

**Mount Laurel Township Planning Board**  
**Regular Meeting Minutes**  
**July 12, 2018**

**Opening**

The regular meeting of the Mount Laurel Township Planning Board was called to order at 7:00 PM on July 12, 2018.

Open Public Meeting Notice was read by Chairman Cassidy, noting that all postings, filings & emailing took place on January 17, 2018.

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

**Roll Call**

Chairman Cassidy--Present, Vice Chairman Cortese-Present, Mayor Van Noord-present, Deputy Mayor Riley-present, Mr. Pizzo-present, Alt #1 Mr. Naik-present, Ms. Ingravallo-present, Ms. Conte-present, Township Manager Tomczyk-absent, Alt #2 Mr. Pfeiffer-absent, Mr. Allen-absent.

**Professionals in Attendance**

Mr. Joseph Petrongolo- Board Planner, Mr. William Long- Board Engineer, Mr. Michael Angelastro- Board Traffic Engineer, Mr. John Armano- Board Solicitor, Trish Hochreiter- Board Secretary,  
Absent: Mr. Brian McVey – Fire Marshal

Planning Board Professionals were sworn in by Planning Board Solicitor John Armano.

**Adopting the Minutes:**

Chairman Cassidy called for a motion and Mayor Van Noord made a motion to approve the regular meeting minutes of June 14, 2018 and Vice-Chair Cortese seconds the motion. All present were in favor except, Ms. Conte, Ms. Ingravallo & Alt. #1 Mr. Naik who abstained, and the motion was carried.

**Resolution (s):**

Mi Pro Homes, SD26B, R-1D Zone, 1088 Union Mill Road, Block 1004.01, Lot 16, Major Preliminary Subdivision, Resolution R-2018-6. Chairman Cassidy called for a motion and Mr. Pizzo made a motion to approve resolution R-2018-6, and Vice Chair Cortese seconded the motion. All present were in favor, except for Ms. Conte, Ms. Ingravallo and Alternate 1 Mr. Naik who abstained, and the motion was carried.

**Submission Waivers:**

Laurel Capital Group, LLC, Route 73 @ Beaver & Oregon, Block 1305.02, Lot 4-15, RA-3-Zone, SP#7890B, Major Preliminary & Final Site Plan with Bulk Variance- Request for completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers conditioned upon receipt of signage and recommend if there will be signage that this is provided as part of this application. Chairman Cassidy called for a motion and Mayor Van Noord made a motion to grant the submission waivers with the condition (s) stated by the Township Planner, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

**Public Hearing:**

Mayor Van Noord and Deputy Mayor Riley recused themselves from the Public Hearing for this application.

Mount Laurel Township, 564 Walton Avenue, PBD#1813, R-3-Zone, Block 602, Lot 16 & 16 QFarm, Minor Subdivision, subdivide the excluded portion of the property from the property to be acquired. Chairman Cassidy read the application. Ms. Erin Szulewski, attorney at law firm Parker McCay

represented the applicant and introduced those providing testimony: Mr. William Long as the Professional Engineer. Ms. Szulewski described the application as currently owned by the Cistercian Monastery with a portion being acquired by the Township of Mount Laurel. Excluded from the purchase is a small house known as Fatima House, a rosary garden and lake with statuary. Once subdivided a portion of lot 16 will continue to be used by the Cistercian Monastery with the remaining used by Mount Laurel Township as Open Space. The proposed lot 16.02 is 71.05 acres approximately and is proposed to be maintained as recreation and open space by Mount Laurel Township and is the goal of the Township to connect open space in this area. The proposed lot 16.03 that is approximately 14 acres is to be retained by the existing owner of the property, the Cistercian Monastery. There are no improvements proposed at this time.

Mr. William Long entered into evidence Exhibit A-1, a minor subdivision plan dated 7/11/18. Mr. Long indicated that this property borders Walton Ave with access also on Hainesport Mount Laurel Road through an easement on PSEG property. The site is 85.5 acres and with the minor subdivision creating 2 lots the Township's proposed lot 16.02 is approximately 71.05 acres and is proposed to be maintained as recreation and open space. The proposed lot 16.03 to be retained by the existing owner the Cistercian Monastery is approximately 14 acres and contains the existing Fatima House, rosary garden and lake with statuary. The Applicant is requesting a variance from Section 154-16 of the Township Ordinance to create the proposed lot 16.03 with no road frontage, where a frontage of 100 feet is required. The current access easement doesn't contain the access drive which will be corrected. Access will remain on Hainesport Mount Laurel Road to drive through the site by an easement. The application proposes an easement on the church property as well that's the location of the drive aisle, as well as access from Walton Avenue. There are no improvements proposed for the site. All disturbances have been done. All comments by the professionals have been addressed on the revised plan as shown.

The current lot 16.01 is owned by the Diocese of Trenton and not part of this parcel. The drive aisle goes through the parking lot of the church. Details are being worked out with the Church to obtain an easement. Any improvements in the future would require the Township to come back before the Planning Board for site plan approval and consistency with the Master Plan. No environmental concerns exist at this property. The parcels are connected to Trotters Field as well as the soccer fields on Walton Ave. Acquiring this parcel will connect these open spaces together.

Board Planner Mr. Petrongolo reviewed his report dated July 10, 2018 noting that most of the comments were addressed on the revised plan submission. Mr. Petrongolo asked Mr. Long the reason there is no frontage on this parcel. Mr. Long testified that based on the existing conditions and what the monastery wanted to retain is how the lot line was determined and with that there is no frontage, so a variance is being requested, the Monastery did not want the additional acreage. There are two entrances that allow access for emergency vehicles Walton Ave & Hainesport Mount Laurel Road.

Board Traffic Engineer Mr. Angelastro reviewed his report dated July 10, 2018 and noted all comments the applicant agreed to address.

Chairman Cassidy opened the public portion at 7:15 pm. Mr. Nicholas Lehmann of 505 Walton Avenue was sworn in by Board Solicitor Mr. Armano. Mr. Lehmann lives across the street from the Church and had concerns that the church would sell to a developer and was happy to hear the Township was acquiring and would remain open space. Mr. & Mrs. David Ellis of 570 Walton Avenue were sworn in by Board Solicitor Mr. Armano. They also expressed their gratitude hearing the Township acquired this property, and it would remain open space. Seeing no further comments from the public, Chairman Cassidy closed the Public Portion at 7:30 pm. Ms. Conte expressed how pleased she is with this application. She has lived in Mount Laurel for a long time, is very familiar with this property and is happy to see it being preserved. Board Solicitor Mr. Armano had no conditions on this application. Chairman Cassidy called for a motion and Ms. Conte made a motion to approve as outline with the variance and submission waivers and Mr. Pizzo seconded. Roll Call vote: Ms. Conte – Agree, Ms. Ingravallo – Agree, and

Alternate #1 Mr. Naik – Agree, Mr. Pizza - Agree, Vice-Chair Cortese - Agree, & Chairman Cassidy – Agree; and the motion was carried.

Chairman Cassidy called for a 10 minute recess at 7:20 pm. Chairman Cassidy called the meeting to order at 7:30 pm.

**Resolution(s) #**

Township of Mount Laurel, PBD#1813, R-3 Zone, 564 Walton Avenue, Block 602, Lot 16 & 16QFarm, Minor Subdivision with Bulk Variance, Resolution R-2018-7. Chairman Cassidy called for a motion and Ms. Conte made a motion to approve resolution R-2018-7, and Vice-Chair Cortese seconded the motion. All present were in favor, except Mayor Van Noord & Deputy Mayor Riley who abstained, and the motion was carried.

Board Secretary Ms. Hochreiter reviewed the minor site plan alteration PBP#1808, which was approved.

Board Secretary Ms. Hochreiter reviewed the site plan waivers PBW #1809 & SPW #8072, which were approved by the Construction Official.

Chairman Cassidy called for a motion to adjourn the Regular meeting and Vice Chair Cortese made a motion to adjourn at 7:31 PM, and Ms. Conte seconds the motion, all present were in favor and the motion was carried.

Respectfully Submitted,



Trish Hochreiter  
Planning Board Secretary