

**PLANNING BOARD AGENDA  
FIFTH REGULAR MEETING**

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**7:00 P.M. – Court Room (Regular Meeting)**

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Next Planning Board Regular Meeting: Thursday, June 9, 2016 at 7:00 P.M.

- I. Regular Meeting called to order by Chairman Chatzidakis
- II. Open Public Meeting Notice read by Chairman Chatzidakis
- III. Pledge of Allegiance / Moment of Silence led by Chairman Chatzidakis
- IV. Roll Call taken by Board Secretary
- V. Swearing in of Professionals by the Planning Board Solicitor
- VI. Discussion Items/Correspondence:
  - A. Extension of review time request - Top Golf
  - B. Special Meeting request letter – Chase Partners Mt Laurel LLC
- VII. New Business:
  - A. Adopting Minutes: Regular Meeting Minutes of April 14, 2016
  - B. Resolution(s):
    1. Mt. Laurel Veterinary R.E. Holdings LLC, File SP#4807B, I Zone, Resolution **R-2016-10** Block 508, Lots 2.01, 220-230 Mount Laurel Rd, Minor Site Plan w/Design Waiver.
    2. Colonial Pipeline, File SP#7726, 10 Elbo Lane, Industrial Zone, Resolution **R-2016-11** Block 904, Lots 12, Minor Site Plan.
    3. Fair Share Housing Development, File SD#460A, Mount Laurel Rd, Resolution **R-2016-12** Block 601, Lots 35, 23 & 23.03, R-3 Zone, Major Preliminary Site Plan w/Bulk Variance for Recreation Facilities.
    4. Fair Share Housing Development, File SD#460A, Mount Laurel Rd, Resolution **R-2016-13** Block 601, Lots 35, 23, 23.03, 23.04, R-3 Zone, Major Final Site Plan w/Bulk Variance for 36 Townhouses.
  - C. Submission Waivers:
    1. Maximus Land Development LLC, 663 Walton Ave, R-3 Zone, File SD#701 Block 601, Lots 3.02, Major Preliminary Subdivision - Request for Completeness of Granting Submission Waivers.
    2. Chase Partners Mt Laurel LLC, Briggs Rd & Union Mill Rd, Files SD#702 and SP#7976 Block 304, Lots 3 & 3.01, Industrial Zone, Major Preliminary & Final Subdivision and Major Preliminary & Final Site Plan - Request for Completeness of Granting Submission Waivers.
    3. Laurel Creek Country Club, Creek Rd & Centerton Rd, MCD Zone, File SP#2486A Block 203.01, Lot 1, Amended Major Preliminary & Final Site Plan W/Bulk Variance - Request for Completeness of Granting Submission Waivers.
    4. Fair Share Housing Development, Inc, Mount Laurel Road, Connell, File SD400, Block 701, Lots 3, R-3 Zone, Major Final Site Plan w/Bulk Variance - Request for Completeness of Granting Submission Waivers.
- VIII. Capital Project Review
  1. Rowan College at Burlington County – SP#7936  
300 College Circle, Block 300, Lots 1.02, 2.01, 3, 5, 12.01, 13.01  
PUD, Industrial, R-3 Zone  
**New Student Center Building 75,000 sf; New Loop Road around Campus  
Exterior Renovations to 1000 Briggs Road; New Parking Area**

## VIII. Public Hearings –

1. Duall Building Restoration Inc. – SP#7943  
531 Union Mill Rd  
Block 510.02 Lots 6.01 (Industrial Zone)  
Preliminary and Final Major Site Plan w/Bulk Variance  
Existing Office/Warehouse: Add Parking, Storage Bldg, Fence  
**Submission Waivers Conditionally Approved: 10/08/2015**  
**Extension of Review Time until 04/30/2016 - Approved on 02/11/2016**  
**Extension of Review Time until 05/31/2016 - Approved on 04/14/2016**  
**ACT BY: 05/31/2016, PROF STAFF: 10/15/2015, 11/09/2015, 03/15/2016, 03/31/2016**  
**PH: 05/12/2016 - Carried from 04/14/2016**
2. Michael & Judith Tuscano - SD#383A  
121 Hartford Road  
Block 301 Lots 19.01 & 20.01 (R-3 & PUD Zone)  
Minor Subdivision  
Relocating Lot Lines  
**Submission Waivers Approved: 03/10/2016**  
**ACT BY: 06/27/2016, PROF STAFF: 03/15/2016**  
**PH: 05/12/2016**

## IX. Miscellaneous Items:

## A. Minor Site Plan Alterations:

1. Mt Laurel Crossings Apts, 1 Larchmont Place, Block 312.01, Lot 2, PUD Zone, File SD#6.27A, Propose Fire Pit, Grills, Pavillion, Fence, Other Modifications (Approved 5/3/2016)
2. Ramblewood Country Club, 200 Country Club Pkwy, Block 1103, Lot 2, ORC Zone, File SP#4895, Annual Tent Events for 2016 (Approved 4/20/16)

## B. Site Plan Waivers:

1. Applicant: Braun Research, Owner: Fellowship Development, 530 Fellowship Rd, Blk 1204, Lot 4.01  
Tenant Fitout: Braun Research, Interior Alterations, Former Tenant: Lockheed Martin  
**SPW#7977 – Construction Official APPROVED 05/02/2016**
2. Applicant: Larchmont Investors LP, Owner: Same, 3117 Route 38, Suite #29, Blk 301.22 Lot 19.17  
Tenant Alterations: Vacant Space, Interior Alt., Former Tenant: Nova Care downsizing creating a second space  
**SPW#7978 – Construction Official APPROVED 04/19/2016**
3. Applicant: Laurel Corporate Ctr LLC, Owner: Same, 4000 Midlantic Dr, Ste #102, Blk 503 Lot 2  
Tenant Fitout: Arc Home, Interior Alterations, Former Tenant: Lockheed Martin  
**SPW#7979 – Construction Official APPROVED 04/19/2016**
4. Applicant: MAP Ground Lease Owner LLC, Owner: Same, 307 Fellowship Rd, Ste #300, Blk 1201.02 Lot 2  
Tenant Fitout: Metro Commercial, Interior Alterations, Former Tenant: Impact RX  
**SPW#7980 – Construction Official APPROVED 04/19/2016**

## X. Comments/Questions from the Board/Professionals/Public

## XI. Adjournment

## XII. Pending Items (for information only)

1. TopGolf USA – SP#7910  
Centerton Road, Block 503.01 Lots 2, 2Q (MCD Zone)  
Preliminary & Final Major Site Plan w/Bulk Variance  
Golf Recreation Facility and Restaurant  
**Extension of Review Time until 05/31/2016 - Approved on 03/10/2016**  
**ACT BY: 05/31/2016, PROF STAFF: 9/17/2015 & 10/15/2015**  
**CONCEPT/WORKSHOP MTG: 9/24/2015,**  
**PH: was scheduled 11/12/2015 postponed by applicant: TBD**



2. Mt. Laurel Hospitality LLC – SP#2551B  
1132 Route 73, Business Zone  
Block 1306.01, Lot 7  
Amended Final Site Plan  
**Convert Existing Building into 4 Tenant Spaces**  
**Deemed Incomplete: 04/22/2016**  
**ACT BY: TBD, PROF STAFF: 04/19/2016, PH: TBD**
3. Maximus Land Development LLC – SD#701  
663 Walton Ave, R-3 Zone  
Block 601, Lots 3.02  
Major Preliminary Subdivision  
**Divide into 12 lots; 11 SF Homes**  
**ACT BY: 07/26/2016, PROF STAFF: TBD, PH: TBD**
4. Chase Partners Mt Laurel LLC – SD#702 and SP#7976  
Briggs Rd & Union Mill Rd, Industrial Zone  
Block 304, Lots 3 & 3.01  
Major Preliminary & Final Subdivision and  
Major Preliminary & Final Site Plan  
**490 Apartments and 131 Townhomes**  
**CERT BY: 05/13/2016, ACT BY: 06/27/2016, PROF STAFF: TBD, PH: TBD**
5. Laurel Creek Country Club – SP#2486A  
Creek Rd & Centerton Rd, MCD Zone  
Block 203.01, Lot 1  
Amended Major Preliminary & Final Site Plan W/Bulk Variance  
**Expand Club House, Pool House and Associated Facilities**  
**CERT BY: 05/13/2016, ACT BY: 09/10/2016, PROF STAFF: TBD, PH: TBD**
6. Fair Share Housing Development, Inc., Connell Tract – SD#400A  
Mount Laurel Road, R-3 Zone  
Block 701, Lot 3  
Major Final Subdivision w/Bulk Variance  
**Propose 24 Single Family Affordable Homes**  
**CERT BY: 05/23/2016, ACT BY: 07/07/2016, PROF STAFF: TBD, PH: TBD**
7. Robert Schwartz – SP#2328  
821 East Gate Drive, Industrial Zone  
Block 1201.04, Lot 7  
Amended Preliminary & Final Site Plan w/Bulk Variance  
**Construct 14,445 sf Addition**  
**CERT BY: 06/09/2016, ACT BY: 10/07/2016, PROF STAFF: TBD, PH: TBD**
8. J & J Builders – SD#703  
117 Fleetwood Ave, R-3 Zone  
Block 206.01, Lot 13.01  
Minor Subdivision  
**Divide one Lot into two Lots**  
**CERT BY: 06/10/2016, ACT BY: 07/25/2016, PROF STAFF: TBD, PH: TBD**