
PLANNING BOARD MINUTES

Regular Meeting called to order by Chairman Cassidy at 7:00pm.

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 was taken by Acting Board Secretary Ms. Hochreiter – Members in attendance:

Chairman Cassidy, Mayor Van Noord, Deputy Mayor Riley, Township Manager Tomczyk, Vice-Chair Cortese, Mr. Pizzo, Alt#1 Mr. Naik, Ms. Conte. Absent: Ms. Ingravallo, Mr. Allen.

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 – Acting Board Secretary, Absent: Mr. Brian McVey – Fire Marshal.

Board Professionals were sworn in by the Planning Board Solicitor John Armano:

Mr. Joseph Petrongolo, Mr. William Long, Mr. Michael Angelastro.

Announcements:

Planning Board Solicitor Mr. Armano advised that a question was raised when the 200 ft notices were sent for SP#4953C that one of the notices had the same name but a different address. The applicant's attorney advised that they are the same entity, the addresses are different due to a move recently. This will be verified on the record at the April 12, 2018 meeting. Chairman Cassidy also advised that due to the inclement weather the applicant Bishops Gate Property for this evenings Public Hearing has requested to be carried to the next regular meeting of the Planning Board on April 12, 2018.

Discussion Items/Correspondence:

Ramblewood 73 Associates LLC, SP8A; B-Zone, 1155 NJSH Route 73, Block 1103.2, Lot 2, Major Pre-Final Site Plan with Bulk Variances. Request for an Extension of Review Time. Acting Board Secretary Ms. Hochreiter explained that the plans were just received, and the professionals have not had a chance to review. Chairman Cassidy called for a motion and Mayor Van Noord made a motion to Extend the Review Time until April 30, 2018 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 February 8, 2018, and Vice Chair Cortese seconded the motion. All present were in favor and the motion was carried.

Resolution(s)

ERLH Connell Urban Renewal LLC SD#460B; R-3 Zone, Francis Way, Block 601, Lot 23, Amended Preliminary and Final Site Plan with Bulk Variance, Resolution R-2018-3. Chairman Cassidy called for a motion and Mayor Van Noord made the motion to approve Resolution R-2018-3, and Deputy Mayor Riley seconded the motion. All present were in favor, and the motion was carried.

Resolution of Appreciation was read by Chairman Cassidy for Gerry Bucci, Planning Board Secretary recognizing her 30 years of dedicated service. Board Secretary Gerry Bucci thanked everyone. Mayor Van Noord, Deputy Mayor Riley, Township Manager Tomczyk, Board Members and the Professionals offered their congratulations to Ms. Bucci. Chairman Cassidy asked for a motion to approve the Resolution of Appreciation for Gerry Bucci, Township Manager Tomczyk made the motion and Mayor Van Noord seconded the motion. All present voted affirmatively, and the motion was carried.

Submission Waivers:

Bishops Gate Property, LLC, SP#4953C, 2000 Bishops Gate, I-Zone, Block 510.01, Lot 1 Minor Site Plan adding loading docks, Request for Completeness of Granting Submission Waiver. The Board Professionals recommended granting the submission waivers. Chairman Cassidy called for a motion and Deputy Mayor Riley made a motion to grant the submission waivers, and Mr. Pizzo seconded the motion. All present were in favor and the motion was carried.

Capital Project Review:

Mount Laurel Township, SP#8068, Laurel Acres Park, Block 1003, Lot 8, Memorial Park, Block 904, Lot 6, Spencer Park, Block 101.25, Lot 40, Trotters Field, Block 602, Lot 17. Mayor Van Noord & Deputy Mayor Riley recused themselves from this application and stepped down from the dais. Those providing

Testimony Meredith Tomczyk Township Manager, Jerry Mascia, Director of Municipal Services & Anthony DeRosa of Bach Engineering were sworn in by Mr. Armano Board Solicitor. Township Manager Tomczyk indicated that several capital improvements were planned for the year and describe the application to replace two existing playground facilities and add an additional pavilion at Laurel Acres Park. The first playground near the existing pavilion will have checkerboard rubber flooring and new equipment, the smaller playground will be moved and a new pavilion to hold 50 people will be placed. A new playground will be added and extended, with rubber flooring, the engineer has exhibits showing the new equipment. Township Manager Tomczyk explained that the current pavilion books about a year in advance for birthday parties and corporate events. Jerry Mascia Director of Municipal Services indicated that new grills will be added for the new pavilion area. Manager Tomczyk indicated new steel rubber coated tables will be added to the new pavilion and around the pond area and all new trash receptacles. Mr. Anthony DeRosa from Bach Engineering addressed the material that would be installed below the subgrade and foundation under the new equipment as being 1 foot thick material. The rubber matting that will be under the equipment lasts for a long time per the professionals. Manager Tomczyk also advised that all playgrounds will be fenced in with only one way of exiting. Mr. DeRosa entered into evidence exhibit A-1 an aerial view of Laurel Acres, exhibit A-2 coloring rendering of playground #2, 2-5 area, and LED lighting to be added to Laurel Acres Triplex, Spencer Park & Trotters, at game level, with both timers and manual buttons to be accessible for coaches, public works and even the police if lights have not gone off. Manager Tomczyk advised the playground equipment from the smaller playground would be relocated to Springville Tot Lot. Turf field at Memorial Park has reached its useful life and needs to be replaced, the new turf has the lighting and drainage to support this new field and exhibit A-3 was entered into evidence. This will take approximately 4 to 6 weeks to complete per the contractor and are ready to go once the weather permits. Township Manager Tomczyk added that discussions with the traffic engineer will continue in the future to add additional parking areas at this location, he feels that 200 to 300 more parking spaces can be added. A discussion with the County on a traffic study to add a sensor light so when there are games it would be easier to get out onto Mount Laurel Road from Memorial Park. The tot lots at Virginia Lane & Cornwallis will be redone. In addition to that the Municipal complex, both EMS Stations and Laurel Acres will have cameras installed, with sensor lighting. Township Manager Tomczyk noted this is funded by the open space fund and is consistent with the Master Plan. Review and recommended by the professionals under the MLUL and consistent with the Master Plan. Chairman Cassidy called for a motion and Ms. Conte made a motion to recommend application SP#8068 as it is consistent with the Master Plan and Vice-Chair Cortese seconded the motion. All present were in favor and the motion was carried. Mayor Van Noord, Deputy Mayor Riley and Township Manager returned to the Dais.

Public Hearing:

The Chair announced again that Bishops Gate Property, LLC SP#4953C, 2000 Bishops Gate, Block 510.01, Lot 1, Minor Site Plan adding loading docks. Will be carried to next meeting April 12, 2018.

Acting Board Secretary Ms. Hochreiter reviewed the Minor Site Plan Alteration SD#606D, 127 Ark Road, Block 302.15, Lot 12. Installation of (6) stall electrical vehicle charging stations. Application was denied however, revised plans were just received for the professionals to review and will meet with the MSPA Committee on March 20, 2018. Board Planner Jay Petrongolo indicated that the revisions were for landscaping buffers, and site triangle to be shown on the plan, the applicant agreed to the recommendations and they have worked with him during this process. Board Engineer Bill Long indicated that his only comment was for trench restoration in drive aisle with a flow-able fill.

Acting Board Secretary Ms. Hochreiter reviewed the Site Plan Waivers SPW #8056, #8065, #8066, #8067, which were approved by the Construction Official.

Board members and Professionals again thanked Gerry for her years of service and for training Trish.

Acting Board Secretary Ms. Hochreiter asked the board to leave the application for Bishops Gate #4953C in their folders for the next meeting April 12, 2018.

Chairman Cassidy called for a motion to adjourn, and Ms. Conte made a motion to adjourn at 7:31 pm, and Mayor Van Noord seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,


Trish Hochreiter
Planning Board Secretary

Adopted on: 5/10/18