

Mount Laurel Township Planning Board

Meeting Minutes

April 12, 2018

Opening

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

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

Pledge of Allegiance/Moment of Silence was led by Acting Chair Cortese.

Roll Call

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

Appointment

Acting Chair Cortese calls for nominations for **BOARD SECRETARY**. Deputy Mayor Riley made a motion to nominate Trish Hochreiter for Secretary and was seconded by Mayor Van Noord. All present were in favor and the motion was carried.

Professionals in Attendance

Mr. Joseph Petrongolo-Board Planner, Mr. William Long-Board Engineer, Mr. Michael Angelastro, Board Traffic Engineer, Mr. Brian McVey-Board 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

Approval of the March 8, 2018 meeting minutes was carried to the May 10, 2018 regular meeting.

Public Hearings:

Bishop Gate Property LLC, File SP#4953C, 2000 Bishop Gate Boulevard, Block 510.01, Lot 1, I-Zone, Minor Site Plan, expansion of loading dock area. Acting Chair Cortese read the application. Mr. Gregg Adelman, attorney at law, represented the applicant and introduced those providing testimony, Mr. Michael Citerone, as the Project Engineer, Mr. Kevin Stackhouse as the Representative of the Applicant, and they were sworn in by Board Solicitor Mr. Armano. Board Solicitor Mr. Armano asked the Applicant's Attorney Mr. Adelman to verify for the record that one of the notices had the same name but a different address but were the same entity. Entered into evidence, A-1 Truck Turning Plan. Mr. Adelman described the application for an expansion to existing loading dock to better utilize the warehouse space with no increase in truck traffic. Board Planner Mr. Petrongolo reviewed his report dated February 20, 2018, Board Engineer Mr. Long reviewed his report dated February 27, 2018, Board Traffic Engineer Mr. Angelastro reviewed his report dated February 26, 2018, Fire Marshal McVey no comments. Acting Chair Cortese opened the public portion at 7:15 pm; seeing none, closed the public portion. Board Solicitor Mr. Armano reviewed the conditions as applicant will submit a written statement regarding current environmental conditions on the parcel and applicant will comply with professional reports. Acting Chair Cortese called for a motion and Mayor Van Noord made a motion to approve application SP#4953C and Ms. Conte seconded the motion. Roll Call Vote: Mayor Van Noord-Agree; Ms. Conte-Agree; Mr. Allen-Agree; Ms. Ingravallo-Agree; Alt #1 Mr. Naik-Agree; Mr. Pizzo-Agree; Acting Chair Cortese-Agree; Deputy Mayor Riley-Agree; Township Manager Tomczyk-Agree; Motion carried.

Mayor Van Noord recused himself from the Ramblewood 73 Associates LLC File and stepped down from the dais.

Ramblewood 73 Associates LLC, File SP#8A, 1155 NJSH Route 73, Block 1102.02, Lot 2, B-Zone, Major Pre and Final Site Plan with Bulk Variances, construct a Dunkin Donuts with a Drive thru. Acting Chair Cortese read the application. Mr. William Hyland, attorney at law, represented the applicant and introduced those providing testimony, Mr. Marc Matut, Property Owner, Mr. Jack Gravlin, as the Project Engineer, John Rea, as the Traffic Engineer, Alan Lauer, Dunkin Donuts Operator, and David Keefrider, as the Project Manager/Architect, and they were sworn in by Board Solicitor Mr. Armano. Mr. Hyland described the application and Mr. Matut the owner of the subject property since 2013, described the proposed improvements to include: demolishing an existing one story building that is currently used for offices and no longer will be occupied, improvements to the parking lot, and additional landscaping, along with the removal of all utilities from the 2nd floor offices. Mr. Lauer explained the deliveries of paper goods once a week, along with delivery of the donuts from another location 7 days a week in the early morning hours and the hours of 5:30 am to 10:00 am as being their peak hours, line time is about 2 minutes 15 seconds.

Mr. Gravlin gave his credentials and they were accepted. Entered into evidence Exhibit A-1, A-3 & A-4, a rendering of the current overall elevation of the building to the proposed. He gave testimony as to the elevations of the building and the site improvements. Board Professionals reviewed their reports. Variances will be requested for relief of the # of parking spaces, short term delivery parking, directional sign with logo, number of façade signs, and size of façade signs, menu board size, and fence repair in side yard adjacent to the street. Submission waiver for short term truck parking and landscaping. New water main to be added, 230 shrubs, additional plantings, and a new fire hydrant to be added. The Board expressed concerns with parking problems and stacking concerns. Acting Chair Cortese opened the Public Portion at 8:15 pm, and seeing none, closed the Public Portion. Board Solicitor Mr. Armano reviewed the conditions as applicant is to comply with the professional reports, provide additional crosswalks/pedestrians amenities, widen the drive aisles from 21 feet to 25 feet, close and eliminate the second story office spaces, submit a fire apparatus circulation plan, and mark the rear fire access road on both sides as a “no parking” fire zone, and widen to 20 feet rear fire access road and construct a retaining wall due to a severe slope on one side of the road. Acting Chair Cortese called for a motion to approve the application, and Deputy Mayor Riley made a motion to approve application SP#8A with the conditions stated, and Township Manager Tomczyk seconded the motion. Roll Call Vote: Deputy Mayor Riley-Agree, Deputy, Township Manager Tomczyk-Agree, Mr. Allen-Agree, Ms. Conte-Disagree, Ms. Ingravallo-Agree, Alt #1 Mr. Naik-Agree, Mr. Pizzo-Agree, Acting Chair Cortese-Agree; and the motion was carried.

Mayor Van Noord returned to the Dais for the rest of the meeting.

Board Secretary Ms. Hochreiter reviewed the Minor Site Plan Alterations SD#606D, and SP#2146A, which both were approved.

Board Secretary Ms. Hochreiter reviewed the Site Plan Waivers SPW#8069, which was approved by the Construction Official.

Acting Chair Cortese called for a motion to adjourn, and Ms. Conte made a motion to adjourn at 8:50 pm, and Deputy Mayor Riley 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