

PLANNING BOARD MEETING MINUTES

Regular Meeting was called to order by Chairman Chatzidakis at 7:00pm.

Open Public Meeting Notice was read by Chairman Chatzidakis, noting that all postings, filings, and emailing's took place on January 15, 2016.

Pledge of Allegiance / Moment of Silence was led by Chairman Chatzidakis.

Roll Call taken by Board Secretary Ms. Bucci - Member in attendance:

Chairman Chatzidakis, Vice-Chair Pizzo, Mayor Bobo, Councilman Van Noord, Township Manager Mitchell, Mr. Howard, Mr. Cortese, Ms. Conte, Alt #2 Mr. Cassidy.

Absent: Alt #1 Ms. Ingravallo, Mr. Hellen.

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. Michael Angelastro – Board Traffic Engineer, Mr. Brian McVey – Fire Marshall, Mr. Christopher Norman - Board Solicitor, Ms. Gerry Bucci - Board Secretary. Absent: None

Board Professionals were sworn in by the Planning Board Solicitor Mr. Norman: Mr. Joseph Petrongolo, Mr. William Long, Mr. Michael Angelastro, Mr. Brian McVey.

Discussion Items/Correspondence:

Board Secretary Ms. Bucci reviewed a letter from Mr. Damien Del Duca requesting an Extension of Review Time until April 30, 2016 for the Duall Building Restoration application SP7943 in order to address the comments of the Board Professionals. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the extension until April 30, 2016, and Mr. Cortese seconded the motion. Roll Call Vote: Ms. Conte- agree, Mr. Cortese- agree, Mr. Cassidy- Agree, Mr. Howard- agree, Township Manager Mitchell- agree, Councilman Van Noord- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Board Secretary Ms. Bucci noted the Briggs Offices LLC application SP88A was deemed incomplete on January 25, 2016, the applicant has since submitted architectural plans and traffic report.

Adopting Minutes:

Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Reorganization and Regular Meeting Minutes of January 7, 2016, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

Resolution(s):

Resolution R-2016-02: St Mary's Cemetery, Diocese of Trenton, File SP#7223, Block 303, Lot 3, Fostertown Rd and Hovtech Blvd, Industrial Zone, Minor Site Plan. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to adopt resolution R-2016-02 and Ms. Conte seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Ms. Conte- agree, Mr. Cassidy- Agree, Mr. Cortese- agree, Mr. Howard- agree, Township Manager Mitchell- agree, Councilman Van Noord- agree, Mayor Bobo- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Public Hearings:

SkyGroup Investments LLC, File SP7890A, Route 73 & I-295, Block 1305.03, Lots 11, 12, 13, 14, 14.01, RA-3 Zone, Preliminary and Final Major Site Plan, Indoor Sky Diving. Chairman Chatzidakis read the application, noting that this hearing was continued from January 7, 2016. Ms. Barbara Casey, attorney at law, represented the applicant and introduced those providing testimony, Mr. Andrew Feranda of Shropshire as the Professional Traffic Engineer, Mr. Tony Diggan of Kimley-Horn as the Professional Engineer, Mr. Travis Byrne of Stantec Architecture as the Professional Architect, Mr. Patrick Framel of iFly as the VP of Development, Mr. Paul Ricci of Ricci Planning as the Professional Planner; and Board Solicitor Mr. Norman noted they were still under oath from last month. Ms. Casey noted that they reviewed the Board Professionals letters and agree to comply and make the changes requested. Entered into evidence was an aerial view as exhibit A-5,

a rendering of the proposed site plan as exhibit A-6, a landscape elevation plan as exhibit A-4, 2 lighting plans as exhibit A-7 and A-8, a school bus circulation plan as exhibit A-9, a sign rendering as exhibit A-10, air vent noise diagram as exhibit A-11, and the Trane noise study as exhibit A-12. Mr. Diggan described the site, noting distance to the nearest residence is 159 ft. The applicant is providing 32 parking spaces and no longer requires a parking variance. The applicant is proposing a right-in, left out of the site. The applicant will provide a letter to NJDOT requesting a no interest in the sign on the building. Mr. Byrne described the lighting. Board Planner Mr. Petrongolo noted that the tower lighting is not permitted. Mr. Feranda reviewed the traffic study. Mr. Framel described another facility IFly Woodlands in Houston, Texas, which is 200' from residents. Mr. Framel reviewed the noise study, which was done at Houston location. Mr. Framel described the two types of customers as; the retail customer who would buy a ticket for a flight experience, and the sport customer that includes athletes and military personnel who would purchase flight time by the minutes, usually 30 - 60 minutes. Training for instructors nightly approximately 30 - 60 minutes after hours. The applicant proposed 2 hours before and after regular operating hours for the sport customers and no restrictions on instructors. Board asked about the plans for the rest of RA-3 and other improvements. Ms. Casey noted that Laurel Capital Group is looking at the site for alleviating traffic on Beaver Avenue, but not on this application; Beaver Avenue is the only access for this project. Councilman Van Noord excused himself at 7:55pm to leave for the airport. The easement provides for when there is further development by the adjacent property in the RA-3, the adjacent property can be used as access. The Board discussed hours of operation in length noting Barbara Casey's letter dated January 21, 2016. Lights are to be off at midnight or 1/2 hour after closing, whichever is earlier, except for security lighting. Board Solicitor Mr. Norman noted that lights off at midnight implies closing, that 24 hour operation was permitted in RA-1 and RA-2, but is not in RA-3, that hotels, retail, and fast food was struck from permitted uses because of the 24 hour potential, that the Planning Board referral went to Council and Councilman Keenan said that the hours of operation be addressed at the Planning Board, and the applicant didn't object. Board Solicitor Mr. Norman concluded that the Planning Board can impose limits on the hours of operation. Mr. Ricci reviewed the variances, the negative and positive criteria, noting it meets the redevelopment plan bulk and use standards. Chairman Chatzidakis called for a motion to extend the public hearing, and Ms. Conte made a motion to extend the hearing an additional 30 minutes, and Mr. Cortese seconded the motion. All present were in favor and the motion was carried. Chairman Chatzidakis opened the public portion at 8:35pm. Mr. Leonard Pezza of 39 Oregon Avenue, still under oath from last month, had concerns with water runoff, headlights at night, loitering, and asking whether police will patrol the parking lot. Ms. Casey noted that the applicant will post signs in the vestibule to refrain from loud noises. Mr. Charles Simon of 5 Beaver Avenue, still under oath from last month, had concerns with parking bringing family and friends and just spectators, forcing excess cars in the street in front of the homes, hours of operation, access to the site through the neighborhood, and clean up before and after hours. Mr. Charles Just of 31 Beaver Avenue, still under oath from last month, had concerns with lighting, fire access, loitering, buses parking on site. Ms. Casey explained that school buses will drop off and pick up students, and lights will be reduced to security lighting at 30%, at midnight or 1/2hour after closing, whichever comes first. Chairman Chatzidakis closed the public portion at 9:00pm. Board Planner and/or Board Engineer requested to be on site for the pre and post noise study to ensure same location for both studies. The post noise study is to be done when the facility is operable and will test with the instructors before opening to the public. If the post noise study indicates decibel levels doesn't meet the standard, the facility will stay closed until the noise is addressed. The applicant testified that the janitorial service only needs a few minutes after hours to clean up, and that opening and closing the facility by staff only takes a few minutes. Board Solicitor Mr. Norman reviewed the conditions as the applicant to comply with Board Professionals reports, retail hours are 8am - 10pm, athletes and military customers by appointment 2 hours before and after retail hours, no competitions or special events until future development with additional parking,

applicant consent to Title 39 police enforcement, lighting reduced to security lighting ½ hour after closing or midnight, applicant to conduct pre and post noise study, install a noise attenuated chiller, driveway design subject to Board Traffic Engineer review, no up-lighting, no tower lighting, a variance for not providing a loading dock, a variance for not providing an outdoor patron area, a variance for off-premise directional sign. Chairman Chatzidakis called for a motion and Vice-Chair Pizzo made a motion to approve the application SP#7890A with the conditions stated, and Mr. Cortese seconded the motion. Roll Call Vote: Vice-Chair Pizzo- Agree, Mr. Cortese- Agree, Mr. Cassidy – Agree, Ms. Conte- Agree, Mr. Howard- Agree, Township Manager Mitchell- Agree, Mayor Bobo- Disagree, Chairman Chatzidakis- Agree; motion carried.

Maurice R. Masucci, File SD#700, 1408 Hainesport Mt Laurel Road, Block 701, Lot 3.09, R-3 Zone, Minor Subdivision, Divide one residential lot into two. Chairman Chatzidakis read the application. Mr. Maurice Masucci represented himself as the Owner, Applicant, and the Engineer. Entered into evidence was the subdivision plan as Exhibit A-1. Mr. Masucci described the property, noting that his house exists on the property. Mr. Masucci also explained the reason for the bulk variance for frontage, and the reason why he did not submit a Phase I. Board Engineer, Mr. Long requested a report from Mr. Masucci as per his testimony regarding the ESA in lieu of the Phase I. Mr. Masucci will provide the sight triangles. Mr. Masucci is filing the subdivision by deed. Board Planner Mr. Petrongolo reviewed his report dated December 18, 2015. Board Engineer Mr. Long reviewed his report dated December 15, 2015. Board Traffic Engineer Mr. Angelastro and Fire Marshal Mr. McVey had no comments. Chairman Chatzidakis opened the public portion at 9:51pm, and seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as the applicant to provide sight triangles, document regarding ESA as per applicant's testimony, deeds to be submitted for review and approval by Board Engineer and Board Solicitor, and to comply with the Board Professionals reports. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to approve the application SD#700 with the conditions stated, and Mr. Howard seconded the motion. Roll Call Vote: Ms. Conte- Agree, Mr. Howard- Agree, Mr. Cassidy – Agree, Mr. Cortese- Agree, Township Manager Mitchell- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- Agree, Chairman Chatzidakis- Disagree; motion carried.

Chairman Chatzidakis called for a 3 minute recess at 9:52pm. Chairman Chatzidakis called the meeting to order at 9:55pm.

Roland Avenue Enterprises LLC, Horizon Services, File SP#761B, 17 Roland Avenue, Block 1303, Lot 12, Industrial Zone, Minor Site Plan Amendment to Modify Conditions of Approval. Chairman Chatzidakis read the application. Mr. Jeffrey Daniels, attorney at law, represented the applicant and introduced those providing testimony, Mr. David Kreck as the Professional Engineer, Mr. David Geiger as the applicant, and they were sworn in by Board Solicitor Mr. Norman. Mr. Daniels described the application as to modify or eliminate two conditions of approval as per resolution R-2015-05. The applicant has agreed to with the permission of the residents to install solid uniform fencing along the rear of three adjoining residential properties to align with the existing fence on the fourth residential property with a gate at the easement. The applicant will also install chain link fence along parking lot boundary. The applicant agreed to plant additional shade trees in lieu of installing landscaping in the parking lot islands. Entered into evidence as exhibit A-1 was a color site plan. Mr. Kreck described the landscaping and the fencing and indicated that one resident did not want the fence. Board Planner Mr. Petrongolo reviewed his report dated February 5, 2016. Board Engineer Mr. Long reviewed his report dated January 22, 2016. Fire Marshal Mr. McVey reviewed his report dated January 29, 2016. Chairman Chatzidakis opened the public portion at 10:25pm. Jamie Kinslow of 204 Countryside Lane was sworn in by Board Solicitor Mr. Norman. She indicated that she didn't want Roland Avenue to install a fence on her property line because she

already has a vinyl fence that she didn't want to remove. Maureen Cahill of 202 Countryside Lane was sworn in by Board Solicitor Mr. Norman. She has a chain link fence but was willing to have it replaced with the fence the applicant proposed. She had concerns with buffering and noise when the applicant is dumping metal debris on metal. Wendy Ciabatoni of 206 Countryside Lane was sworn in by Board Solicitor Mr. Norman. She had concerns with vegetation in the easement, clean up, dead trees, and the dumpster. The Board requested no dumpster use on weekends. Mr. John Ewing of 208 Countryside Lane was sworn in by Board Solicitor Mr. Norman. He had concerns whether the fence would be in the same spot or would he lose more ground. Chairman Chatzidakis closed the public portion at 10:42pm. Board Solicitor Mr. Norman reviewed the conditions as a gate to access easement, applicant to install fence on lots 35, 37, 38, lot 36 has a fence to remain, the fencing shall be uniform, install chain link around property for security, install landscaping front and side. Chairman Chatzidakis called for a motion and Vice-Chair Pizzo made a motion to approve the application SP761B with the conditions stated, and Ms. Conte seconded the motion. Roll Call Vote: Mr. Pizzo- Agree, Ms. Conte- Agree, Mr. Cassidy- Agree, Mr. Cortese- Agree, Mr. Howard- Agree, Township Manager Mitchell- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- Agree, Chairman Chatzidakis- Agree; motion carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations SP#817D, and added to agenda SP#4895B, which both were approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW#7958, #7959, #7960, #7961, #7962, #7963, and added to agenda #7964 and #7965, which all were approved.

Board Secretary Ms. Bucci reminded the Board Members of the Mandatory DCA class for new members scheduled for Saturday February 13, 2016.

Board Solicitor Mr. Norman commented that the Township may want to consider an ordinance giving the Planning Board authority to set hours of operation.

Chairman Chatzidakis called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 10:50pm, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,


 Gerry Bucci
 Planning Board Secretary

Adopted on: 4/14/16