

**Mount Laurel Township Planning Board  
Regular Meeting Minutes  
December 13, 2018**

**Opening**

The regular meeting of the Mount Laurel Township Planning Board was called to order at 7:00 PM on December 13, 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-absent, Mayor Van Noord-present, Deputy Mayor Riley-absent, 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-absent.

**Professionals in Attendance**

Mr. Joseph Petrongolo-Board Planner, Mr. William Long-Board Engineer, Mr. Michael Angelastro-Board Traffic Engineer, Mr. Brian McVey-Fire Marshall, Mr. John Armano-Board Solicitor, Trish Hochreiter- Board Secretary, and Board Professionals were sworn in by the Planning Board Solicitor Mr. John Armano.

**Announcements**

Chairman Cassidy made an announcement that the public hearing that was scheduled for this evening for PBP#1834-MUA-Devonshire Pump Station will be tabled till the January 10, 2019 regular meeting so the applicant could notice properly.

**Discussion Items/Correspondence**

Board Planner Mr. Petrongolo reviewed Resolution #18-R-161 as being adopted by Council authorizing and directing the Planning Board to conduct a preliminary investigation to be made pursuant to the New Jersey Local Redevelopment and Housing Law, as to whether all or a portion of Rancocas Woods/Creek Road is in an area in need of redevelopment. A report will be prepared and forwarded to the Planning Board with a determination and then put on the agenda to be discussed in 2019. The report will determine if this area meets the criteria of redevelopment or rehabilitation. Chairman Cassidy called for a motion and Mayor Van Noord made a motion to authorize the Board Planner to move forward with this investigation and Ms. Conte seconded the motion. All present were in favor and the motion was carried.

**Adopting the Minutes**

Chairman Cassidy called for a motion and Ms. Conte made a motion to approve the regular meeting minutes of November 8, 2018 and Mr. Pizzo seconded the motion. All present were in favor and the motion was carried.

**Resolutions:**

Chairman Cassidy announced that the resolutions on the agenda for this evening to be memorialized, will be tabled till the January 10, 2019 Planning Board meeting because of changes required per the Board Solicitor Mr. Armano.

**Public Hearing:**

Prior to the public hearing Township Manager Tomczyk was excused from the dais.

**Mount Laurel Township** – 1051 Church Street, Block 1003, Lot 1.02, R-3 - Zone, PBD#1841, Minor Subdivision for proposing to subdivide the existing lot into 2 lots. Ms. Linda Galella, attorney at law, represented the applicant and introduced those providing testimony as William Long from the Alaimo Group. Mr. Long was sworn in previously by Board Solicitor Mr. Armano. Mr. Long indicated this plot of land is between the entrance of Laurel Acres Park and the Mill Run Development, and the one parcel is housed by the EMS Building and with this subdivision the other parcel of land will be open space, with no demolition or construction proposed. If at any time the Township decides to build on this parcel of land, it would require green acres approval noticing those within 200 ft. of the location, and a hearing before the board.

Board Planner Mr. Petrongolo reviewed his report dated November 21, 2018 with all comments being addressed on the plan presented as (Exhibit A-1). Conflict Engineer Mr. Valesi reviewed his report dated November 30, 2018 with all comments being

address, Traffic Engineer Mr. Michael Angelastro had no comments on this application nor did Fire Marshal Mr. Brian McVey. The professionals have no objections to the submission waivers being approved. Mr. Long indicated a plat would be filed with the County.

Chairman Cassidy opened the public portion at 7:18 pm. Mr. Van Tassel of 603 Norwood Road was sworn in by board solicitor Mr. Armano, he asked about the access easement, who owned the property at this time, and wanted to be reassured that there is no proposed construction planned. Seeing no further comments from the public, the public portion was closed at 7:20 pm.

Chairman Cassidy called for a motion, and Ms. Conte made a motion and Mr. Pfeiffer seconded. Roll Call vote: Ms. Conte-Agree, Mr. Pfeiffer-Agree, Ms. Ingravallo-Agree, Mr. Naik-Agree, Mayor Van Noord-Agree and Chairman Cassidy-Agree and the motion was carried. At 7:25 PM the Township Manager was welcomed back to the dais.

**JRB Property Group LLC** – 171 & 175 Hooton Road, Block 900, Lots 11 & 12, R-1 Zone, SD569B, Final Major Subdivision of 9 lots to contain single family homes, and the 10<sup>th</sup> lot for stormwater basin. The 2 existing oversized lots has 1 house that will be demolished, this application fully complies with the requirements of the R1 zone. The lots will be 9,375 sq. ft. and the corner lot 11,000 sq. ft. The preliminary approval conditions have been satisfied and they are looking for final approval for the subdivision. Mr. Erik Littlehailes the engineer for this final approval, and the owner of JRB, LLC and Mr. Jim Brandenburger were sworn in by board solicitor Mr. Armano. The board approved the credentials of Mr. Littlehailes who was not the engineer at the time of preliminary approval for this project but has been before the board previously.

Mr. Littlehailes explained that the smaller basin will be located on lot 9, which will also contain a home. The basins will be dedicated to the HOA. Mr. Oberlander advised the board that they gave testimony at preliminary approval on the HOA but wanted to ask the board at final if they would reconsider this smaller subdivision to not require a HOA. They feel that owners of these homes would not establish a HOA and they are concerned about the possibility that the storm basins would not be maintained. The Board denied this request since the Township will not be responsible for these stormwater basins and felt that when these lots are being offered that they are made aware that all homeowners within this development will be responsible and required to establish an HOA. If at any time they fail to maintain the basins, the owners will be notified by the Township and if no further action is taken by the HOA, the Township will correct the issue and liens will be placed on each owner.

Board Planner Mr. Petrongolo reviewed his report dated October 18, 2018 with all comments being complied to and no objections to the submission waivers. The Board Engineer reviewed his reports dated October 22, 2018 and November 12, 2018 with all comments agreed to comply with, they will file deed restrictions on both basins, submit a letter from their engineer or environmental consultant that they have walked the property this year noting changes to the existing lot, and an ordinance to prohibit parking on one side. Mr. Bradenburger addressed the comment on when they anticipate the starting of this project and as soon as they receive the prior approvals from the MUA, etc. which is the summer of 2019. There is interest in the lots but the applicant has not marketed until the final approval was granted. If you travel down Hooton Road you will see dirt being moved, the developer has soil erosion approval for this to begin. Traffic Engineer, Mr. Angelastro & Fire Marshal, Mr. McVey have had all their comments addressed.

Chairman Cassidy opened the public portion at 7:40 PM. Mr. Canfeld of 183 Hooton Road, has stormwater concerns and wetlands concerns due to the 4 story affordable units being built on Route 38 in Moorestown and the impact it will cause to the already existing homes with standing water. It was explained that the building of this 10 lot subdivision and also the Moorestown construction will not create a worse situation with water, it can improve it. Mr. Long has been asked to represent the Township when the plans and application are submitted to Moorestown to see if this future development would impact any one in Mount Laurel Township. The owner also was informed of the berms, buffers and all the plantings the developer is required to have. This project will be inspected in stages and if there is something that has not been approved by the professionals it will be addressed. Seeing no further comments from the public Chairman Cassidy closed the public portion at 8:00 pm.

Board Solicitor Mr. Armano reviewed the conditions as prior approvals, letter update on phase 1 environmental, no parking ordinance, establishing an HOA, and submission waivers as stated in the review letters of the professionals.

Board Chairman Cassidy called for a motion, and Ms. Conte made a motion to approve with the conditions as stated by the Board Solicitor, and Mr. Pizzo seconded. Roll Call Vote: Ms. Conte-Agree, Mr. Pizzo-Agree, Ms. Ingravallo-Agree, Mr. Naik-Agree, Mr. Pfeiffer-Agree, Township Manager Tomczyk-Agree, Mayor Van Noord-Agree, & Chairman Cassidy-Agree and motion was carried.

**EEE Associates, LLC** – 127 Ark Road, Block 302.15, lot 12NC-Zone, PBP1831. Amended Final Site Plan with Bulk Variance for sign. Sign modifications. Mr. William Hyland, Attorney at law, represented the owners of the Shop Rite & Larchmont Shopping Center. Mr. Hyland explained that the initial application was for 2 signs located on Ark Road and the other on Route 38. At this time, this application is only for the Ark Road sign. Mr. Hyland introduced those providing testimony as Mr. David Vender who represents the owners Brixmor Property Group. They are looking to modify this sign with wrapping the existing poles with brick to match the existing façade of the shopping center, and adding 6 tenant panels to this sign each panel will be 2ft x 6 ft. They are hoping this will bring in some new tenants to a shopping center that has 8 empty spaces. The owner has a disadvantage with the location because of the existing businesses that are on route 38 and blocking this shopping center. Many of the existing tenants would like to have their name on a sign and the owner feels this will bring in some new tenants.

Board Planner Mr. Petrongolo explained that because this sign doesn't conform to our ordinance, it is a pre-existing, non-conforming sign that is legally allowed to stay there and can be modify. The only reason they are here before the board is because of the addition of tenant panels which need a variance. Mr. Petrongolo indicated all of his comments are addressed and has no objections to this variance. Mr. Long, Mr. Angelastro & Mr. McVey have no comments with this application.

Chairman Cassidy opened the public portion at 8:20 pm. Mr. Skoloff who lives in Renaissance located across the street from this location, wanted to know if the lights will remain on or go off once the stores are closed. Mr. Vender mentioned they had no change at this time to the lights and would remain as they are today. Seeing no further comments Chairman Cassidy closed the public portion at 8:24 pm.

Chairman Cassidy called for a motion, and Mayor Van Noord made a motion and Ms. Conte seconded. Roll Call Vote: Mayor Van Noord – Agree, Ms. Conte – Agree, Ms. Ingravallo – Agree, Mr. Naik - Agree, Mr. Pizzo – Agree, Mr. Pfeiffer – Agree, Township Manager Tomczyk – Agree, and Chairman Cassidy – Agree and motion was carried

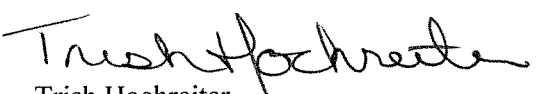
Chairman Cassidy asked for an Appointment of a Temporary Chair for the January 10, 2019 Re-Organization Meeting. Mayor Van Noord made a motion for Lisa Conte and Township Manager Tomczyk seconded the motion. All present were in favor and the motion was carried.

The remaining 2019 reorganization matters were for review only and will be voted on at the January 10, 2019 reorganization meeting.

Board Secretary Ms. Hochreiter read the minor site plan alteration application PBP#1849 Pier One Imports, and Site Plan Waivers PBW 1843, PBW 1845 all approved by the construction official.

Chairman Cassidy called for a motion to adjourn the Regular meeting and Mayor Van Noord made a motion to adjourn at 8:35 PM, and Ms. Conte seconded the motion, all present were in favor and the motion was carried.

Respectfully Submitted,

  
Trish Hochreiter  
Planning Board Secretary

Adopted on: 1/10/19