

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.

Chairman Pizzo announced the resignation of Board Member Larry Chatzidakis.

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

Chairman Pizzo, Vice-Chair Cassidy, Mayor Riley, Deputy Mayor Van Noord, Municipal Township Manager Tomczyk, Mr. Cortese, Ms. Conte, Alt.#1 Ms. Sarcone.

Absent: Ms. Ingravallo, 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.

Discussion Items/Correspondence:

Chairman Pizzo announced Eastern Development SP#7646A will not be heard, carried to the September 14, 2017 meeting.

Board Secretary Ms. Bucci mentioned the letter from Michael R. Peacock withdrawing the application SP#4758A for Wells Fargo Bank, 1301 – 1361 Nixon Drive for exterior lighting.

Board Planner Mr. Petrongolo reviewed the proposed Ordinance #2017-13 as a Proposed Amendment Supplementing the Zoning Ordinance Chapter 154, revising section 154-119, to establish the Affordable Housing Ordinance based on the new housing element and Fair Share Plan. Board Planner Mr. Petrongolo noted a minor change in some sections where COAH is referenced, should be revised to include “Approving State Authority”. 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 #2017-13 to Council, and Deputy Mayor Van Noord seconded the motion. Roll Call Vote: Mayor Riley, agree; Deputy Mayor Van Noord, agree; Ms. Conte, agree; Mr. Cortese, agree; Alt. #1 Ms. Sarcone, agree; Township Manager Tomczyk, agree; Vice Chair Cassidy, agree; Chairman Pizzo, agree; motion carried.

Board Planner Mr. Petrongolo reviewed the proposed Ordinance #2017-14 as a Proposed Amendment Supplementing the Zoning Ordinance Chapter 154, “Enumeration of Districts”, revising section 154-10 and adding Article XXV FR-MX Fostertown Mixed-Use District. Chairman Pizzo called for a motion and Mayor Riley made the motion to recommend Ordinance #2017-14 to council and Vice Chair Seconded the motion. Roll Call Vote: Mayor Riley, agree; Vice Chair Cassidy, agree; Ms. Conte, agree; Mr. Cortese, agree; Alt. #1 Ms. Sarcone, agree; Township Manager Tomczyk, agree; Deputy Mayor Van Noord, agree; Chairman Pizzo, agree; motion carried.

Adopting Minutes:

Chairman Pizzo called for a motion and Ms. Conte made a motion to approve the regular meeting minutes of June 29, 2017, and Vice Chair Cassidy seconded the motion. All present were in favor, except Alt. #1 Ms. Sarcone who abstained, and the motion was carried.

Resolutions:

Laurel Corporate Ctr., LLC, File SP#2103C, MCD-Zone 15000 Midlantic Drive., Resolution R-2017-13 Block 516 Lot 6, Minor Site Plan with Bulk Variance. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to approve Resolution R-2017-14, and Ms. Conte seconded the motion. All present were in favor, except Alt.#1 Ms. Sarcone who abstained, and the motion was carried

McDonalds USA, LLC, File SP#2087A, B Zone, 1108 Route 73, Resolution R-2017-14 Block 1301 Lots 1, 5 & 6, Pre and Final Site Plan with Bulk Variance and Site Design Waivers. Chairman Pizzo called for a motion and Mayor Riley made a motion to approve Resolution R-2017-14, and Ms. Conte seconded the motion. All present were in favor, except Alt. #1 Ms. Sarcone who abstained, and the motion was carried.

Bancroft Neurohealth, File SP#6925C, B-Zone, 311 Walton Ave, Resolution R-2017-15, Block 509 Lots 1.01, Amended Final Site Plan with Bulk Variance and Master Sign Program. Chairman Pizzo called for a motion and Mayor Riley made a motion to approve Resolution R-2017-14, and Ms. Conte seconded the motion. All present were in favor, except Alt. #1 Ms. Sarcone who abstained, and the motion was carried.

Submission Waivers:

Eastern Development, 3370 Route 38, Block 304, Lot 1.01, I - Zone, File SP#7646A, Major 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 Vice Chair Cassidy made a motion to grant the submission waivers, and Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Chairman Pizzo again announced Eastern Development, SP#7646A will be carried to the September 14, 2017 meeting.

Public Hearings:

Fair Share Housing Development, Inc., File SD#460A, Francis Way, R-3 Zone, Block 601 Lot 35.01, Final Site Plan with Bulk Variance and Design Waivers, Outdoor Recreation. Chairman Pizzo read the application. Damien Del Duca, Attorney at Law, represent the applicant and introduced those providing testimony, Peter O'Conner as the applicant and Ryan Headley, P.E., as Project Engineer, all were sworn in by Board Solicitor Mr. Norman. Entered into evidence Exhibit A-1, Color rendering of the site plan, Exhibit A-2, architectural elevation and floor plan of pavilion. Mr. Headley explained that the plan is consistent with their preapproval and described the layout of the recreation area including gas grills, basketball courts, signage and fence noting minor changes to the roofline of the pavilion and further defining the equipment. Mr. O'Connor explained how the park would operate. Board Planner Mr. Petrongolo reviewed his report dated July 24, 2017. Board Engineer, Mr. Long reviewed his report dated May 17, 2017 asking the board to strike items 1 and 2 as the pavilion did not change in size. Board Traffic Engineer, Mr. Angelastro reviewed his report dated July 17, 2017. Fire Marshal Mr. McVey reviewed his report dated July 24, 2017. Mr. Headley agreed to perform a night light functioning test before a Certificate of Occupancy would be issued. Chairman Pizzo opened the public portion at 7:46pm. Resident Harry Mazer of 40 Clifford Court, was sworn in by Board Solicitor Mr. Norman. Mr. Mazer expressed concern regarding a traffic light at Amarillus Blvd., emergency access and school bus pick up. Resident Anne Rosenberg of 1333 Hainesport Rd. was sworn in by Board Solicitor Mr. Norman. Ms. Rosenberg entered Exhibit O-1 Photograph of property at 1333 Hainesport Rd, Exhibit O-2, Photograph and Exhibit O-3, 2 photographs of the rear of the farm located at 1333 Hainesport Rd. Ms. Rosenberg expressed concern regarding outstanding issues at preliminary approval, the cartway width for emergency access, the fence, stagnant water, lighting, especially during winter when the trees are bare, noise and wildlife. Ms. Rosenberg explained the substantial impact, the project is having on her property stating that she has lost the use of part of her farm due to water being directed onto her property and causing her horses to get stuck in the mud during the construction of Ethel Lawrence II. Board Engineer Mr. Long explained that the basin has standing water during construction, once the construction is complete the basin will be modified to meet state regulations. Seeing no further comments from the public, Chairman Pizzo closed the public portion at 8:15pm. Board Solicitor Mr. Norman reviewed the conditions as; the applicant will begin within 90 days of compliance approval, relocate gas grills 5' from the building and will be secured by staff, park to be supervised, perform a night light functioning test before C/O. Chairman Pizzo called for a motion and Mayor Riley made a motion to approve application SD#406A with the conditions stated and Mr. Cortese seconded the motion. Roll Call Vote: Mayor Riley, agree; Mr. Cortese, agree; Ms. Conte, agree; Alt. #1 Ms. Sarcone, agree; Township Manager Tomczyk, agree; Deputy Mayor Van Noord, agree; Vice Chair Cassidy, agree; Chairman Pizzo, agree; motion carried.

Jose Tejas, Inc., File SP#971B, 1310 Route 73, I-Zone, Block 1300.09 Lot 2, Amended Major Pre and Final Site Plan with Bulk Variances to renovate existing building, add outdoor patio with seating, improve parking lot and other site improvements. Chairman Pizzo read the application. William Hyland, Attorney for the applicant described the application and introduced those providing testimony; Bill Nicholson, as the Project Engineer, Nathan Mosley as the Traffic Engineer and Elwin Murray, CEO, and they were sworn in by Board Solicitor Mr. Norman. Exhibits entered into evidence: A-1 Site Plan, A-2 color rendering of building elevation not including signage. Mr. Murray described the Restaurant and Bar and stated that the "EAT" sign is a signature of the Jose Tejas Restaurant. Board Planner Jay Petrongolo reviewed his report dated July 27, 2017. Board Engineer Mr. Long reviewed his report dated July 27, 2017. Board Mr. Angelastro reviewed his report dated July 26, 2017. Fire Marshal Mr. McVey reviewed his report dated May 22, 2017. Chairman Pizzo opened the public portion at 9:05pm; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; applicant will comply with the professional's reports, work with Board Planner on landscaping and light fixtures, trash enclosure will match the color and materials of the building, variance is required for size of freestanding sign, applicant will reduce the sign size to 40 square feet and eliminate the neon lighting component. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to

approve application SP#971B with the conditions stated, and Ms. Conte seconded the motion. Roll Call Vote: Deputy Mayor Van Noord, agree; Ms. Conte, agree; Mr. Cortese, agree; Alt. #1 Ms. Sarcone, agree; Township Manager Tomczyk, agree; Mayor Rile, agree; Vice Chair Cassidy, agree; Chairman Pizzo, agree; Motion carried.

H-FREE LLC/ BMW of Mt. Laurel, File SP#7479, 1220 Route 73, I-Zone, Block 1300.05 Lot 2.01, Amended Major Pre and Final Site Plan with Bulk Variance to expand the existing BMW showroom by 2,843 sq. ft., replace signage, modify the front display area and install a "slice wall". Chairman Pizzo read the application. Frank Wisniewski, Attorney for the applicant described the application and introduced those providing testimony; Ahmad Tamous, P.E, as the project engineer, George Marks, AIA, as the project Architect and Christopher Kern, General Manager, BMW of Mt. Laurel and they were sworn in by Board Solicitor Mr. Norman. Exhibits entered into evidence, A-1 Color Site Plan, A-2 Aerial view, A-3 Architectural elevation and A-4 Signage. Mr. Marks described the proposed improvements for the car display and signage. Board Planner Mr. Petrongolo reviewed his report dated July 27, 2017 noting that the applicant shall come back to the board for anything other than "down lighting". Board Engineer Mr. Long reviewed his report dated July 24, 2017. Board Traffic Engineer Mr. Angelastro had no comment. Fire Marshal Mr. McVey reviewed his report dated July 24, 2017. Chairman Pizzo opened the public portion at 9:45pm; seeing none, closed the public portion. Board solicitor Mr. Norman reviewed the conditions as; Applicant will file for an amended site plan approval with bulk variance if up-lighting is added, modifications to the site plan approval for employee parking and applicant will comply with professional reports. Chairman Pizzo called for a motion and Ms. Conte made a motion to approve application SP#7479 with the conditions stated and Vice Chair Cassidy seconded the motion. Roll Call Vote: Ms. Conte, Agree; Vice Chair Cassidy, agree; Mr. Cortese, agree; Alt #1 Ms. Sarcone, 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 Alterations, SP#6476A, SD#611B, SP#790B, and SP#409B, which were approved.

Board Secretary Ms. Bucci reviewed the Site Plan Waiver SPW #8035, noting that the proposed scope of work will need site plan approval. The Board denied the Site Plan Waiver without prejudice. Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW #8036, #8037, #8039, and #3040 which were approved by the Construction Official.

Board Planner Mr. Petrongolo reported that the Township is moving forward on the re-exam of the Master Plan; discussions may begin Monday night.

Chairman Pizzo called for a motion to adjourn, and Ms. Conte made a motion to adjourn at 9:52pm, and Vice-Chair Cassidy seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,

Gerry Bucci
Planning Board Secretary

Adopted On: _____