

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 January 18, 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, Township Manager Tomczyk, Ms. Ingravallo, Mr. Cortese, Ms. Conte..

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

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. Rick Alaimo for 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. Rick Alaimo, Mr. Michael Angelastro, Mr. Brian McVey.

Discussion Items/Correspondence:

Chairman Pizzo announced Eastern Development SP#7646A is off the agenda and will not be heard tonight, and the applicant will need to re-notice.

Board Planner Mr. Petrongolo reviewed the proposed Ordinance #2017-17 as a Proposed Amendment Supplementing the Zoning Ordinance Chapter 154, revising section 154-76 & 154-77, to establish the ordinance for Roof Mounted Solar Energy Systems. Board Planner Mr. Petrongolo noted this was a Zoning Board recommendation and the ordinance is consistent with the Township Master Plan. Chairman Pizzo called for a motion and Ms. Conte made a motion to recommend Ordinance #2017-17 to Council, and Mr. Cortese seconded the motion. Roll Call Vote: Ms. Conte, agree; Mr. Cortese, agree; Ms. Ingravallo, agree; Township Manager Tomczyk, agree; Deputy Mayor Van Noord, agree; Mayor Riley, agree; Vice Chair Cassidy, agree; Chairman Pizzo, agree; motion carried.

Board Planner Mr. Petrongolo reviewed the proposed Ordinance #2017-18 as a Proposed Amendment Supplementing the Zoning Ordinance Chapter 154, revising section 154-83, 154-92.6, 154-92.7, to establish the ordinance for LED or LCD Digital Message Board. Chairman Pizzo called for a motion and Ms. Conte made the motion to recommend Ordinance #2017-18 to council and Vice Chair Cassidy Seconded the motion. Roll Call Vote: Ms. Conte, agree; Vice Chair Cassidy, agree; Mr. Cortese, agree; Ms. Ingravallo, agree; Township Manager Tomczyk, agree; Deputy Mayor Van Noord, agree; Mayor Riley, agree; Chairman Pizzo, agree; motion carried.

Adopting Minutes:

Chairman Pizzo called for a motion and Mr. Cortese made a motion to approve the regular meeting minutes of August 10, 2017, and Ms. Conte seconded the motion. All present were in favor, except Ms. Ingravallo who abstained, and the motion was carried.

Resolutions:

Fair Share Housing Development Inc, File SD#460A, R-3 Zone, Francis Way **Resolution R-2017-16** Block 601 Lot 35.01, Final Site Plan with Bulk Variance. Chairman Pizzo called for a motion and Mayor Riley made a motion to approve Resolution R-2017-16, and Vice-Chair Cassidy seconded the motion. All present were in favor, except Ms. Ingravallo who abstained, and the motion was carried.

Jose Tejas Inc, File SP#971B, I Zone, 1310 Route 73, Block 1300.09 Lots 2, **Resolution R-2017-17** Major Preliminary and Final Site Plan with Bulk Variance. Chairman Pizzo called for a motion and Mr. Cortese made a motion to approve Resolution R-2017-17, and Ms. Conte seconded the motion. All present were in favor, except Ms. Ingravallo who abstained, and the motion was carried.

H-Free LLC, File SP#7479, I-Zone 1220 Route 73, Block 1300.05 Lot 2.01, **Resolution R-2017-18** Amended Preliminary and Final Site Plan with Bulk Variance. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to approve Resolution R-2017-18, and Mayor Riley seconded the motion. All present were in favor, except Ms. Ingravallo who abstained, and the motion was carried.

Chase Partners Mt Laurel LLC, FileSD#702, BRMF-Zone, 311 Walton Ave, **Resolution R-2017-19** Block 304 Lots 3 & 3.01, Approving Assignment of Settlement Agreement to Jefferson Place LLC. Chairman Pizzo called for a motion and Mr. Cortese made a motion to approve Resolution R-2017-18, and Vice-Chair Cassidy seconded the motion. All present were in favor, except Ms. Ingravallo who abstained, and the motion was carried.

Submission Waivers:

Maximus Land Development (Avianna Estates), Block 601 Lot 3.02 R-3 Zone, File SD#701, Major Final Subdivision, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to grant the submission waivers, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Ramblewood 73 Associates LLC, Block 1103.02 Lot 2 B-Zone, File SP8A, Major Preliminary & Final Site Plan, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers, conditioned upon the applicant providing additional contours for item #37, a stormwater statement for items #41, #42, #44, and a Phase I or updated Phase I for item #48. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to grant the submission waivers with the conditions stated, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Temporary Use Permit:

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 until November 15, 2017 for the Target remodel. Board Solicitor Mr. Norman explained that these storage containers are already on site. Board Planner Mr. Petrongolo explained that these containers are in parking stalls and the site already has a parking variance. Township Manager Tomczyk explained that the Zoning Officer had been to the site and requested that they be removed. The Board discussed having the containers relocated and reducing the number of containers. The Board requested that the Board Planner and Board Traffic Engineer go out to do a site inspection and discuss at the Professional Staff Meeting on Tuesday, September 19, 2017.

Public Hearings:

Maximus Land Development (Avianna Estates), File SD#701, 663 Walton Avenue, R-3 Zone, Block 601 Lot 3.02, Final Major Subdivision, 12 Lot Subdivision. Chairman Pizzo read the application. Mr. Robert Baranowski, Attorney at Law, represented the applicant, described the application and introduced those providing testimony, Mike Brown as Project Engineer and John Renz as Vice President of Maximus Land Development, both were sworn in by Board Solicitor Mr. Norman. Board Planner Mr. Petrongolo reviewed his report dated August 17, 2017, noting the applicant must provide the Deed Restrictions and HOA documents before signing of compliance plans, and that no sign is proposed at this time, and the plantings to provide buffering and screening for adjacent residents will be done before construction. Board Engineer Mr. Alaimo reviewed Alaimo's report dated August 17, 2017. Mr. Alaimo described the pipe function and the basin, explaining that although the volume of water will increase, the discharge will be reduced at a slower pace. Mr. Alaimo further explained that the homeowners are responsible for any pipes on their property, and that the applicant is willing to inspect the pipes but requires permission from the property owner. Board Traffic Engineer, Mr. Angelastro reviewed his report dated August 31, 2017. Fire Marshal Mr. McVey reviewed his report dated August 16, 2017. Chairman Pizzo opened the public portion at 8:00pm. Mr. Berge Tumain of 679 Walton Avenue was sworn in by Board Solicitor Mr. Norman. Mr. Tumain expressed concerns of standing water, conditions of preliminary approval not being met, and the trees and wildlife. Ms. Anne Rosenberg of 1333 Hainesport-Mt Laurel Road was sworn in by Board Solicitor Mr. Norman. Ms. Rosenberg expressed concerns of drainage across her property, and noted that the NJDEP is considering a stormwater audit. Entered into evidence Exhibit O-1, Elevation Map with Numbers, Exhibit O-2, Photograph, and Exhibit O-3, piping under driveway. Board Engineer Mr. Alaimo entered into evidence Exhibit PB-1, four photo's depicting the crossings, Exhibit PB-2, Crossings on lot 3.01, from a previous inspection he did over a year ago. Seeing no further comments from the public Chairman Pizzo Closed the public portion at 8:46pm. Mr. Baranowski stated the applicant agrees to clear the ditch, and the applicant applied for a Flood Hazard permit from the NJDEP. Chairman Pizzo called for a motion to extend the public hearing beyond 1 ½ hours and Ms. Conte made a motion and Mayor Riley seconded the motion; all present were in favor and the motion was carried. There was discussion regarding the party responsible for inspection of the drainage pipes. Board Solicitor Mr. Norman reviewed the conditions as; Applicants engineer to make best efforts to inspect Ms. Rosenberg's property, comply with the professional's reports, comply with the conditions of prior approvals except as modified in final approval, comply with COAH obligation, applicant must submit HOA documents, applicant will work with planner on landscaping, applicant will make recommendations to Ms. Rosenberg to improve her property, applicant to clean and make functional their drainage ditch. Chairman Pizzo called for a motion and Mr. Cortese made a motion to approve application SD#701 with the conditions stated Vice Chair Cassidy seconded the motion. Roll Call Vote: Mr. Cortese, agree; Vice Chair Cassidy, agree; Ms. Conte, agree; Ms. Ingravallo,

agree; Township Manager Tomczyk, agree; Deputy Mayor Van Noord, agree; Mayor Riley, agree; Chairman Pizzo, agree; motion carried.

Board Secretary Ms. Bucci reviewed the Minor Site Plan Alteration, SP#730B, which was approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW #8041, #8042, and #3043, which were approved by the Construction Official.

Board Planner Mr. Petrongolo reported that he will have a draft of the Master Plan Reexamination ready for the next meeting.

Chairman Pizzo called for a motion to adjourn, and Deputy Mayor Van Noord made a motion to adjourn at 9:08pm, 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: 10/12/17