

Mount Laurel Township Planning Board
Regular Meeting Minutes
August 11, 2022

Opening

Chairman Bathke called the Seventh Regular Meeting of the Mount Laurel Planning Board on August 11, 2022 to order at 7:00 p.m.

Open Public Meeting Notice was read by Chairman Bathke noting that all the postings, filings & emailing have taken place on January 22, 2022.

Pledge of Allegiance/Moment of Silence were observed

Board Members in Attendance

Roll Call taken by Board Secretary Ms. Hochreiter – Members in attendance: Chairman Bathke, Vice-Chairman Dewey, Mayor Pritchett, Township Manager Tomczyk, Councilwoman Cohen, Mr.

Venkatakrisnan, Mr. Pizzo, Mr. Pfeiffer, & Ms. Van Sant. Ms. Lewis & Mr. Lieberman

Professionals in Attendance

Mr. Joseph Petrongolo – PB Planner; Mr. William Long – PB Engineer, Dr. Michael Angelastro – PB Traffic Engineer, Mr. Brian McVey – Fire Marshal; Mr. Ronald Cucchiaro - PB Solicitor.

Adopting the Minutes

Chairman Bathke asked for a motion to adopt the sixth regular meeting minutes of June , 2022, Township Manager Tomczyk made the motion to approve the meeting minutes, and Councilwoman Cohen seconded the motion. All present were in favor except Mr. Pizzo & Mr. Pfeiffer who both abstained and the motion was carried.

The Planning Board Solicitor Mr. Ron Cucchiaro swore in the professionals.

Public Hearings before the Board

1. The Amended Housing Element & Fair Share Plan – Presentation was given by Katherine Sarmad of Harbor Consultations who represents the Township as the Affordable Housing Planner. Ms. Sarmad explained that the last time this was before the board was in 2017 in conjunction with the 3rd round housing obligation for the Township. Provisions had been given to conduct a mid-point review with explanations and remedies made to replace or move things around. This is resulted with new programs added like the market to affordable program. Council then approved the settlement agreement back in December of 2021.

That settlement is in place right now with all reflected in the Housing Element to meet the Township obligation, published May 26, 2022, and noticed May 27, 2022. After the date of

publication there were minor change made and Ms. Sarmad wanted to go on the record with these changes that included pages 31, 32, 33, 34, 36 & 42, these changed resulted because one project The Gables (Marne Highway) had a change to the bed and income distribution which as a result changed these pages. There were certain requirements that were being fulfilled which affected these other pages. This is a codification of its master plan element it sets forth the mechanisms that the Township is responsible for with meeting their obligation for 3rd round. The Township has substantially fulfilled their obligation with the approved housing developments and substantial compliance with the Fair Share Housing act. This update reflects the settlement

agreement. After Town Council endorses, we can continue to be in compliance with the settlement agreement and 3rd round obligation.

After the presentation by Katherine Sarmad, Township Manager Tomczyk thanked Linda and Katherine for their hard work getting this all-together. It was opened to the public and seeing no public comment closed the public portion. Planning Board Solicitor explained that the motion would be to adopt the Housing Element of the Master Plan.

Chairman Bathke asked for a motion, Township Manager Tomczyk made the motion to adopt the Housing Element as part of the Master Plan, and Mayor Pritchett seconded. Township Manager Tomczyk-agree; Mayor Pritchett-agree; Ms. Van Sant-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mr. Venkatakrishnan-agree; Councilwoman Cohen-agree; & Chairman Bathke-agree. Motion carried.

2. Church of Grace PB 2016 – 4290 Church Road, Block 1100, Lots 8, 9 & 10 R-3 zone. This applicant is seeking Preliminary & Final Site Plan with Conditional Use to use the larger of the two existing dwellings as a church with modifications to parking lots. Their attorney Melanie Levan who represented the applicant indicated a few members of the church along with their professionals who would be testifying this evening. Those in attendance on behalf of this application were sworn in by the Planning Board Solicitor and would provide credentials prior to testimony. Ms. Levan provided an overview of the church, location and the application being presented this evening, she asked her first witness who is a board trustee for the Church, Mr. Tung. Mr. Tung was asked several questions about the parish and those in attendance during Sunday services and any additional times. This church only provides Mandarin/Chinese services, which limits their attendance. At this time no English sermons are given so the number of parishioner's in attendance currently is about 32-40 people and parking allows for 100. The church attendance comes from about nine families to include grandparents, parents and teenage children. At this time, no schools are proposed on site, no residents living in home on site and no temporary use being requested. The Applicants professionals provided their credentials and all were accepted by the board.

Planning Board Planner, Jay Petrongolo went to his report dated April 14, 2022. Mr. Petrongolo recommended the lots be consolidated, the applicant had no objections to the consolidation of the lots, the applicant has agreed to all the comments as stated in his letter. The applicant's attorney indicated that at this time, this property will not be used as a residence for anyone, and if that is something that is needed later, they will address that with the Board.

Planning Board Engineer, Bill Long, reviewed his report dated April 29, 2022 and indicated that he has been working with the Applicant and their Professionals for 2 years on this project and most of his questions have been addressed or will be addressed. There was clarification made that the architectural plans still show 100 seats and the site plan shows 97, this needs to be

addressed because the additional 3 would require a variance. The Architectural Plan and Site Plans must match. Prior to the approval of this application, Ms. Levan clarified this number as 97.

Planning Board Traffic Engineer, Mike Angelestro reviewed his report dated March 7, 2022; they have satisfied all comments on letter.

Planning Board Fire Marshal, Brian McVey reviewed his letter dated April 22, 2022; they have satisfied most of the comments in the letter. Mr. McVey has asked if they agree to a Knox box

installation, mark fire zones on plans and no combustible landscape material within 3 ft. from any exterior wall of the building applicant was agreeable to all.

There were no comments from the board. Chairman Bathke asked Planning Board Solicitor to review the conditions of this application. The applicant's attorney was agreeable to all conditions as stated by Mr. Cucchiaro.

Chairman Bathke opened up the public portion on this application at 8:22 pm, seeing no comments the public portion was closed.

Chairman Bathke asked for a motion to approve, and Township Manager Tomczyk made the motion to approve Church of Grace and Mr. Pizzo seconded. Township Manager Tomczyk-agree; Mr. Pizzo-agree; Mr. Venkatakrisnan-agree; Ms. Van Sant-agree; Mr. Pfeiffer-agree;; Councilwoman Cohen-agree; Mayor Pritchett-agree; & Chairman Bathke-agree. Motion carried.

Memorialization of Resolutions

1. **R-2022-18 – Chick Fil A, PB 2124**– Township Manager Tomczyk made a motion to approve R-2022-18, Councilwoman Cohen seconded, all present were in favor except for Mr. Pfeiffer & Mr. Pizzo who abstained and the motion was carried.
2. **R-2022-19** – Amended Housing Element & Fair Share Plan- Township Manager Tomczyk made a motion to approve R-2022-19, Mayor Pritchett seconded, all present were in favor and the motion was carried.

Chairman Bathke called for a motion to adjourn the regular meeting of June 9, 2022 and Mr. Pfeiffer made a motion to adjourn at 8:45 p.m. and Mr. Pizzo seconded the motion, all present were in favor and the motion was carried.

Respectfully Submitted,

Trish Hochreiter

Planning Board Administrator

Adopted On: August 11, 2022