

PLANNING BOARD MEETING MINUTES

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

Open Public Meeting Notice was read by Chairman Pizzo, noting that all postings, filings, and emailing's took place on May 23, 2017.

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

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

Chairman Pizzo, Vice-Chair Cassidy, Mayor Riley, Deputy Mayor Van Noord, Acting Township Manager Tomczyk, Ms. Ingravallo, Mr. Cortese, Ms. Conte, Mr. Chatzidakis.

Absent: Alt#1 Ms. Sarcone, Alt#2 Mr. Allen

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. Michael Angelastro - Board Traffic Engineer, Mr. Brian McVey – Fire Marshal, Mr. Christopher Norman - Board Solicitor, Ms. Gerry Bucci - Board Secretary.

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, Mr. Art Bernard.

Discussion Items/Correspondence:

Board Secretary Ms. Bucci mentioned the letter from Keith Davis withdrawing the application SD#613A for McDonalds dual drive-thru located at 3049 Route 38.

Board Planner Mr. Petrongolo reviewed the proposed Ordinance #2017-11 as a Proposed Amendment Supplementing the Zoning Ordinance Chapter 154, revising section 154-10 and adding Article XXIV, the MH-MF, Marne Highway Multifamily District. Board Planner Mr. Petrongolo reviewed the amendment, noting this zone is for block 215 lot 15. Board Solicitor Mr. Norman explained the purpose for the Board's review. It was noted that the Ordinance is consistent with the Township Master Plan and with the amended Housing Element. Chairman Pizzo called for a motion and Mayor Riley made a motion to recommend Ordinance #2017-11 to Council, and Vice-Chair Cassidy seconded the motion.

Adopting Minutes:

Chairman Pizzo called for a motion and Ms. Conte made a motion to approve the regular meeting minutes of June 8, 2017, and Mr. Cortese seconded the motion. All present were in favor, except Vice-Chair Cassidy and Ms. Ingravallo who abstained, and the motion was carried.

Resolutions:

JRB Property Group LLC, File SD#569A, R-1 Zone, 171 and 175 Hooton Road, Resolution R-2017-10 Block 900 Lot 11 & 12, Major Preliminary Subdivision. Chairman Pizzo called for a motion and Mr. Cortese made a motion to approve Resolution R-2017-10 with one correction as noted, and Ms. Conte seconded the motion. All present were in favor, except Vice-Chair Cassidy and Ms. Ingravallo who abstained, and the motion was carried.

Mt. Laurel Animal Veterinary, File SP#4807B, I-Zone, 220 Mt. Laurel Road, Resolution R-2017-11 Block 1301 Lots 1, 5 & 6, Preliminary and Final Amended Site Plan with Bulk Variance. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to approve Resolution R-2017-11 with one correction as noted, and Ms. Conte seconded the motion. All present were in favor, except Ms. Ingravallo who abstained, and the motion was carried.

Submission Waivers:

H-Free LLC, 1220 Route 73, Block 1300.05, Lot 2.01, I - Zone, File SP#7479, Amended Preliminary & Final Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairman Pizzo called for a motion and Ms. Conte made a motion to grant the submission waivers, and Mayor Riley seconded the motion. All present were in favor, and the motion was carried.

Public Hearings:

COAH: Housing Element & Fair Share Plan as part of the Master Plan, and draft Resolution R-2017-12. Mr. Art Bernard reviewed the report noting the plan was approved by the Superior Court but there will be an amendment to the Housing Element because the Settlement changed. Mr. Bernard further explained that the numbers won't change but how they will be met. Chairman Pizzo opened the public portion at 7:20pm, seeing none closed the public portion. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a

motion to adopt the Housing Element as amended by Art Bernard's presentation, and Mayor Riley seconded the motion. Roll Call Vote: Deputy Mayor Van Noord- agree, Mayor Riley- agree, Mr. Chatzidakis- agree, Ms. Conte- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Acting Manager Tomczyk- agree, Vice-Chair Cassidy- agree, Chairman Pizzo- agree; motion carried. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to approve Resolution R-2017-12 with one correction as noted, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Laurel Corporate Center, LLC, File SP#2103C, 15000 Midlantic Drive, MCD - Zone, Block 516, Lot 6, Minor Site Plan with Bulk Variance, proposing exterior alterations for medical use. Chairman Pizzo read the application. Mr. Robert Baranowski, attorney at law, represented the applicant and introduced those providing testimony; Mr. Thomas Bechard as the President of Mohawk Land Development, Ms. Raquel DeCastro as Interior Designer of Baglivo Associates, Mr. Asher Zamir as Managing Member of Laurel Corporate Center, and they were sworn in by Board Solicitor Mr. Norman. Mr. Baranowski described the application. Entered into evidence was a color site plan as Exhibit A-1, a zoomed in version of the site plan as Exhibit A-2, an exterior elevation as Exhibit A-3. Ms. DeCastro gave her credentials and they were accepted. Mr. Bechard reviewed circulation. Ms. DeCastro described how the tenants handle medical waste. It was noted the majority of patients arrive by medical transport. Applicant got permits for compliant signs and may propose more signs later. Applicant agreed to 10' wide parking spaces. 447 spaces are required, and 448 are proposed. Board Planner Mr. Petrongolo reviewed his report dated April 21, 2017. Board Engineer Mr. Long reviewed his report dated April 27, 2017. Board Traffic Engineer Mr. Angelastro reviewed his report dated April 25, 2017. Fire Marshal Mr. McVey reviewed his report dated May 19, 2017. Chairman Pizzo opened the public portion at 7:40pm; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; applicant comply with the professionals reports, except as modified within the response report dated June 28, 2017, medical waste truck and ambulance turning template, work with Board Planner on landscaping around medical waste container area. Chairman Pizzo called for a motion and Mr. Cortese made a motion to approve application SP#2103C with the conditions stated, and Ms. Conte seconded the motion. Roll Call Vote: Roll Call Vote: Mr. Cortese- agree, Ms. Conte- agree, Mr. Chatzidakis- agree, Ms. Ingravallo- agree, Acting Manager Tomczyk- agree, Deputy Mayor Van Noord- agree, Mayor Riley- agree, Vice-Chair Cassidy- agree, Chairman Pizzo- agree; motion carried.

McDonalds USA, LLC, File SP#2087A, 1108 Route 73, B – Zone, Block 1301, Lots 1, 5 & 6, Amended Major Preliminary and Final Site Plan with Bulk Variance and Site Design Waiver proposing to modify Drive-Thru, Parking and Signage, and to add a 200 sf Storage Shed. Chairman Pizzo read the application. Mr. Keith Davis, attorney at law, represented the applicant and introduced those providing testimony; Mr. Michael Jeitner as the Project Engineer, Ms. Tiffany Kudello as the Professional Planner, Mike & Michelle Clark as the owner of the restaurant, and they were sworn in by Board Solicitor Mr. Norman. Mr. Davis described the application, noting the proposed improvements would eliminate 14 parking spaces. Mr. Jeitner gave his credentials and they were accepted. Mr. Jeitner described the dual drive-thru and the signage. Variance required for the number of signs and the size. Entered into evidence was a Site Plan revised 6-22-17 as Exhibit A-1. Board Planner Mr. Petrongolo reviewed his report dated June 21, 2017. Board Engineer Mr. Long reviewed his report dated June 23, 2017. Board Traffic Engineer Mr. Angelastro reviewed his report dated June 22, 2017. Fire Marshal Mr. McVey reviewed his report dated June 16, 2017. Chairman Pizzo opened the public portion at 8:06pm, seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; the applicant shall consolidate lots, applicant will work with Board Planner on landscaping, the shed shall be compatible with restaurant façade, the shed shall be located so that the doors when opened will not extend into parked vehicles or drive aisle, fence moved back to provide site distance, reserved parking signs reduced to 2 square feet. Chairman Pizzo called for a motion and Mayor Riley made a motion to approve application SP#2087A with the conditions stated, and Ms. Conte seconded the motion. Roll Call Vote: Roll Call Vote: Mayor Riley- agree, Ms. Conte- agree, Mr. Chatzidakis- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Acting Manager Tomczyk- agree, Deputy Mayor Van Noord- agree, Vice-Chair Cassidy- agree, Chairman Pizzo- agree; motion carried.

Bancroft Neurohealth, File SP#6925C, 311 Walton Ave, Industrial – Zone, Block 509, Lot 1.01, Amended Final Site Plan with Bulk Variance and Master Sign Program, proposing signage and lighting. Chairman Pizzo read the application. Mr. William Hyland, attorney at law, represented the applicant and introduced those providing testimony; Ms. Toni Pergolin as the President/CEO of Bancroft, Ms. Stacy Kent

Wyckoff as the Principal of Kent Design, Mr. Timothy McKenna as Program Manager of Bancroft , and they were sworn in by Board Solicitor Mr. Norman. Mr. Hyland described the application. Entered into evidence and distributed by the applicant was a 10 page master sign plan as Exhibit A-1. Board Planner Mr. Petrongolo explained the master sign program. Ms. Pergolin and Mr. McKenna described the elopement lights. Board Engineer Mr. Long reviewed his report dated May 25, 2017. Fire Marshal Mr. McVey reviewed his report dated May 23, 2017. Chairman Pizzo opened the public portion at 8:36pm, seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; the applicant to work with the Board Planner on more signage, testing of elopement lights during the day, applicant to conduct an outreach program to inform the residents about the lights and provide Bancroft’s contact information, work with Board Engineer on a cover over the switch or similar method to prevent accidental activation of elopement lights. Chairman Pizzo called for a motion and Mayor Riley made a motion to approve application SP#6925C with the conditions stated, and Ms. Conte seconded the motion. Roll Call Vote: Mayor Riley- agree, Deputy Mayor Van Noord- agree, Mr. Chatzidakis- agree, Ms. Conte- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Acting Manager Tomczyk- agree, Vice-Chair Cassidy- agree, Chairman Pizzo- agree; motion carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alterations, SP#6476A and SP#409B, which were denied, and SD#283A and SP#6331EE, which were approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers, SPW #8033 and #8034, which were approved by the Construction Official.

Board Planner Mr. Petrongolo reported that the Township is working on the re-exam of the Master Plan, reviewing the ordinance, and gathering data.

Chairman Pizzo called for a motion to adjourn, and Deputy Manor Van Noord made a motion to adjourn at 8:47pm, and Mayor Riley seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,



Gerry Bucci
 Planning Board Secretary

Adopted On: 8-10-17