

**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 was taken by Board Secretary Ms. Bucci - Members in attendance:

Chairman Chatzidakis, Vice-Chair Pizzo, Mayor Bobo, Councilman Van Noord, Township Manager Mitchell, Alt#2 Ms. Sarcone, Ms. Ingravallo, Mr. Howard, Ms. Conte, Alt#1 Mr. Cassidy

Absent: Mr. Cortese.

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, Board Secretary Ms. Gerry Bucci. Absent: None

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

Discussion Items/Correspondence:

Chairman Chatzidakis announced that the special meeting request from Matthew Wait for Top Golf SP#7910 and Special Meeting request from Stephen Nehmad for Chase partners will be discussed after the public hearings tonight.

Board Solicitor Mr. Norman reviewed the letter from Mr. George Hulse regarding Sun National Bank request to amend two conditions of approval related to signage in resolution R-2007-12. Mr. George Hulse explained in detail the proposed changes to the signage. Mr. Norman further explained that since the ordinance now allows the facade sign to be lighted and allows the tenant name and logo on monument signs, he will do a letter to attach to resolution R-2007-12. No vote or new resolution was required.

Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of May 12, 2016, and Ms. Conte seconded the motion. All present were in favor, except Mayor Bobo and Mr. Howard who abstained, and the motion was carried.

Resolution(s):

Michael & Judith Tuscano, File SD#383A, 121 Hartford Rd, R-3/PUD Zone, Resolution R-2016-14 Block 301 Lots 19.01 & 20.01, Minor Subdivision with Bulk Variance Waiver. Chairman Chatzidakis called for a motion and Councilman Van Nord made a motion and Ms. Conte seconded the motion. All present were in favor, except Mayor Bobo and Mr Howard who abstained, and the motion was carried.

Duall Building Restoration Inc., File SP#7943, 531 Union Mill Rd, I Zone, Resolution R-2016-15, Block 510.02 Lot 6.01, Priliminary & Final Major Site Plan w/Bulk Variance. Chairman Chatzidakis called for a motion, Vice Chair Pizzo made a motion and Ms. Conte seconded the motion. All present were in favor, except Mayor Bobo and Mr. Howard who abstained, and the motion was carried.

Submission Waivers:

Robert Schwartz, File SP#2328, 821 East Gate Dr, Industial Zone, Block 1201.04, Lot 7, Amended Preliminary & Final Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waiver. Board Professionals recommended granting the submission waivers conditioned upon obtaining #69 architectural plans. Chairman Chatzidakis called for a motion and Ms. Conte made a motion to grant the submission waivers with the conditions stated, and Mr. Howard seconded the motion. All present were in favor and the motion was carried.

Extension of Time Application:

Mt. Laurel Development LLC, Walmart SP#7687, Route 73 & Church Road and Beaver Avenue, Major Amended Preliminary & Final Site Plan, Request for Extension of Site Plan Approval for Resolution R-2013-01. Mr. Steven Gleeson, Attorney at Law, representing the applicant, explained the reason for the extension request reviewing the history of this application. Board Solicitor Mr. Norman stated that a draft resolution has been prepared because of the permit extension act expires June 30, 3016. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the Extension of time for the site plan approval and adopt Resolution R-2016-16, and Mayor Bobo seconded the motion. All present were in favor and the motion was carried. Roll Call Vote: Councilman Van Noord- Agree, Mayor Bobo- Agree, Alt#1 Mr. Cassidy- Agree, Ms. Conte- Agree, Mr. Howard- Agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

**Public Hearing(s):**

Fair Share Housing Development, Inc., Connell Tract, Mount Laurel Road, SD#400, Block 701, Lot 3, R-3 Zone, Final Subdivision Plan for 24 single family affordable rental units. Chairman Chatzidakis read the application. Mr. Damien Del Duca, attorney at law, represented the applicant and introduced those providing testimony; Mr. Henry Haley as the Professional Engineer/Planner, Mr. Peter O'Connor as President and Executive Director of Ethel Lawrence Homes, Mr. William Lammey as the Architect, Mr. Joseph Del Duca of the Walters Group, and they were sworn in by Board Solicitor Mr. Coleman. Mr. Del Duca described the application for a 25 lot subdivision and the history of its approvals. The applicant is proposing 24 single family affordable rental units and 1 lot for the basin. Board Planner Mr. Petrongolo reviewed his report dated May 18, 2016. Board Engineer Mr. Long reviewed his report dated May 19, 2016. Board Traffic Engineer Mr. Angelastro reviewed his report dated May 26, 2016. Fire Marshal Mr. Brian McVey reviewed his report dated May 20, 2016. The Board had asked whether the name of the development Connell Tract could be modified to use another word other than tract. Chairman Chatzidakis opened the public portion at 7:24pm, seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as the applicant to comply with the board professionals reports, and come up with a name for the development. Chairman Chatzidakis called for a motion and Mayor Boro made a motion to approve the application for SD#400 with the conditions stated, and Councilman Van Noord seconded the motion. Roll Call Vote: Mayor Bobo- Agree, Councilman Van Noord- Agree, Alt#1 Mr. Cassidy- Agree, Ms. Conte- Agree, Mr. Howard- Agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

Chase Partners Mt Laurel LLC, Briggs Rd & Union Mill Rd, SD#702 and SP#7976, BR-MF Zone, Block 304, Lots 3 & 3.01, Major Preliminary & Final Subdivision and Major Preliminary & Final Site Plan, 490 Apartments and 131 Townhomes. Chairman Chatzidakis read the application. Mr. Stephen Nehmad, attorney at law, represented the applicant and introduced those providing testimony; Mr. Joe Hanrahan as the Professional Civil Engineer, Mr. Creigh Rahencamp as the Professional Planner, Mr. Jeff Smith as the Professional Architect, Mr. Eric Rains as the Landscape Architect, Mr. David Shropshire as the Professional Traffic Engineer, Mr. Clark Hamilton as the Principal Applicant, and they were sworn in by Board Solicitor Mr. Norman. Mr. Nehmad described the application and its history. Entered into evidence was A-1 as the Developers Agreement, A-3 as the Site Plan Rendering, A-5 as the Building Elevations, A-6 as the Floor Plans, A-7 as the Town Home Elevations, A-8 as the Clubhouse Elevations, A-9 as the Clubhouse Floor Plan, A-10 as the Aerial Exhibit, A-14 as the Truck Turning Plan, A-15 Off-Tract Roadway Layout. Exhibits A-1 and A-2 Ordinance 2016-2 was distributed at the meeting by the applicant. Mr. Hanrahan referring to Exhibit A-10 described the surrounding area, and referring to Exhibit A-3 described the proposed site, and referring to Exhibit A-14 reviewed the truck turning plan noting that all roads will be private roads, and referring to Exhibit A-15 described the off-tract roadway plan which includes a new bridge on Union Mill Road at Parkers Creek, widening of Union Mill Road, widening of Briggs Road, a number of turning lanes for Union Mill and Briggs Road, a proposed traffic signal at Union Mill & Briggs Road, and a possible traffic signal if warranted at the site driveway on Briggs Road opposite Leadenhall Road. The applicant noted other approvals to be sought, NJDEP, FHA – Flood Hazard Area, County Soil, County Planning Board, and Municipal. A Homeowners association will be formed for the Townhouses. Trash pick-up will be done by Township through the Maccs Program. No variances or design waivers requested. Mr. Hanrahan referring to Exhibit A-1, discussed the developer's agreement which the applicant will comply with. Mr. Jeff Smith reviewed his credentials and they were accepted by the Chairman. Mr. Smith referring to exhibits A-5, A-6, A-7, A-8, A-9 described the 3-story apartment buildings, the townhouses, and the clubhouse. Mr. Smith noted that the large one bedroom with the den with a closet is only offered in the market rate units. Mr. Clark Hamilton described the individual units; one, two and three bedroom, with 94 affordable apartments. Board Planner Mr. Petrongolo reviewed his report dated May 26, 2016, withdrawing comment #22, and requesting a larger lighting plan for better review. Board Engineer Mr. Long reviewed his report dated May 31, 2016, noting some roadway improvements should be done before occupancy. Mr. Nehmad noted the applicant was seeking Preliminary approval tonight. The Board discussed the developer's agreement and the need for the phasing schedule before Final Site Plan. Mr. Norman noted that a phasing plan as per the developers agreement was to be submitted within 45 days of March 8, 2016 and is to be agreed upon between the applicant, the Township, and the Township Planning Board. Board Traffic Engineer Mr. Angelastro reviewed his report dated May 26, 2016, withdrawing comment #6.

Fire Marshal Mr. Brian McVey reviewed his report dated May 27, 2016, noting the trash enclosures must be suppressed as per the Fire Code. The recreation facilities is to be used by all residents. Board Secretary noted that the hearing was at one and one half hours. Chairman Chatzidakis called for a motion to extend the public hearing and Ms. Conte made the motion and Township Manager Mitchell seconded the motion. All present were in favor and the motion was carried. Chairman Chatzidakis opened the public portion at 9:00pm. Mr. Kenneth Cunningham of 220 Hartford Road was sworn in by Board Solicitor Mr. Norman. Mr. Cunningham had concerns with drainage and Jacobs Creek. Mr. Hanrahan indicated that their proposal will actually reduce stormwater runoff. Seeing no further comments from the public, Chairman Chatzidakis closed the public portion. Board Solicitor Mr. Norman noted that the phasing plan cannot be a condition of approval because you cannot have a condition that is not enforceable or not agreed upon by all parties. The phasing schedule has to go to council for review, at the next available council meeting. Tracy Siebold noted that a schedule was sent to Tyler Prime on June 6, 2016. The next Council Meeting is June 13, 2016. The Board has to act on this application by June 27, 2016. The Board wanted to continue the application to a future meeting. Chairman Chatzidakis called for a motion and Township Manager Mitchell made a motion to carry the application to June 24, 2016, and Ms. Conte seconded the motion. Roll Call Vote: Township Manager Mitchell- Agree, Ms. Conte- Agree, Alt#1 Mr. Cassidy- Agree, Mr. Howard- Agree, Ms. Ingravallo- agree, Councilman Van Noord- Agree, Mayor Bobo- Agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried. Chairman Chatzidakis called for a motion to have a special meeting on June 24, 2016 at 6pm, and Ms. Conte made the motion, and Councilman Van Noord seconded the motion. Roll Call Vote: Ms. Conte- Agree, Councilman Van Noord- Agree, Alt#1 Mr. Cassidy- Agree, Mr. Howard- Agree, Ms. Ingravallo- agree, Township Manager Mitchell- agree, Mayor Bobo- Agree, Vice-Chair Pizzo- agree, Chairman Chatzidakis- agree; motion carried.

The Board discussed since a special meeting has been scheduled for Chase Partners SD#702 and SP#7976, there was no need to schedule a special meeting for Top Golf SP#7910.

Miscellaneous Items:

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations, SP#4787A, which was denied, and SP#7024 and SP#2158, which were both approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers, SPW #7981, #7982, #7983, #7984, which were all approved by the Construction Official.

Chairman Chatzidakis called for a motion to adjourn the Regular Meeting and Township Manager Mitchell made a motion to adjourn at 9:45pm, 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: 7-14-16