

Mount Laurel Township Planning Board
Regular Meeting Minutes
August 9, 2018

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order at 7:00 PM on August 9, 2018.

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

Pledge of Allegiance/Moment of Silence was led by Vice-Chairman Cortese.

Roll Call

Chairman Cassidy–Absent, 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-present, Ms. Ingravallo-present, Ms. Conte-present, Mr. Allen-present.

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. John Armano- Board Solicitor, Trish Hochreiter- Board Secretary.

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

Adopting the Minutes:

Vice-Chairman Cortese called for a motion and Ms. Conte made a motion to approve the regular meeting minutes of July 12, 2018 and Mr. Pizzo seconded the motion. All present were in favor except, Mayor Van Noord, Deputy Mayor Riley, Township Manager Tomczyk & Mr. Allen who abstained, and the motion was carried.

Submission Waivers:

Ace Landscaping-d.b.a. – Express Tree Service, 344 Texas Avenue, Block 1005, Lot 2, I- Zone, PBP#1818, Amended Preliminary and Final Site Plan with Bulk Variance- Request for completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Vice-Chairman Cortese called for a motion and Mayor Van Noord made a motion to grant the submission waivers recommended by the professionals, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

5026 Church Road LLC – 5026 Church Road, Block 703, Lot 14 & 15, R-3 Zone, PBD#1810, Minor Subdivision – Request for completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Vice-Chairman Cortese called for a motion and Ms. Conte made a motion to grant the submission waivers recommended by the professionals, and Mr. Pizzo seconded the motion. All present were in favor, and the motion was carried.

Public Hearing:

Ace Landscaping d.b.a. – Express Tree Service, 344 Texas Avenue, PBP#1818, R-3-Zone, Block 1005, Lot 2, Amended Preliminary and Final Site Plan with Bulk Variance, Vice-Chairman Cortese read the application. Mr. Dominic Favieri, Jr. Esq. representing the applicant introduced those providing testimony: Mr. Joseph Perla, Owner of the Property and Mr. Michael Avila, Applicant's Engineer. Mr. Favieri described the application that had been with the zoning board for a non-conforming lot. However, when the zone changed it conformed and a use variance was no longer required, allowing this application to go before the planning board for site plan approval with bulk variance.

Mr. Perla described his business as landscaping and tree service. He has a staff of 5 employees that arrive at 7:00 AM, park their personal vehicles, and leave the site for the day in a work vehicle. They return around 5:00 pm reload if material is necessary for the next day. The site will have storage bins to hold mulch, top soil & stone. In the winter month's salt will be stored in a proposed wooden structure with a roof to prevent moisture. Deliveries are as needed and could be up to 3 delivers a month. The business operates Monday – Saturday with no retail at this location.

The Applicant's engineer Mr. Michael Avila of Avila Engineering LLC, entered into evidence Exhibit A-1 describing the site with a proposed, 1 story 1,000 sq. ft. building to be used as an office, pole barn & storage area. Mr. Avila indicated the parking spaces to be different lengths for the different size trucks that are used for the business, tri axle dump truck, regular size dump trucks, chippers and trailers. The site has been proposed to be developed to the left side of the property along the back of the Sunoco Gas Station, the property to the right is residential with proposed landscaping buffers to shield the site, along with the front. Additional buffers were recommended by Mr. Petrongolo and the applicant agreed to comply. The sign will conform to the requirements and will be free-standing by the driveway with no façade sign.

The Board expressed concerns with the stone parking lot creating extra dust. Mr. Avila explained that there is not a lot of vehicle volume to create a lot of dust. The driveway access into the site will be asphalt then change to stone as you proceed further back onto the site.

Board Planner Mr. Petrongolo reviewed his report dated July 18, 2018, noting that most of his comments the applicant have agreed to comply with. Mr. Petrongolo indicated the variance being requested is for a frontage setback of 8 ft. with this being improved by the applicant bringing it to 30 ft. A waiver requested for the paved driveway, and for 10 ft. wide by 18 ft. parking spaces, applicant has agreed to install a sidewalk, and applicant has acknowledged the affordable housing obligation.

Board Engineer Mr. Long reviewed his report dated July 20, 2018, noting the submission waivers & bulk variances have been addressed with revised plans. Many of the variances are no longer required. However, the most critical is the front yard set-back. The applicant will use the same laterals on site to connect the water and sewer. All areas that are excavated will be properly filled and covered with a layer of stone. A deed restriction will be in place to insure that the applicant cannot go back later and excavate this area. Mr. Perla addressed the issue regarding the soil testing for the area that was an Apple Orchard in the 1940's, Mr. Perla mentioned the existing house has been at this location for many years with no issues. If the area showed pesticides, he would have to do what he is planning to do anyway and that is to prepare the site with top soil and suppress it. The engineer for the applicant entered into evidence Exhibits A-2 including county engineer's approval, soil district, & county planning board.

Board Traffic Engineer Mr. Angelastro reviewed his report dated July 19, 2018 and noted all comments have been agreed to be addressed by the applicant. The one issue from the zoning board regarding no left hand turn onto Texas Ave is no longer an issue with the , there is know need to have a no left turn from the site.

Fire Marshal Mr. McVey reviewed his report dated March 26, 2018 and noted that he met with the applicant and they have satisfied most of the comments from the Fire Department. The applicant has agreed to install for after hour emergencies a Knox box on the pole barn, they will also comply with having a flow test to be sure the location of the hydrant is sufficient for the house and pole barns. If the hydrant is not sufficient, a second hydrant will be needed in the rear of the site that the applicant has agreed to comply with.

Vice Chairman Cortese asked the applicant in Lieu of a couple of waivers that are being requested paving the parking lot & soil testing would he be willing to install a sidewalk along the frontage of Texas Avenue. Mr. Perla agreed to this request.

Vice Chairman Cortese opened the public portion at 7:50 pm. Seeing no comments from the public, Vice Chairman Cortese closed the Public Portion at 7:50 pm. Board Solicitor Mr. Armano reviewed the conditions as the applicant

complying with the Board Professionals reports, variances & and various waivers. Vice Chairman Cortese called for a motion and Mayor Van Noord made a motion to approve as outline with the variances and submission waivers and Ms. Conte seconded. Roll Call vote: Mayor Van Noord – Agree, Ms. Conte – Agree, Mr. Allen – Agree, Ms. Ingravallo - Agree Alternate #1 Mr. Naik – Agree, Mr. Pizzo - Agree, Township Manager Tomczyk - Agree, Deputy Mayor Riley and Vice Chairman Cortese– Agree; and the motion was carried.

5026 Church Road, LLC, 5026 Church Road, #PBD1810, Block 703, Lots 14 & 15, R3-Zone, Minor Subdivision was read by Vice-Chairman Cortese, Mr. Michael Ridgway, Esq. , represented the applicant and read the application as a minor subdivision to realign the lot line. The applicant Mr. Jacob Weiss was sworn in by Board Solicitor Mr. Armano. Mr. Weiss provided testimony that Lot 14 is an empty lot that is currently under contract, and Lot 15 when purchased had an older home in need of repair. He has received the permits required to make all necessary repairs to refurbish and will be listing for sale once that has been completed. Mr. Weiss stated that sewer and water will be brought to the lots and permits will be obtained.

Board Planner Mr. Petrongolo reviewed his report dated July 18, 2018 and received a response dated July 25, 2018 with the applicant complying with all comments and with no variances needed. Board Engineer Mr. Long reviewed his report dated July 19, 2018, DEP approval expired, prior approval is outdated and will need to be addressed. The county planning board approval was submitted as Exhibit A-1, survey completed, storm water needs to indicate deed restricted, agreed to provide sidewalk on Church Road. Traffic Engineer Michael Angelastro had no comments on this application and Fire Marshal Brian McVey had no comments on this application.

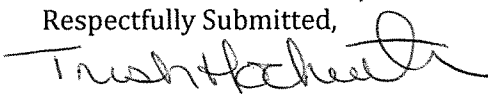
Vice Chairman Cortese opened the public portion at 8:05 pm. Seeing no comments from the public, the Public Portion was closed at 8:05 pm. Board Solicitor Mr. Armano reviewed the conditions as the applicant will comply with the Board Professionals reports, update their DEP approval, deed restrictions in regard to the impervious water issue, and applicant agreed to install a sidewalk. Vice Chairman Cortese called for a motion and Deputy Mayor Riley made a motion to approve with the conditions as stated by Board Solicitor Mr. Armano and Mr. Allen seconded. Roll Call vote: Deputy Mayor Riley – Agree, Mr. Allen – Agree, Ms. Conte – Agree, Ms. Ingravallo – Agree, Alternate #1 Mr. Naik – Agree, Mr. Pizzo - Agree, Township Manager Tomczyk - Agree, Mayor Van Noord - Agree and Vice Chairman Cortese– Agree; and the motion was carried.

Board Secretary Ms. Hochreiter reviewed the minor site plan alteration PBP#1814, PBP#1816 and PBP #1817, which were all approved.

Board Secretary Ms. Hochreiter reviewed the site plan waivers PBW#1812 & PBW#1819, which were approved by the Construction Official.

Vice Chairman Cortese called for a motion to adjourn the Regular meeting and Mayor Van Noord made a motion to adjourn at 8:07 PM, and Ms. Conte seconds the motion, all present were in favor and the motion was carried.

Respectfully Submitted,



Trish Hochreiter
Planning Board Secretary

Adopted on: 9-13-18