

**Mount Laurel Planning Board**  
**Regular Meeting Minutes**  
**February 9, 2023**

Chairman Bathke called the Regular Meeting of February 9, 2023 to order at 7:00 pm.

Open Public Meeting Notice was read by Chairman Bathke noting that all the postings, filings & emailing has taken place on January 19, 2023.

Pledge of Allegiance/Moment of Silence was led by Chairman Bathke.

Roll Call taken by Board Secretary Ms. Hochreiter – Members in attendance: Chairman Bathke, Vice-Chairwoman Lewis, Mayor Steglik, Township Manager Riculfy, Councilman Moustakas, Mr. Venkatakrisnan, Mr. Pfeiffer, Mr. Lieberman, Mr. Dewey, Mr. Corbi & Mr. Coffey

**Professionals in Attendance**

Mr. Ashton Jones – PB Planner; Mr. William Long – Board Engineer; Mr. Michael Angelastro – Board Traffic Engineer; Mr. Brian McVey, Fire Marshal; Mr. Louis Karp – PB Solicitor; and Trish Hochreiter – PB Secretary.

A newly appointed Board Member Mr. Anthony Corbi who was not in attendance at the Reorganization meeting on January 12, 2023 took the Oath of Office as Alternate #2 and sworn in by Board Solicitor Louis Karp.

**Adoption of Minutes:**

Chairman Bathke called for a motion to approve the meeting minutes from the Reorganization & Regular meeting of January 12, 2023. Mayor Steglik made the motion and Councilman Moustakas seconded it. All present were in favor and the motion was carried.

Planning Board Solicitor Louis Karp swore in the Planning Board Professionals

**Discussion Items/Correspondence:**

Chairman Bathke asked for a motion to approve PB 2301 – Fairshare Housing Extension of Time for the Subdivision Approval for Ark Road/Hov Tec Blvd - Block 302.15, Lot 3.02. Township Manager Riculfy made the motion and Mayor Steglik seconded it. All present were in favor and the motion was carried.

Chairman Bathke asked for a motion to approve PB 2302 – Fairshare Housing Extension of Time for the Major Site Plan approval for Ark Road/Hov Tec Blvd – Block 302.15, Lots 2 & 3. Township Manager Riculfy made a motion and Councilman Moustakas seconded it. All present were in favor and the motion was carried.

**Public Hearing:**

Chairman Bathke advised that each application will be heard separately, the applicant's attorney will present the application and those providing testimony, the professional will review their reports and then for that application, it will be open to the public for any questions or comments. In order to speak under the public portion of the application you must be on video and unmute yourself stating your name, address and being sworn in by the Planning Board Solicitor.

The first application on the agenda was PB 2235, NAAVI Realty, LLC, located at 1132 Route 73 & Church Road, Block 1306.01, Lot 7 for a Major Subdivision to subdivide existing lot 7 into (2) lots. Cheryl Lynn Walters, Esq. of Nehmad, Davis & Goldstein, P.C. located in Egg Harbor Township, represented the applicant; she described the location as having a vacant restaurant and a motel that is still in operation. They were looking to subdivide this location as a future tenant a Cannabis Retail business

could take over this space. There would be no site changes at this time to this location or the current motel it was just to subdivide the lot. The proposed applicant at another hearing with the Zoning Board would look for approval of the site location. This approval would be recorded as a deed with the county along with metes and bounds to be submitted with an approved declaration of access to be provided for approval to the Planning Board Engineer and Planning Board Solicitor.

Mr. Terry Combs was introduced as a witness for the applicant as their Planner. Mr. Combs was sworn in by the Board Solicitor and provided his credentials that were accepted by the Board Chairman. Mr. Combs describe the application in detail and provided several exhibits that were logged in, as Exhibit A-1 was a witness and exhibit list, Exhibit A-2 an Aerial Plan and Exhibit A-3 the Minor Subdivision Presentation Plan.

Mr. Combs concluded and Chairman Bathke asked Planning Board Engineer Mr. Long to review his report that is dated January 18, 2023 with a response received by the Applicant on January 30, 2023. They have agreed to all comments and asked for them to just for the record agree to provide a closure report, which would be provided per Mr. Combs.

Planning Board Planner Ashton Jones reviewed a report from R & V dated January 18, 2023 and indicated a response from the Applicant was received on January 30, 2023. The applicant has agreed to all comments. Planning Board Traffic Engineer reviewed his report dated January 25, 2023 and applicant has agreed to all by testimony. Planning Board Fire Marshal reviewed his January 13, 2023 report and advised that the applicant has agreed to comply with all comments stated in his letter

At this time 7:50 pm, Chairman Bathke opened up to the public stating if anyone wanted to comment on this application they would need to unmute themselves and turn on their video. Seeing no one the public portion was closed.

Chairman Bathke asked the Planning Board Solicitor to state any conditions and then asked for a motion to approve with the conditions as read. Township Manager Riculfy made the motion to approve and Mayor Steglik seconded. All present were in favor and the motion was carried.

The next application before the Planning Board was PB 2222, Grey Park Briggs, LLC, located at 2001 Briggs Road, Block 510, and Lots 3 & 3.01 for Preliminary & Final Major Site Plan. Mr. Duncan Prime, Esq. of Prime & Tuvel located in Mount Laurel Township, represented the applicant, he described the location as a vacant piece of property that the applicant was proposing the construction of a 190,470 sq. ft. warehouse building along with 142 parking spaces, 38 loading docks, 2 drive-up ramps and 189 trailer storage spaces.

Access to this site would be from Briggs Road, Sunburst Lane and Thread needle Lane with proposed site improvements to include a storm drainage system with aboveground bio retention systems, porous paving systems, parking areas, site lighting and landscaping. This is located in the I Industrial Zone that allows this proposed use.

Mr. Prime introduced those providing testimony this evening as Josh Sewald, the applicants Professional Engineer with Dynamic Engineers and Corey Chase the applicants Professional Traffic Engineer from Dynamic. Both were sworn in by the Board Solicitor and provided their credentials that were accepted by the Board Chair.

Mr. Sewald describe the application with more detail and exhibits were presented as A-1 Aerial Map, A-2 Overall Site Plan Rendering, A1.1 – Floor Plan, A2.1 – Elevations, A-5 Architectural Plan Rendering.

After providing extensive testimony for this project and several questions asked, Mr. Sewald and Mr. Chase concluded their testimony.

This application did not include a sign package, because at the time of the hearing the applicant did not have any tenants for the building. Testimony was provided that no hazardous material would be stored at this location once a tenant or tenants are chosen.

The board asked several questions that the professionals for the applicant or the board professionals were able to answer and satisfied their comments.

Chairman Bathke asked the Board Planner Mr. Jones to review a report from R & V dated January 18, 2023, which they have agreed to comply with the comments. Board Engineer, Mr. Long reviewed his report dated January 19, 2023 and agreed to comply with the comments. Mr. Angelastro reviewed his report dated January 25, 2023 and they have agreed to comply with the comments in this letter. Mr. McVey the Fire Marshal reviewed his letter dated January 13, 2023 and asked the applicant on record to agree to the addition of a fire hydrant, which they have.

The applicant had no additional testimony and no additional comments from the board or the professionals was added. Chairman Bathke opened the public portion at 9:10 PM. The Solicitor swore in Sherri Ambrosini of 12 Verona Lane. Her concerns were regarding additional truck traffic, queuing at the light located at Briggs and Route 38, as well as concerns with the noise that will come from this warehouse with the loading, and unloading of materials.

There were no other comments from the public and the public portion was closed at 9:20 PM. Chairman Bathke asked if any board member had additional questions seeing know asked for a motion to approve the application. Township Manager Riculfy made the motion to approve, and Mr. Pfeiffer seconded the motion. All present were in favor except for Vice-Chair Lewis who voted No. Motion was carried.

Seeing nothing further on the agenda, Chairman Bathke asked for a motion to adjourn, Mayor Steglik made the motion, Mr. Pfeiffer seconded, and the motion to adjourn was carried. The meeting ended at 9:30 PM.

Respectfully Submitted,

*Trish Hochreiter*

Planning Board Administrator

Adopted On: March 9, 2023