

Mount Laurel Township Zoning Board of Adjustment
Regular Meeting Minutes
January 12, 2022

Opening

The First Regular Meeting of the Mount Laurel Zoning Board of Adjustment January 12, 2022 was called to order by Chairman Gray at 7:42 p.m.

Pledge of Allegiance and Moment of Silence were observed at the Reorganization meeting

The Open Public notice was read by Suzanna O'Hagan, Board Secretary at the Reorganization Meeting

Roll call was taken at the Reorganization meeting.

Announcements and Review of Board Procedures

Adopting the Minutes

Chairman Gray asked for a motion to adopt the eleventh regular meeting minutes of 12/01/2021, Mrs. Andersen moved the motion Mrs. Liciaga seconded, all eligible members voted affirmatively and the motion was carried.

Memorialized Resolutions

1. **R-2022-ZB02** – Mr. Francescone made a motion to approve R-2022-ZB02, Mr. Sharp seconded, all eligible voted affirmatively and the motion was carried.
2. **R-2022-ZB03** - Mr. Francescone made a motion to approve R-2022-ZB03, Mr. Holmes seconded, all eligible voted affirmatively and the motion was carried.
3. **R-2022-ZB04** - Mr. Sharp made a motion to approve R-2021-ZB03, Mr. Francescone seconded, all eligible voted affirmatively and the motion was carried.

Professionals were sworn

Petitions before the board

Mount Laurel Veterinary Real Estate Holdings, ZB21-73-02, Temporary Use, 220-230 Mount Laurel Road, Block 508 Lots 2, 2.01 & 3. The applicant is requesting a temporary use permit to allow one 24' x 64' trailer to serve as temporary exam rooms during construction. The applicant is requesting approval for 12 months with a 6-month extension for a total of 18 months.

Witnesses Sworn:

Michael O'Malley, Facilities Manager for Mt. Laurel Animal Hospital; Richard Clemson, JSA Engineering & Dr. Chris Torre, Mt. Laurel Animal Hospital

Exhibits Entered:

Exhibit A-1, Exam Room Trailer Location Plan; Exhibit A-2 floor plan; Exhibit A-3 Previously approved Site Plan

Robert Baranowski Esq., Hyland Levin Shapiro LLP. represented the applicant and summarized the application stating that the applicant anticipates the exam room trailer to be necessary for 18 months.

Mr. O'Malley's Testimony

Mr. O'Malley testified that this modular building will be 24' x 64' and will be located where a previous temporary trailer used as a CT Scanner was located. The building will be used for exam rooms and primary care lab use during construction. Seven parking space will be effected so lot 2.01 will be used as temporary parking for employee parking only. When the expansion is under construction the new expanded parking lot will be focused on first.

Mr. Clemson's Testimony

Using Exhibit A-3 Mr. Clemson demonstrated the current uses of the three lots, 2, 2.01 and 3 as well as the proposed location of the temporary trailer and temporary parking. He stated that the temporary trailer will house 4 primary care exam rooms, a reception area and a bathroom that are required due to the construction impact on the main building and equipment. The applicants intention is that the parking area expansion will be done before the placement of the trailer and will offset the impact of the parking taken away by the temporary building.

Mr. Angelastro asked for clarification on where the 7 effected parking spaces would be relocated.

Mr. Clemson responded that focus will be on the rear parking lot expansion and if necessary the wellness center will be used for employee parking however, he stated he does not believe it will be necessary.

Mr. Kramer asked how the employees will get from the parking at the wellness center to the main hospital.

Mr. Clemson responded that they would walk along the sidewalk on Mt. Laurel Road and up the driveway to the main hospital.

Mr. Kramer asked about the curbside pick-up spots currently in place where the proposed trailer will be.

Mr. O'Malley responded that the curbside pick-up is for the pharmacy and they would be reassigned to different numbered spaces.

Mr. Kramer commented that when he visited the site on the previous Sunday, the parking lot was full and there were cars parked along the driveway where the signs say no parking. He asked if the applicant can afford to give up the 7 spots.

Mr. Baranowski responded that that is why the rear parking expansion is intended to be done first as well as the front parking area for employee vehicles. He stated that they are aware that eliminating parking along that drive isle is a condition of the approval for expansion.

Mr. Kramer asked how long the parking lot will take to complete and will it be done before the trailer is put in place.

Mr. Baranowski responded that it is the intention to have the rear parking area completed before the trailer is put in place.

Mr. Clemson responded that the parking should be completed in 2-3 months depending on weather.

Mr. Kramer asked if a barrier could be placed between the gravel and the animal enclosure to prevent people from parking in that spot.

Mr. Baranowski responded that they will look into it.

Mr. Angelastro stated that the applicant is still in the process of resolution compliance so they will work with the design team to show on the plan an appropriate barrier.

Chairman Gray asked Mr. McVey if that area along the drive isle is designated fire lane.

Mr. McVey responded that it is and as long as the vehicles are not parked in the physical roadway it is ok and to his knowledge vehicles are parked off of the roadway.

Chairman Gray stated that he was at the site and there were 12 cars parked on the roadway.

Mr. McVey responded that is not allowed.

Mr. Clemson stated that parking on the left should be eliminated and until the rear parking lot is up and running he believes there needs to be some leeway to allow vehicles to park on the right side of the drive isle.

Mr. O'Malley confirmed that measures will be taken to prevent people from parking on the left.

Chairman Gray and Mr. Francescone stated that they drive by the property often and vehicles are always parked on both sides of the drive isle.

Mr. Baranowski replied that steps would be taken immediately to rectify that.

Mr. Sharp asked if any trees would be removed to accommodate the temporary trailer

Mr. Clemson responded that no trees will be removed.

Mr. Angelastro stated that they do not have any concerns regarding the application.

Mr. McVey asked how the utilities would be run to the trailer.

Mr. O'Malley responded that the utilities are already there because the previous CT Trailer was there. It is an aerial line from the pole to the panel which will be used for electric and the trailer has a holding tank that will be pumped out weekly per the lease agreement.

Chairman Gray asked if the applicant would agree to a condition of approval that the parking lot extension will be completed first.

Dr. Torre replied that he does not believe that would be feasible for operation and would defeat the purpose of the trailer.

Chairman Gray asked Mr. Angelastro if the site has enough parking to accommodate the additional exam rooms in the trailer and the loss of 7 spaces.

Mr. Angelastro responded that he did not do a parking calculation however currently the site is under-parked and that is the reason for the parking lot expansion. He stated that the applicant indicated that they are providing additional parking in the front lot and until the parking lot expansion is complete there will be a parking issue. He believes parking will be tight but it will work. He stated that the applicant provided a parking study with the previous application that showed that once the construction is complete the site would have adequate parking.

Chairman Gray opened the meeting to the public, seeing no one wishing to comment, closed the public portion.

Mr. Francescone confirmed, with Mr. Campbell, that the ordinance only allows approval for 1 year and then the applicant may come back to the board for a 6-month extension.

Mr. Campbell confirmed.

Chairman Gray asked for a motion to approve application ZB21-73-02 for 1 year. Mr. Francescone moved the motion, Mr. Sharp seconded, Roll Call Vote, all present voted affirmatively and the motion was carried.

Discussion took place regarding when the board would return to live meetings. It was decided that the board would remain on Zoom, electronic meeting for at least the next two months.

Adjournment:

Chairman Gray asks for a motion to adjourn at 8:27 p.m., Mr. Francescone moved the motion, all present voted affirmatively and the motion was carried.

Adopted on: March 2, 2022

Suzanna O'Hagan

Suzanna O'Hagan, Secretary
Zoning Board of Adjustment