

**Mount Laurel Township Planning Board**  
**Regular Meeting Minutes**  
**June 14, 2018**

**Opening**

The regular meeting of the Mount Laurel Township Planning Board was called to order at 7:00 PM on June 14, 2018 by Chairman Cassidy.

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, Township Manager Tomczyk-present, Alt #2 Mr. Pfeiffer – Present, Mr. Pizzo-present, Alt #1 Mr. Naik-absent, Ms. Ingravallo-present, Ms. Conte-absent, Mr. Allen-present

**Professionals in Attendance**

Mr. Joseph Petrongolo- Board Planner, Mr. Rick Alaimo- Board Engineer: filling in for Mr. William Long, Mr. Michael Angelastro- Board Traffic Engineer, Mr. Brian McVey – Fire Marshal, Mr. John Trimble- Board Solicitor: filling in for Mr. John Armano- Board Solicitor, Trish Hochreiter- Board Secretary.

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

**Adopting the Minutes:**

Chairman Cassidy called for a motion and Mayor Van Noord made a motion to approve the regular meeting minutes of May 10, 2018 and Deputy Mayor Riley seconds the motion. All present were in favor except, Vice-Chair Cortese who abstained, and the motion was carried.

**Submission Waivers:**

Marne Developers (The Gables), 3253 & 3257 Marne Highway, Block 215, Lots 15 & 15.01, MH-MF-Zone, File SD#707 & SP8048A, Preliminary Major Subdivision and Preliminary Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers and deemed the application complete with the exception of #39 to be provided now and not with the other waivers being provided at final. Chairman Cassidy called for a motion and Mr. Pizzo made a motion to grant the submission waivers with the condition stated, and Vice-Chair Cortese seconds the motion. All present were in favor, and the motion was carried.

**Public Hearings:**

Ms. Ingravallo recused herself and stepped out for the MiPro Homes Public Hearing.

Mipro Homes, 1088 Union Mill Road, SD26B, R-1D Zone, Block 1004.01, Lot 16, Major Preliminary Subdivision, 10 proposed lots for 8 single family homes, 1 stormwater basin and 1 open space. Chairman Cassidy read the application. Mr. Jeffrey Baron, attorney at law, represented the applicant and introduced those providing testimony: Mr. Eric Littlehales as the Professional Engineer & Mr. Procacci as the Vice-President of MiPro Homes and Principal Applicant, and they were sworn in by the Board Solicitor Mr. John Trimble. Mr. Baron described the application & its history as a project that was subdivided years ago and they are proposing 8 single family homes the 9<sup>th</sup> lot for a stormwater basin and 10<sup>th</sup> lot open space, the existing home to be demolished. Mr. Baron described the details of the existing property and the existing easement that was granted to owners and its successors. The 10 ft. easement on the rear of the property is a discharge for existing property owners, to terminate this easement would require the existing lot owner's permission. A new easement would allow the existing lots to drain in the basin.

The Project Engineer, Erik Littlehales of Consulting Engineer Services gave his credentials, which were accepted. The Project's Applicant & Vice President of Mi Pro Homes Michael Procacci gave his credentials and they were accepted. Mr. Procacci described the proposed construction of 8 single family homes ranging from 2800 sf to 3000 sf with only 2 models being offered and will contain 4 bedrooms within the price range of \$450,000 to \$500,000 to start.

Entered into evidence was a color rendering site plan Exhibit A1, dated June 11, 2018 with no revision date. Mr. Littlehales described the layout of the site, 125 ft. frontage on Union Mill Road with a proposed cul de sac and entrance on Union Mill Road which complies with all the zoning standards in Mount Laurel Township. The water and sewer would be serviced from Union Mill Road using an existing 12 inch water line. The sanitary runs on east side of Union Mill Road and is connected by gravity in the Right Of Way. The SW1 application was submitted to the Municipal Utility Authority, allowing the proposed 8 lots to be serviced by gravity. Entered into evidence Exhibit A2 a Drainage Easement Plan dated June 11, 2018 with no revisions.

Board Planner Mr. Petrongolo reviewed his report dated May 17, 2018 and stated a response dated June 13, 2018 was submitted by the Applicant's Engineer. The applicant has agreed to comply with most if not all of the comments in the letter, and add additional buffering along the side of the basin. Testimony was given that at no time will trailers be on the site & no signage is proposed. The open space & basin will be maintained by the Homeowners Association and not Mount Laurel Township.

Board Engineer Mr. Alaimo reviewed Mr. Long's report dated May 24, 2018. The applicant has responded to the report and agreed to address all the comments. The Applicant agreed to provide the cross sections at final approval. Mr. Alaimo stated the main concern is the storm water. The applicant agreed to spot elevations to show proper drainage to the inlet. The Engineer suggests that the berm may need to be moved away from the property line and a swale installed on the other side of the berm on the property to get to the inlet, the applicant has agreed.

Board Traffic Engineer Mr. Angelastro reviewed his report dated May 18, 2018, the applicant agreed to address all the comments and provide a traffic circulation plan and appropriate documentation supporting visibility distance.

Fire Marshal Mr. McVey reviewed his report dated May 22, 2018 with a response from the applicant dated June 13, 2018 agreeing to comply with all comments including the hydrant being placed between proposed lots 7 & 8.

Chairman Cassidy opened the public portion at 7:45 pm. Mr. Barry Magen of 1080 Union Mill Road was sworn in by Board Solicitor Mr. Trimble. Mr. Magen has the current easement on his property and has concerns of the flow of water onto his property. Mary Beth Baron of 218 Kingsley Court was sworn in by Board Solicitor Mr. Trimble. Ms. Baron's concerns are with standing water and the removal of trees. She has asked to keep the mature trees. Mr. Mark Catanzano of 1084 Union Mill Road was sworn in by the Board Solicitor Mr. Trimble. Mr. Catanzano has concerns regarding water run off onto his property. Mr. Bruce Goldberger of 1086 Union Mill Road was sworn in by Board Solicitor Mr. Trimble. Mr. Goldberger's concerns are with his lawn being dug up, driveway damage and construction debris/dust into his Koi Pond. Amanda Magen of 1080 Union Mill Road was sworn in by Board Solicitor Mr. Trimble. Ms. Magen has safety concerns with standing water in the basin. Mr. Arthur Marks of 1090 Union Mill Road was sworn in by Board Solicitor Mr. Trimble. Mr. Marks requested a lateral T connection, and has concerns with the white pines being removed. Ms. Karen Jones of 214 Kingsley Court was sworn in by Board Solicitor Mr. Trimble. Ms. Jones has environmental concerns. Ms. Betty Campbell of 1088 Union Mill Road was sworn in by Board Solicitor Mr. Trimble. Ms. Campbell has lived on the property since 1961, she suggested fanning out the driveway for easier access to proposed site. Mr. John Chase of 222 Kingsley Court was sworn in by Board Solicitor Mr. Trimble. Mr. Chase had concerns with traffic and wildlife. Seeing no further comments from the

public, Chairman Cassidy closed the Public Portion at 8:35 pm. Board Solicitor Mr. Trimble reviewed the conditions as: additional landscaping should be provided around the basin, circulation plan to determine if fire truck can maneuver when cars are parked on one side or both sides of the road, road cross sections at 50ft intervals, modify the elevation of the existing spillway, additional swale drainage at lots 21 & 22, locate inlet pipes to insure the least disturbance to existing tree roots, install black clad fence with all components around the basin, install a lateral T connection for water and sewer for lot 17, inspect the trees on lot 17 to determine which are appropriate for removal, affordable housing obligation, modify the recharge drainage calculations, make sure the access to existing lots stay open and applicant will comply with the professionals reports. Chairman Cassidy called for a motion and Vice-Chair Cortese made a motion to approve the Preliminary Subdivision application SD#26B with the conditions as stated and Mr. Allen seconded. Roll Call vote: Vice Chair Cortese-Agree, Ms. Allen-Agree, Mr. Pizzo-Agree, Alt#2 Mr. Pfeiffer-Agree, Township Manager Tomczyk-Agree, Deputy Mayor Riley-Agree, Mayor Van Noord-Agree, Vice Chair Cortese-Agree, Chairman Cassidy-Agree; and the motion was carried.

Ms. Ingravallo returned to room at 8:45 pm.

Board Secretary Ms. Hochreiter reviewed the minor site plan alteration PBP#1805, which was approved.

Board Secretary Ms. Hochreiter reviewed site plan waivers PBW#1803, 1804, which were approved by the Construction Official, and PWB#1805 was denied.

Chairman Cassidy called for a motion to adjourn the Regular meeting and Mayor Van Noord made a motion to adjourn at 8:50 PM , and Deputy Mayor Riley seconds the motion, all present were in favor and the motion was carried.

Respectfully Submitted,

  
Trish Hochreiter  
Planning Board Secretary

Adopted on: July 12, 2018