

Mount Laurel Planning Board
Regular Meeting Minutes
October 14, 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 October 14, 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 Chairman Cassidy, Mayor Steglik, Councilwoman Janjua, Township Manager Tomczyk, Mr. Pizzo, Mr. Pfeiffer, Mr. Naik, Mr. Bathke, Mr. Troilo (Alternate #1) & Mr. Venkatakrisnan (Alternate #2).

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 September 9, 2021, and Township Manager Tomczyk made the motion to approve the meeting minutes of September 9, 2021 and Mr. Bathke seconded the motion. Township Manager Tomczyk –agree; Mr. Bathke-agree; Mr. Naik-agree; Mr. Pfeiffer-agree; Mr. Pizzo-Abstained; Councilwoman Janjua-agree; Mayor Steglik-agree; Vice Chair Cassidy-abstained & Chairwoman Conte-agree and the motion was carried

Discussion:

1. Township Manager Tomczyk reviewed the areas where the Township will do Open Space Improvements. The first was Laurel House the existing monastery located on Walton Road, this area will have parking lot improvements to create volley ball nets, also created are several rooms that will be available to rent for group meetings or for private events. Also, proposed is an elevator to bring this building to ADA conformance. The next location is the Laurel Acres Park. this proposed work will consist of widening Laurel Acres Park Drive to include additional egress lane dedicated for left turning movements onto South Church Street. Additionally, improvements include modifications to the existing traffic signal to accommodate this new lane, relocate the pedestrian crossings and asphalt walkways for pedestrian access to the park from the Public right of way, with the addition of 36 parking spaces being added to address the needs of the park. The last and final location is the turf field located on Marne Highway, the design documents is for a proposed synthetic turf field along with a new parking lot, ADA, storm water management and lighting renovations. After the presentation and before taking any type of action, it was explained that whenever the action necessitating the expenditures of public funds incidental to the location, character and extent of a project shall refer the action involving such specific project to the planning board for review and recommendation in conjunction with the master plan. Chairwoman Conte asked for a motion to approve the 3 locations as outlined in the presentation; and Vice Chair Cassidy made the motion to approve the Open Space Improvements and Mayor Steglik seconded the motion. Vice-Chair Cassidy-agree; Mayor Steglik-agree; Mr. Bathke-agree; Mr. Naik-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Township Manager Tomczyk-recuse; Councilwoman Janjua-agree; & Chairwoman Conte-agree and the motion was carried.

Resolution:

Delco Development (Haddon Pointe) Route 38, Fostertown-Masonville Road, Block 302.15, Lot 10 & 11, FR-MX- zone, file PBD1922, Amended Preliminary & Final Major Subdivision Approval for Phase I Section II (apartments), Final Major Site Plan Approval for Phase II (townhouses).

Chairwoman Conte called for a motion and Mr. Pfeiffer made a motion to approve resolution R-2021-16 and Township Manager Tomczyk seconded. Mr. Pfeiffer-agree, Township Manager Tomczyk –agree; Mr. Bathke-agree; Mr. Naik-agree; Mr. Pizzo-abstained; Councilwoman Janjua-agree; Mayor Steglik-agree; Vice-Chairman Cassidy-abstained & 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:

It was also mentioned that the application that is on for a public hearing tonight was carried from the August 12, 2021 Public Hearing, the applicant will finish up with their professional’s testimony and proceed to the Board’s Professionals Reports and any questions from the Board. Once this is completed Chairwoman Conte will open up for Public Portion for anyone who would like to ask questions in regards to this application being presented this evening, she also reminded anyone that is looking to speak this evening must be on video.

1. **Union Mill Road, LLC– 541 & 543 Union Mill Road**, Block 510.02, Lot 6.03 & 6.04 PB2104. The applicant was represented by Robert Baranowski, Esq. of Hyland, Levin & Shapiro Law Offices who introduced their professionals that may be providing testimony for this application. John Kornick, PE, Dan McGinnis, Traffic Engineer and Kimberly Dechen, Professional Architect. The professionals were reminded that they were still under Oath from the last meeting, and Mr. Dechen was sworn in and her credentials were accepted by Chairwoman Conte. Mr. Baranowski indicated that he provided a letter dated October 12, 2021 to Mr. John Miller addressing as previously stated this is an approved use in this zone and no variances will be needed. He also indicated that some of the concerns that were mentioned at the August 12, 2021 meeting have been addressed with revised plans after speaking with the Board’s professionals at a staff meeting.

Several exhibits were presented by Mr. Kornick, **Exhibit A-1** a colored site rendering dated January 27, 2021, and revised October 1, 2021 and revised to include Block 510.02, Lots 6.03 & 6.04, this would eliminate lot 6.02 with no truck access using Fernbook Lane. The lot with 61 spaces will be phantom parking with Township approval to be used in the future. This site would have 10,000+ as office space and 55,000+ as warehouse.

It was discussed that a variance would be required for the basin, as the applicant is planning to do some re-grading and landscape plantings, no trees will be removed.

Exhibit A-2 – traffic rendering dated January 27, 2021 with a revision date of October 1, 2021. Mr. McGinnis explained the traffic pattern as Route 38 to Bishops gate to Ledenhall to the site, and providing more signage along this route. **Exhibit A-3** – Conceptual Design for Traffic that will be submitted as a final plan once approved. **Exhibit A-4** – Dated May 12, 2021, is a color rendering of the architectural design of the building that was discussed by Ms. Dechen of K2 Designs. **Exhibit A-5** dated, April 8, 2021, Architectural floor plan, **Exhibit A-6**, dated April 8, 2021 Elevation plan showing 36 ft. in height at the front of building and 40ft in height overall.

Mr. Petrongolo, Board Planner reviewed his comments dated October 8, 2021 and advised a variance for the buffer will be required, he also mentioned that sidewalks are required with every site plan that comes before the Planning Board. If approval is not able to be received by the State, then the Township will require a contribution be made to the Township fund.

Mr. Long, Board Engineer reviewed his comments dated October 6, 2021, and advised that testimony was needed to be provided on the source of offsite fill and testing requirements to assure the fill will be free of contaminants and this testimony was received.

Mr. Angelastro, Board Traffic Engineer reviewed his comments dated October 13, 2021, there are some additional comments that still need to be addressed and one includes that the applicant will complete a post construction traffic study to determine the site impact on the adjacent roadways, along with site specific traffic counts post construction.

Fire Marshal, Mr. McVey reviewed his comments dated October 13, 2021, and indicated a few items remain open and that is the relocation of the hydrant and fire zones need to be shown on the Plan.

Chairwoman Conte advised that the meeting has gone into an hour and a half, and polled the board, with all being in agreement to move forward with the meeting for another hour.

Chairwoman Conte open the public portion at 9:00 and advised the public that if they hear a question asked and answered to please refrain from asking it again.

Dr. Jay Eitner – 7 Fulton Road was sworn in by Board Solicitor and asked questions about an LOI, and lighting from the site. **Jodi Chattin of 1122 Union Mill Road**, was sworn in by Board Solicitor and asked to read a statement written by her about the impact this site would have on the surrounding areas of Mount Laurel that she travels every day along with her family. **Stephen & Terry Hassett, of 345 Walton Avenue**, were both sworn in by the Solicitor and expressed their 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. **Margaret Shoe of 623 Union Mill Road**, was sworn in by the Solicitor and wanted to make sure that a traffic study would be performed since this study is during the pandemic when people were working from home, and her concerns are the increase of traffic when people return to their offices and this proposed new site is built.

Chairwoman Conte advised that the meeting exceeded one hour and the board would need to be polled again to move forward with the public portion, all members were in agreement and the meeting will proceed for another 30 minutes, bringing it to 10:30 PM.


It was also noticed that Vice-Chair Cassidy was no longer on the call so the alternate Scott Troilo was advised that he needed to be on video to be able to vote on this application and step in for Vice-Chair Cassidy.

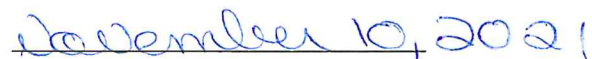
Doug Lubenow – 3 Fulton Road was sworn in by the Solicitor and asked his questions regarding the site and traffic. **Dennis Culnan of 5 Richland Drive**, also expressed concerns with this site and the impact it will cause to all traveling in Mount Laurel.

This brought the time to 10:30 with several more public who wished to speak. Board Member Mr. Pizzo advised that he would not be able to continue on the call if it went on due to his job obligations in the morning.

It was recommended by the Planning Board Solicitor to Chairwoman Conte that this application be continued at the next Planning Board Meeting scheduled for Wednesday, November 10, 2021. At that time those on the call who did not have the opportunity to speak would be given the opportunity to do so. Chairwoman Conte advised that this meeting is Wednesday, November 10, 2021, because Thursday, November 11, 2021 is Veterans Day and the Township offices are closed. Those next to speak will be Joshua Chattin, Janice Miller & Richard Gabrieli. The Public portion was closed at 10:45 pm.

Chairwoman Conte called for a motion to adjourn and Mayor Steglik made the motion to adjourn at 10:50 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: