

**Mount Laurel Planning Board
Regular Meeting Minutes
November 10, 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 November 10, 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, Mr. Troilo (Alternate #1) & Mr. Venkatakrishnan (Alternate #2). Absent: Councilwoman Janjua, Vice Chairman Cassidy & 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, Mr. Brian McVey-Fire Marshal.

Approval of Regular Meeting Minutes:

Chairwoman Conte called for a motion to approve the Regular Meeting Minutes of October 14, 2021, and Mr. Pfeiffer made the motion to approve the meeting minutes of October 14, 2021 and Mayor Steglik seconded the motion. Mr. Pfeiffer-agree; Mayor Steglik-agree; Alt #2 Mr. Venkatakrishnan-agree; Alt #1 Mr. Troilo-agree; Mr. Bathke-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; & Chairwoman Conte-agree and the motion was carried.

Resolution:

ForeStar (USA) The Gables, Marne Highway Block 215.02, Lot 2, MH-MF- zone, file PB2116, Preliminary & Final Major Site Plan Approval. Extension of Time, 1-year Extension.

Chairwoman Conte called for a motion and Township Manager Tomczyk made a motion to approve resolution R-2021-17 and Mayor Steglik seconded. Township Manager Tomczyk –agree; Mayor Steglik-agree; Alt #2 Mr. Venkatakrishnan-agree; Alt #1 Mr. Troilo-agree; Mr. Bathke-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; & Chairwoman Conte- agree and the motion was carried.

Swearing In: The Planning Board Professionals were sworn in by the Planning Board Solicitor John Miller.

Public Hearings:

1. **Mount Laurel Township Open Space Plan** – Township Manager Tomczyk briefly discussed that in order to receive the funds the State owes to the Township, they need to provide an updated open space plan and have contracted with Pennoni Associates, who were represented at the meeting by Robert Melvin & Clair Jaffe who have worked together with Township Manager Tomczyk & Jerry Mascia, Mount Laurel Township Public Work Superintendent to focus on specific areas. Mr. Melvin discussed a brief overview of what they focused on when preparing this updated plan and Ms. Jaffe went into details of the steps taken at these locations. After the presentation, it was opened up to the public for comments at 7:20 PM, seeing none Chairwoman Conte closed the public portion. Chairwoman Conte called for a motion and Mayor Steglik

made a motion to approve the Open Space Plan as presented and Mr. Pizzo seconded. Mayor Steglik-agree; Mr. Pizzo-agree; Mr. Venkatakrisnan-agree; Mr. Troilo-agree; Mr. Bathke-agree; Mr. Pfeiffer-agree; Township Manager Tomczyk-agree; & Chairwoman Conte-agree and the motion was carried.

Before the next public hearing, the Planning Board Solicitor Mr. Miller, explained that the next public hearing has been carried from the October 14, 2021 Planning Board meeting. Time ran out to finish up questions from the Public and this evening they would proceed with the 3 individuals that didn't get a chance at the last meeting and if there was anyone new that wanted to speak they would be able to do so as well.

Mr. Miller stated that anyone that commented last month would not be entitled for a second round of questions. Chairwoman Conte also reminded anyone that is looking to speak this evening must be on video and be sworn in by the Solicitor Mr. Miller.

2.. **Union Mill Road, LLC– 541 & 543 Union Mill Road**, Block 510.02, Lot 6.03 & 6.04 PB2104. Chairwoman Conte opened the public portion at 7:24 pm and advised the public that if they hear a question asked as well as answered to refrain from asking it again.

Joshua Chattin– 122 Union Mill Road was sworn in by the Board Solicitor and asked questions about reports regarding the increase in traffic in warehouse locations in Burlington County. **Janice Miller** was not at the meeting to ask questions. **Richard Gabrieli of 341 Walton Avenue**, was sworn in by the Solicitor and expressed his concerns being across the street from the site, along with the traffic that currently uses Walton Avenue to go into this complex as well as Bancroft School traffic, and having the control of the signage and traffic. **Emily Krebs of 3 Spice Bush Court**, was sworn in by the Solicitor and wanted to express the concerns she has with the soccer fields being close to the proposed location and cars leaving, or people walking, jogging or biking. She feels this is unsafe for those in this area where trucks will be coming and going from the warehouse site. **Judy Weinstein of 208 Amberfield Drive**, also expressed the concerns with increased traffic and parents/children leaving the soccer fields when trucks could also be coming and going out of the proposed site. **Tracy Sullivan of 45 Brookwood Drive**, didn't feel this site was suitable especially in the area that it is proposed for many reasons. **Kaleigh Howell, 2 Spice Bush Court**, also had concerns with people walking, jogging or biking in this proposed site area. **Agnes Maderich, of Hainesport-Mount Laurel Road**, asked questions regarding GPS data and where to find this on the reports as well as the trip data. **Patrick Whalen of 9 Yearling Chase**, asked what the benefits were for this proposed site & **Michael DiCicco, of 42 Eddystone Way**, had a question about Ordinances in the Township for truck idling. This concluded the Public Portion and at 8:34 PM the public portion was closed.

Board Members & Board Professionals were asked if they had any questions. Chairwoman Conte asked Mr. Baranowski to give any closing statements he may have, Mr. Baranowski concluded at 8:52.

Chairwoman called for a motion and Township Manager Tomczyk made the motion to deny the application as presented, and Mayor Steglik seconded the motion to deny. Planning Board Solicitor advised the Board that a yes vote is a denial vote on the application; Township Manager Tomczyk-agree; Mayor Steglik-agree; Alt #2 Mr. Venkatakrisnan-agree; Alt #1 Mr. Troilo-agree; Mr. Bathke-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; & Chairwoman Conte-agree and the motion to deny was carried.

Chairwoman Conte called for a motion to adjourn and Mr. Pfeiffer made the motion to adjourn at 9:00 PM and Township Manager Tomczyk seconded the motion, all present were in favor and the motion was carried.



Trish Hochreiter
Planning Board Secretary



Adopted on: