

**PLANNING BOARD AGENDA
NINTH REGULAR MEETING**

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

Next Planning Board Regular Meeting: Thursday, October 12, 2017 at 7:00 P.M.

- I. Regular Meeting called to order by Chair
- II. Open Public Meeting Notice read by Chair
- III. Pledge/Moment of Silence led by Chair
- IV. Roll Call taken by Board Secretary
- V. Swearing in of Professionals by the Planning Board Solicitor
- VI. Discussion Items/Correspondence:
 - A. Ordinance #2017-17 – Proposed Amendment Supplementing the Zoning Ordinance Chapter 154, Roof Mounted Solar panels in commercial districts
 - B. Ordinance #2017-18 – Proposed Amendment Supplementing the Zoning Ordinance Chapter 154, Digital Gas Station Signs

- VII. New Business:
 - A. Adopting Minutes: Regular Meeting Minutes of 08/10/2017
 - B. Resolution(s)
 1. Fair Share Housing –SD#460A, R-3 Zone, Francis Way **Resolution R-2017-16**
Block 601 Lot 35.01, Final Site Plan with Bulk Variance
 2. Jose Tejas, Inc. – SP#971B, I Zone, 1310 Rt 73, **Resolution R-2017-17**
Block 1300.09 Lots 2, Major Pre and Final Site Plan w/ Bulk Variance
 3. H-Free LLC (BMW)– SP#7479, I-Zone 1220 Route 73, **Resolution R-2017-18**
Block 1300.05 Lot 2.01, Amended Pre and Final Site Plan with Bulk Variance
 4. Chase Partners Mt Laurel LLC–SD#702, BRMF-Zone, 311 Walton Ave **Resolution R-2017-19**
Blk 304 Lots 3 & 3.01, Approving Assignment of Settlement Agreement to Jefferson Place LLC
 - C. Submission Waivers:
 1. Maximus Land Development (Avianna Estates), Block 601 Lot 3.02 R-3 Zone, SD#701
Major Final Subdivision – Request for Completeness of Granting Submission Waivers
 2. Ramblewood 73 Associates LLC, Block 1103.02 Lot 2 B-Zone, SP8A Major Pre and Final Site Plan –
Request for Completeness of Granting Submission Waivers

- VIII. Temporary Use Permit:
 1. **C.H. SCHWERTNER & SON, INC**, 17-73-06, 4 Centerton Road, Block 503.01 Lot 1.02 MCD
Zone is requesting a Temporary Use Permit for 10 storage containers 10’ wide by 40’ long to be
installed in the Target parking lot at 4 Centerton Road until November 15, 2017.

- IX. Public Hearings –
 1. Maximus Land Development (Avianna Estates) SD#701
663 Walton Ave, R-3 - Zone
Block 601 Lot 3.02
Major Final Subdivision
12 Lots (11 Single Family Homes & 1 Open Space Lot)
CERT BY: 08/27/2017 ACT BY: 10/11/2017
PROF STAFF: 08/15/2017 PH: 09/14/2017

- X. Miscellaneous Items:
 - A. Minor Site Plan Alterations:
 1. Monterey Holdings LLC, 8000 Commerce Parkway, Block 1100 Lot 27, I-Zone - **SP#730B**, Install
new lighting fixtures to replace the existing wall mounted fixtures and planting of nineteen 6’
Cypress Trees. **(Approved 08/16/2017)**

B. Site Plan Waivers:

1. Applicant: Guild Builders Inc, Owner: 100-200 CCC, LLC & IL LBW LP, 1060 N. Kings Hwy. Suite 250, B-1311 L- 1.03, Tennant Fit Out: T and M Assoc. Int Alt. Former Tenant: Superior Lamp
SPW#8041 – Construction Official approved 09/5/2017
2. Applicant: Miller & Sons Builders Inc. Owner: Paul D DiFiore, 3223 Rt 38, Block 301.03 Lot 2, Tennant Fit Out: Deborah Specialty Physicians Formerly Virgin Space
SPW#8042 – Construction Official approved 08/15/2017
3. Applicant: Diversified Mgmt. Owner Laurel Corporate Center LLC, 587 Fifth Ave, NY, Block 503 Lot 2, Tennant Fit Out: Maser Consulting Former Tenant: Lockheed Martin
SPW#8043 – Construction Official approved 09/05/2017

XI. Comments/Questions from the Board/Professionals/Public
Master Plan

XII. Adjournment

XIII. Pending Items (for information only)

1. Eastern Development Group, LLC - SP#7646A
3370 Route 38, I - Zone
Block 304, Lot 1.01
Major Pre and Final Site Plan w/Bulk Variance
Reconfigure portion of parking lot for Dunkin Donuts
Submission Waivers Approved 08/10/2017
Carried from 08/10/2017 to 09/14/2017
ACT BY: 11/28/2017 PROF STAFF: 07/18/2017
PH: TBD
2. Ramblewood 73 Associates LLC SP8A
1155 NJSH Route 73, B-Zone
Block 1103.02 Lot 2
Major Pre and Final Site Plan with Bulk Variances
Construct a Dunkin Donuts in an existing parking lot
With a drive thru
CERT BY: 10/02/2017 ACT BY: 01/30/2018
PROF STAFF: TBD PH: TBD
3. Destiny Church, Inc. SP#476C
123 Creek Road
Block 205.01 Lot 29
Minor Site Plan with Conditional Use
Existing Strip Mall location for a “Place of Worship”
Deemed Incomplete: 08/07/2017
CERT BY: TBD ACT BY: TBD
PROF STAFF: TBD PH: TBD