

Mount Laurel Planning Board  
Regular Meeting Minutes  
May 13, 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 May 13, 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, Mayor Steglik, Township Manager Tomczyk, Mr. Pizzo, Mr. Pfeiffer, Mr. Bathke, Alternate #1 – Mr. Troilo & Alternate #2- Mr. Venkatakrisnan. Absent: Vice-Chair Cassidy; Councilwoman Janjua; & Mr. Naik

**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. Absent: Mr. Brian McVey-Fire Marshal. Board Professionals were sworn in by Planning Board Solicitor John Miller.

**APPROVAL OF MINUTES:**

Chairwoman Conte called for a motion and Mr. Pizzo made the motion to approve meeting minutes of April 8, 2021 and Mayor Steglik seconded the motion. All present were in favor, and the motion was carried.

**RESOLUTIONS:**

ND XLI, LLC, 300,302 & 330 Fellowship Road, Block 1203.01, Lot 1, I (Industrial) & SRI (Specially Restricted Industrial) zone, file PB2013. Amended Preliminary & Final Site Plan. Chairwoman Conte called for a motion and Mr. Pfeiffer made a motion to approve resolution R-2021-10 and Mayor Steglik seconded. Mr. Pfeiffer-agree; Mayor Steglik-agree; Mr. Venkatakrisnan; Mr. Bathke-agree; Mr. Pizzo-agree & Chairwoman Conte- agree and the motion was carried.

**TEMPORARY USE PERMITS:**

TJ Maxx – Centerton Square Shopping Center, 68 Centerton Road, Block 503.01, Lot 1.03, PB21-73-03. National Maintenance and Build Out Company requested a temporary use permit for the placement of (5) Sea boxes & 1 dumpster. The request is for (5) 9' x 40' storage containers & (1) 30-yard open top dumpster placed at the site for a 5-week remodel project. The request is for June 3, 2021 till July 9, 2021. Chairwoman Conte called for a motion and Mr. Pfeiffer made the motion to approve and Mr. Pizzo seconded the motion. All present were in favor and the motion was carried.

CH Retail Fund II/Philadelphia Midlantic, LLC, 7000 Midlantic Drive, Block 515, Lot 1, PB21-73-04. Keystone Novelties Distributors, LLC requested a temporary use permit for the placement of (1) 20 x 40 tent for the sale of fireworks/novelties from June 23, 2021 till July 5, 2021. The board members as well as the professionals had many concerns with the location of the tent. The concerns were mostly safety with those in the tent purchasing and those walking in the parking lot to get to the tent to make a purchase, with cars still having access to drive in front and near the tent. They requested the applicant to make an appointment to meet with the professionals to discuss other options for location of tent as well as a travel pattern for vehicles. The Board Secretary Trish Hochreiter will arrange this meeting. If they are able to address all concerns they will be on the June 10, 2021 agenda and the solicitor will have a resolution prepared to be memorialized at that meeting.

## PUBLIC HEARING

1. **Thomas Parkinson**, 319 Mount Laurel Road, Block 606, Lot 21 **PB2106**—Preliminary and Final Major Subdivision for creating a lot line. The applicant represented himself for his project, and was sworn in by Board Solicitor. Mr. Parkinson explained that he was just looking to create another lot, with no proposed construction at this time. He provided 2 exhibits into the records, Exhibit A-1 shows lot Block 606, Lot 21 and Exhibit B-1 shows lot Block 606, Lot 21.01.

Mr. Petrongolo reviewed his report dated April 26, 2021 and was ok with approving the waivers requested as the applicant has agreed to comply, he also agreed to note on the revised plans that upon construction of a new home on each of the 2 new lots, a sidewalk will be installed at that time and not be a requirement as part of this approval. Also, the applicant has agreed to note on the plans site safety and drainage easement for the brick drainage ditch adjoining lot 20 and lot 22.02. Mr. Long reviewed his report dated April 27, 2021 and stated the applicant has agreed to comply with all requests. This application was submitted as a major subdivision because it is located on a county road. However, the board can approve as a preliminary and final minor subdivision at this meeting and the applicant can note on this on the plans and proceed with a deed for the property and not record a plat with the County. Mr. Angelastro & Mr. McVey did not review this application. Chairwoman Conte opened the public portion at 8:25 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. Pizzo made the motion to approve with conditions as stated and Mr. Pfeiffer seconded the motion. Roll Call: Mr. Pizzo-agree; Mr. Pfeiffer-agree; Mr. Venkatakrisnan-agree; Mr. Troilo- agree; Mr. Bathke-agree; Township Manager Tomczyk-agree; Mayor Steglik-agree and Chairwoman Conte-agree, motion carried.

2. **D'Ambrosios, Rossetters, Los, Bodrogs, Roseman/Levin & Patels**, Hartford Road and Foxcroft Way, Block 401.07, Lots 4,5,6,10, 11, 12 & Block 401, Lot 41 PB2103 – Preliminary and Final Major Subdivision for a lot line adjustment. The applicants were represented by Richard Wells, Esq. from the law firm of Archer & Greiner, P.C. introduced those present for this application as Mr. Simon Rossetter who represents the group of residents and Mr. Sam Agresta the applicants Engineer/Planner on their project. Those present were sworn in by the Planning Board Solicitor. Mr. Wells explained the owners on Foxcroft Way will take a portion of roughly 5.9 acres of Block 401, Lot 41 that fronts Hartford Road and add to the rear yards of these single family homes of lots 4,5,6,10,11, & 12 creating larger yards with the 5.9 acres being split between the 6 lots on Foxcroft Way, and leaving Block 401, Lot 41 with 1.23 acres. Mr. Wells indicated that this project has received County approval on April 27, 2021 and all lots are conforming, with no proposed construction as part of this application. They have filed with DEP for line verification for wetlands, and will make sure if updating of lines is needed, they will be reflected on the conformance plans submitted along with the DEP letter of interpretation. As part of the application the applicants will not only file plats they will also file for individual deeds so each owner has proper metes & bound and title to their said property.


Mr. Petrongolo's report is dated April 26, 2021 and had no objection to the submission waivers and indicated the remaining comments in his review letter the applicant has agreed to comply. Mr. Petrongolo mentioned that the landscape easement shown along the back of the existing lots that front Foxcroft way will be eliminated except for those lots that are not part of this application, the easement will remain.


Mr. Pfeiffer asked the question about sidewalks and why this wasn't mentioned as part of this application as it was in the previous application. Mr. Petrongolo stated because they are not creating anything new and it was just moving a lot line, plus they received the county's approval and Mr. Wells indicated that there are sidewalks along this property on Hartford Road as well as Foxcroft Way.

Mr. Long's report is dated April 27, 2021 and has no objections to the submission waivers requested and the remaining comments the applicant has agreed to comply. It was clarified that the lot line adjustment will be perfected and filed by plat, and also creating new deeds.

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. Troilo made the motion to approve with conditions as stated and Mayor Steglik seconded the motion. Roll Call: Mr. Troilo-agree; Mayor Steglik-agree; Mr. Venkatakrisnan-agree; Mr. Pizzo-agree; Mr. Pfeiffer-agree; Mr. Bathke-agree; Township Manager Tomczyk-agree; and Chairwoman Conte-agree, motion carried.

Seeing no comments from the Board, Chairwoman Conte called for a motion to adjourn and Mr. Pfeiffer made the motion to adjourned at 8:45 pm and Township Manager seconded the motion, all present were in favor and the motion was carried.

  
Trish Hochreiter  
Planning Board Secretary

  
Adopted on: