

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, Acting Township Manager Tomczyk, Alt#1 Ms. Sarcone, Ms. Ingravallo, Mr. Cortese, Mr. Chatzidakis. Alt#2 Mr. Allen.

Absent: Ms. Conte

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.

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:

Request for Extension of Review Time until June 30, 2017, Email from David Oberlander, Esq. JRB Property Group, SD569A, Hooton Rd, Block 900 Lots 11&12, Major Preliminary Subdivision. Chairman Pizzo called for a motion and Mayor Riley made a motion to approve the extension of review time until June 30, 2017, and Vice Chair Cassidy seconded the motion. All present were in favor and the motion was carried.

Dismiss without Prejudice, Mt Laurel Hospitality, 1132 Route 73, SP#2551B, Board solicitor Mr. Norman explained that this application has been deemed incomplete a year ago and there has been no response from the applicant. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to dismiss the application without prejudice and any deficient escrows be paid by the applicant, and Mr. Cortese seconded the motion. All present were in favor and the motion was carried.

Zoning Board of Adjustment Annual Report for 2014, 2015, 2016 – Recommendations. The Board Solicitor Mr. Norman explained why the board had the annual report for review. The Board Planner, Mr. Patrongolo reviewed the recommendations in the report. No action was taken.

Mt Laurel Library, 100 Mt Laurel Rd, SP#100, Proposed Digital Sign to replace marquee sign. Mr. John Armano Jr., attorney at law, for the Mount Laurel Library, described the proposed electronic message board sign, and was looking for a recommendation by the Planning Board as per the MLUL 40:55D-31. Mr. Armano further noted that the sign will remain in the same location. Board Planner Mr. Petrongolo reported that it is consistent with the Master Plan and complies with the zoning ordinance. Chairman Pizzo called for a motion, and Mayor Riley made a motion to recommend the free standing electronic message board sign, and Deputy Mayor Van Noord seconded the motion. All present were in favor, except for Acting Manager Tomczyk who abstained, and the motion was carried.

Adopting Minutes:

Chairman Pizzo called for a motion on adopting minutes, and Deputy Mayor Van Noord made a motion to approve the meeting minutes of March 9, 2017, Vice Chair Cassidy seconded the motion. All present were in favor and the motion carried. Chairman Pizzo called for a motion on adopting minutes, and Deputy Mayor Van Noord made a motion to approve the meeting minutes of April 13, 2017, Vice Chair Cassidy seconded the motion. All present were in favor, except for Acting Manager Tomczyk who abstained, and the motion carried.

B. Resolution(s)

The Falls Group LLC, File SP#4527, 3320 Route 38, Block 304 Lot 1.02, Resolution R-2017-04 I Zone, Amended Final Site Plan W/Bulk Variance. Chairman Pizzo called for a motion, and Deputy Mayor Van Noord made a motion to approve the resolution R-2017-04, and Vice-Chair Cassidy seconded the motion. All present were in favor, except for Acting Manager Tomczyk who abstained, and the motion was carried.

FSDH, File SP#8021 & SD#704, Ark Rd & Hovtech Blvd, Resolution R-2017-05 & R-2017-06 SAAD – Zone, Block 302.15 Lots 2 & 3, Minor Subdivision w/Bulk variance. Chairman Pizzo called for a motion, and Vice Chair Cassidy made a motion to approve the resolutions R-2017-05 and R-2017-06, Mr. Cortese seconded the motion. All present were in favor, except for Acting Township Manager Tomczyk who abstained, and the motion was carried.

Submission Waivers:

Gateway Park, LLC, 200 East Park Drive, Block 1201.07, Lot 1.03, I – Zone, File SP#808D, Minor Site Plan w/Bulk Variance – Request for Completeness of Granting Submission Waivers. The Board

Professionals recommended granting the submission waivers. Chairman Pizzo called for a motion and Vice-Chair Cassidy Made a motion to grant submission waivers, Deputy Mayor Van Noord seconded the motion. All present were in favor, except Mayor Riley who abstained, the motion was carried.

Wawa, Inc., 200 Larchmont Blvd, Block 402 Lot 3, PUD – Zone, File SD#6.28D, Minor Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Board Secretary Ms. Bucci noted that the property taxes were delinquent in the amount of \$17,442.01. Mr. Keith Davis the attorney for the applicant indicated that it was just the second quarter that was due, and noted that the owner intends to pay it and requested that it be made a condition of approval to proceed with the application. Chairman Pizzo called for a motion and Mr. Cortese made a motion to grant submission waivers with the conditions stated, and Vice Chair Cassidy seconded the motion. All present were in favor and the motion was carried

McDonalds USA, LLC, 3049 Route 38, Block 302.15 Lot 12.03, PUD – Zone, File SD#6.13A Amended Major Pre & Final Site Plan with Bulk Variance & Design Waiver, Request for Completeness of Granting Submission Waivers. Chairman Pizzo called for a motion and Mayor Riley made a motion to grant submission waivers, Vice Chair Cassidy seconded the motion. All present were in favor and the motion was carried.

McDonalds USA, LLC, 1108 Route 73, Block 1301 Lots 1,5 & 6, B- Zone, File SP#2087A, Amended Major Pre & Final Site Plan with Bulk Variance & Design Waiver, Request for Completeness of Granting Submission Waivers. Chairman Pizzo called for a motion and Vice Chari Cassidy made a motion to grant submission waivers, Mr. Cortese seconded the motion. All present were in favor and the motion was carried.

Laurel Corporate Center, LLC, 15000 Midlantic Drive, Block 516 Lot6, MCD – Zone, File SP#2103B, Minor Site Plan, Request for Completeness of Granting Submission Waivers. Chairman Pizzo called for a motion and Mr. Cortese made a motion to grant submission waivers, Vice Chair Cassidy seconded the motion. All present were in favor and the motion was carried.

Public Hearings(S):

Wawa, Inc., File SD#6.28D, 200 Larchmont Rd, PUD Zone, Block 402 Lot 3, Minor Site Plan with Bulk Variance to erect a 7'3" PVC fence to enclose equipment at the rear of the existing Wawa. Chairman Pizzo read the application. Mr. Keith Davis, attorney at law, represented the applicant and introduced those providing testimony; Matthew Sharo of Dynamic Engineering as the project engineer, and he was sworn in by Board Solicitor Mr. Norman. Mr. Sharo described the proposed project as an enclosure for garbage and recycling and CO2 tanks for the soda machines. Entered into evidence was an aerial map of the site as Exhibit A-1, and a color site plan as Exhibit A-2. Board engineer Mr. Petrongolo reviewed his report dated April 21, 2017. Fire Marshall Mr. McVey reviewed his report dated April 24, 2017. Board Engineer Mr. Long and Board Traffic Engineer Mr. Angelastro had no comment. Chairman Pizzo opened the public portion at 7:37pm; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; Additional lighting, night light test at rear, the fence to be solid white, storage to be kept at least 15 feet from building and kept outside the enclosure, and bollards as required. Chairman Pizzo called for a motion, and Deputy Mayor Van Noord made a motion to approve the Minor Site Plan with Bulk Variance with the conditions stated, and Vice Chair Cassidy seconded the motion. Roll Call Vote: Deputy Mayor Van Noord- agree, Vice Chair Cassidy- agree, Mr. Chatzidakis- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Alt#1 Ms. Sarcone- agree, Acting Township Manager Tomczyk – agree, Mayor Riley- agree, Chairman Pizzo- agree; motion carried.

Metro Storage, LLC file SP#8009, Route 38, I – Zone, Block 309 Lots 1 & 1.01, Amended Preliminary and Final Site Plan with Bulk Variance. Chairman Pizzo read the application. Mr. Dean Donatello, attorney at law, represented the applicant and introduced those providing testimony; Mr. Ahmad Tamous as the project engineer, and he was sworn in by Board Solicitor Mr. Norman. Mr. Donatello described the application to amend the previous site plan approval from a 5 building self storage facility to a 4 building self storage facility. Preliminary approval was granted in January 2017. Introduced into evidence was an aerial photo as Exhibit A-1 and site plan rendering as Exhibit A-2. Mr. Tamous described the drive aisle width increase, and the increased residential buffer. Mr. Tamous noted that additional security fencing that encroaches on the setback line was added to the Plan May 10, 2017 and requested that the board consider this additional security fencing. This amendment was submitted to Board Planner Mr. Petrongolo on May 10, 2017, but the Board Secretary did not yet receive a copy for the Office. There is a sign amendment to add telephone number and website and increase square footage. The notices did not include these variances.

It was suggested to either table the application or bifurcate the fence and sign from the rest of the site plan application. Board Planner Mr. Petrongolo reviewed his report dated April 21, 2017, noting that the parking variance increased due to the increase in square footage of the buildings. Board Engineer Mr. Long reviewed his report dated April 19, 2017. Board Traffic Engineer Mr. Angelastro reviewed his report dated April 21, 2017. Fire Marshall Mr. McVey reviewed his report dated April 20, 2017. Chairman Pizzo opened the public portion at 8:14pm: seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; the applicant will perform soil tests, coordinate with Board Engineer on stormwater issues, provide additional landscape screening from residential development, coordinate with Board Planner on lighting, install sidewalk up to wetlands and pay sidewalk contribution for the rest, update fire truck circulation plan. Chairman Pizzo called for a motion, and Deputy Mayor Van Noord made a motion to approve the Amended Preliminary and Final Site Plan with Bulk Variance with the conditions stated, and Vice Chair Cassidy seconded the motion. Roll Call Vote: Deputy Mayor Van Noord agree, Vice Chair Cassidy- agree, Mr. Chatzidakis- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Alt#1 Ms. Sarcone- agree, Acting Township Manager Tomczyk – agree, Mayor Riley- agree, Chairman Pizzo- agree; motion carried.

Gateway Park, LLC file SP#808D, 200 East Park Drive, Block 1201.07 Lot 1.03, I – Zone, Amended Minor Site Plan with Bulk Variance. Mayor Riley recused himself from this application and stepped out of the the room. Alternate #2 Mr. Allen sat for the application. Chairman Pizzo read the application. Ms. Barbara Casey, attorney at law, represented the applicant and introduced those providing testimony; Ms. Shiela Reighn as Site Manager, Mr. Richard W. McGuire Project Planner/Professional Engineer, Mr. Mark Ingelido Senior Vice President of Operations of Persante, and they were sworn in by Board Solicitor Mr. Norman. Ms. Barbara Casey described the application. Mr. Ingelido described the operation of Persante as administrative offices serving as a healthcare provider for hospital systems for treatment of sleep apnea to make appointments. Sleep centers are not on site but located at the hospital. A small warehouse area to hold medical supplies such as tape, gauze and masks. Mr. Ingelido further explained the number of employees, hours, and truck deliveries. Entered into evidence was an aerial view as Exhibit A-1, a mounted site plan as Exhibit A-2, existing lighting conditions as Exhibit A-3; distributed at meeting by the applicant was a parking study marked as Exhibit A-4, and an employee count marked as Exhibit A-5. Mr. Richard McGuire explained the variance sought for a loading dock of 14' x 39' where 12' x 45' is required. Board Planner Mr. Petrongolo reviewed his report dated April 21, 2017. Board Engineer Mr. Long reviewed his report dated April 26, 2017. Board Traffic Engineer Mr. Angelastro reviewed his report dated April 24, 2017, noting the applicant is losing 3 parking spaces. Fire Marshal McVey reviewed his report dated April 24, 2017. Chariman Pizzo opened the public portion at 8:43: seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; large trucks must make deliveries after hours and driver remain with the truck, comply with the professionals reports, loading dock variance and parking variance. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion and Vice Chair Cassidy seconded the motion. Roll Call Vote: Deputy Mayor Van Noord agree, Vice Chair Cassidy- agree, Alt#2 Mr. Allen- agree, Mr. Chatzidakis- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Alt#1 Ms. Sarcone- agree, Acting Township Manager Tomczyk – agree, Chairman Pizzo- agree; motion carried.

Board Secretary Ms. Bucci reviewed the minor site plan alterations SD#6.10H, SP#608A, SD#283A, SP#81B, which were all approved

Board Secretary Ms. Bucci reviewed the site plan waivers #8026, #8027, #8028, #8029 and 8030 which were all approved by the construction official.

Acting Township Manager Tomczyk and Board Solicitor Mr. Norman lead a discussion about adding two Planning Board Regular Meeting dates June 29, 2017 and July 27, 2017 to the 2017 schedule by resolution.

Chairman Pizzo called for a motion and Mr. Cortese made a motion, Acting Manager Tomczyk seconded the motion. Roll Call Vote: Mr. Cortese –agree, Acting Manager Tomczyk –agree, Alt. #2 Allen – agree, Mr. Chatzidakis – agree, Ms. Ingravallo – agree, Alt. #1 Ms. Sarcone – agree, Deputy Mayor Van Noord – agree, Vice Chair Cassidy- agree, Chairman Pizzo – agree; motion carried.

Board Secretary Ms. Bucci reminded the board members to submit their financial disclosures.

Chairman Pizzo called for a motion to adjourn and Deputy Mayor Van Noord made a motion to adjourn at 8:50pm, and Vice Chair Cassidy seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,

Gerry Bucci
Gerry Bucci
Planning Board Secretary

Adopted On: 6/8/17