESSIONALS IN ATTENDANCE

Mr. John Miller-Board Solicitor, Trish Hochreiter-Board Secretary, Mr. Jay Petrongolo-Board Planner, Mr. William Long-Board Engineer, Mr. Michael Angelastro-Traffic Engineer, Mr. Brian McVey-Fire Marshal. Board Professionals were sworn in by Planning Board Solicitor John Miller.

TEMPORARY USE PERMIT

Walmart, PB 21-73-02, 934 Route 73, Block 203.01, Lot 1. Requesting a temporary use permit for (2) 40 ft. long storage trailers for an influx of freight to ensure community is well stocked. They are looking for this to be behind the building by the garden center until May 31, 2021.

EXTENSION OF APPROVAL

New Laurel Creek Country Club, 701 Centerton Road, Block 203.01, Lot 1, File- SP2486A. Requesting an extension of approval pursuant to Resolution R-2016-20 memorialized by the Planning Board on July 14, 2016 for Amended Site Plan Approval/Variance Approval with approval granted until August 11, 2021 in order to obtain permits.

PUBLIC HEARING

1. **The Falls Group, LLC (Funplex)** 3320 Route 38, Block 304, Lot 1.02 **PB 2101** – Amended Preliminary & Final Site Plan Phase 3 Hotel with Bulk Variance. The applicant was represented by David Wollman, Esq. who introduced Patrick Kane with Taylor Wiseman & Taylor as the Engineer for the project. Mr. Kane has been before this Planning Board in the past and was accepted and sworn in by the Board Solicitor along with Deanna Drumm from Environmental Resolutions, Inc. as the Traffic Engineer for the project, who provided her credentials and was accepted and sworn in by the Board Solicitor. Also, in attendance was Mr. Brian Williams the Chief Operating Officer for Funplex, and Mr. Randall Lahn, Principal of The Falls Group, LLC. Both were sworn in by the Board Solicitor.

Mr. Kane, described this project as Phase 3, the Wyndham Hotel with a dual brand as La Quinta-Hawthorn Suites. This will be a 125 room hotel to include 57 rooms/suites in the Hawthorn for extended stay, and 68 larger rooms at La-Quinta for shorter stays. Mr. Kane, discussed the loading dock areas, and the signage.

Mr. Petrongolo reviewed his report dated February 23, 2021 and stated that the applicant has agreed to comply with all requests. Mr. Long reviewed his report dated February 23, 2021 and stated the applicant has agreed to comply with all requests. Mr. Angelastro reviewed his report dated February 22, 2021 and stated the applicant has agreed to comply with all requests. Fire Marshal McVey reviewed his report dated February 25, 2021 and stated the applicant has agreed to comply with all requests.

The applicants Engineer Patrick Kane from Taylor Wiseman & Wiseman responded to all review letters on March 3, 2021 and have agreed to incorporate the changes outlined in the review letters and any modification as a result of the Planning Board meeting will be submitted with revised plans.

Chairwoman Conte opened the public portion at 8:30 pm and seeing no comments closed the public portion. The board solicitor Mr. Miller reviewed the conditions. Chairwoman Conte called for a motion and Mr. Pfeiffer made the motion to approve with conditions as stated and Vice-Chairman Cassidy seconded the motion. Roll Call: Mr. Pfeiffer-agree; Vice-Chairman Cassidy-agree; Mr. Bathke-agree; Mr. Naik-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Councilwoman Janjua-agree; Mayor Steglik-agree and Chairwoman Conte-agree, motion carried.

2. **National Energy Partners**, 907 Pleasant Valley Avenue, Block 1201.04, Lot 3 **PB2102** – Minor Site Plan for Solar Array Energy System. The applicant was represented by Stephen Boraske, Esq. of Florio Perrucci Steinhardt Cappelli Tipton & Taylor, LLC, who introduced Lou Sabec the Owner & COO of National Energy Partners, and Andrew E. Coursen, Professional Engineer with PE & LS Churchill Consulting Engineers, who provided his credential and was accepted and sworn in by the Board Solicitor.

Mr. Boraske described the project and asked for the exhibits to be shown by the engineer of the project. The exhibits were shared and entered as, Exhibits A1, A2, A3, A4 & A5. The exhibits were explained by the engineer and questions were asked and answered for the board.

Mr. Petrongolo reviewed his report dated February 18, 2021 and stated that the applicant has agreed to comply with all requests. Mr. Long reviewed his report dated February 23, 2021 and stated the applicant has agreed to comply with all requests. Mr. Angelastro reviewed his report dated February 25, 2021 and stated the applicant has agreed to comply with all requests. Fire Marshal McVey reviewed his report dated February 25, 2021 and stated the applicant has agreed to comply with all requests as stated in their response of March 10, 2021.

Chairwoman Conte open the public portion at 9:00 pm and seeing no comments closed the public portion. The board solicitor Mr. Miller reviewed the conditions. Chairwoman Conte called for a motion and Mr. Pfeiffer made the motion to approve with conditions as stated and Vice-Chairman Cassidy seconded the motion. Roll Call: Mr. Pfeiffer-agree; Vice-Chairman Cassidy-agree; Mr. Bathke-agree; Mr. Naik-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Councilwoman Janjua-agree; Mayor Steglik-agree and Chairwoman Conte-agree, motion carried.

Chairwoman Conte called for a motion to adjourn and Township Manager Tomczyk made the motion to adjourned at 9:15 pm and Vice-Chairman Cassidy seconded the motion, all present were in favor and the motion was carried.


Planning Board Secretary

Adopted on: 4/8/21