

**Mount Laurel Township Planning Board
Regular Meeting Minutes
October 11, 2018**

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order at 7:00 PM on October 11, 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-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. John Armano-Board Solicitor, Trish Hochreiter-Board Secretary, Absent: Mr. Michael Angelastro-Board Traffic Engineer, Mr. Brian McVey-Fire Marshall.
Board Professionals were sworn in by the Planning Board Solicitor Mr. John Armano

Discussion Items/Correspondence

Board Planner Mr. Petrongolo reviewed Resolution #18-R-144 as being adopted by Council authorizing and directing the Planning Board to cause a preliminary investigation to be made pursuant to the New Jersey Local Redevelopment and Housing Law, as to whether certain areas along Route 38, Ark Road and Fostertown Road are areas in need of redevelopment or rehabilitation. Council will provide the Planner with the blocks and lots they recommend in this area. A report will be prepared and discussed at the next Planning Board meeting in November with a determination. The report will determine if this area meets the requirements of Redevelopment or Rehabilitation and allow the entire area to be tied in together. Chairman Cassidy called for a motion and Ms. Conte made a motion to authorize the Board Planner to move forward with this investigation and Mr. Pizzo seconded the motion, and the motion was carried.

The Planning Board's position is to make sure proposed Ordinances comply with the Township Master Plan. The Board Planner Mr. Petrongolo reviewed Ordinance 2018-17. The Proposed Amendment to Zoning Ordinance Chapter 154, Article I, Section 154-5 & Article VIII, Section 154-56 to address the Use and Standards for the location & requirements for Marijuana & Marijuana type uses within Industrial Districts. Chairman Cassidy called for a motion, and Vice Chairman Cortese made a motion to recommend the ordinance with minor changes to Council, and Ms. Conte seconded the motion. All present were in favor; and the motion was carried.

The Board Planner Mr. Petrongolo reviewed Ordinance 2018-18. The Proposed Amending and Supplementing Chapter 154 ("Zoning") Article XXV – FR-MX Fostertown Road Mixed Use District is amended so that text shown bold and strikethrough is to remove text and text shown in bold and underlined is to be added. Chairman Cassidy called for a motion, and Ms. Conte made a motion to recommend the ordinance to Council, and Vice Chair Cortese seconded the motion. All present were in favor; and the motion was carried.

Adopting the Minutes:

Chairman Cassidy called for a motion and Mayor Van Noord made a motion to approve the regular meeting minutes of September 13, 2018 and Ms. Conte seconded the motion. All present were in favor except, Mr. Pizzo, and Ms. Ingravallo who abstained, and the motion was carried.

Resolutions:

Township of Mount Laurel, 301 Larchmont Blvd, Block 305.90, Lot 1, PUD- Zone, SD#706, Extension of Time for recording Minor Subdivision, Resolution R-2018-10. Chairman Cassidy called for a motion and Mayor Van Noord made a motion to approve Resolution R-2018-10, and Deputy Mayor Riley seconded the motion. All present were in favor, except, Mr. Pizzo, Ms. Ingravallo & Mr. Allen who abstained, and the motion was carried.

Public Hearing:

Laurelwood Associates – 4316 Church Road, Block 1100, Lot 17 & 18, R-3 Zone, PBD#1829, Minor Subdivision, adjusting a lot line to create 2 conforming lots. Chairman Cassidy read the application. Mr. Dominic Favieri represented the applicant and introduced those providing testimony: Mr. Victor Juliano sole owner of the lots, Robert Lee the Surveyor. The applicant is requesting to move the lot line over about 27 feet to the west to allow both lots 17 & 18 to be conforming. The owner has a potential buyer but no contract deals have been made at this time. The lots will be used for single family homes and this subdivision will be recorded by deed.

The Board Planner Mr. Petrongolo reviewed his report dated September 19, 2018, noting he has no objections to the submission waivers that have been requested, a few items need to be added to the plans and the applicant has no objections. No variances are requested for this property. The applicant must also provide written clarification from the Tax Assessor on the lot numbers, and also has a financial affordable housing obligation that they have agreed too.

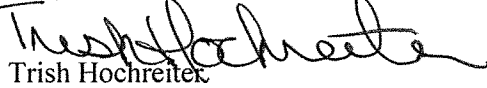
The Board Engineer Mr. Long reviewed his report dated September 28, 2018, noting there are no proposed improvements for this subdivision, and has no objections to the submission waivers being granted, as well as the design waiver. The applicant needs to receive county approval for road dedication and ROW. A note must be on the plans to indicate that any future development of these lots will need to restrict storm water improvements, if deviated from they must submit a storm water management report for the lots. Mr. Long recommends the waivers. Applicant has agreed to add to the plans, a greater front yard setback to be 50 ft. providing a buffer from Church Road, as indicated the lots are 300 ft.

Chairman Cassidy opened the public portion at 7:20 pm. Seeing no comments from the public, the public portion was closed at 7:21 pm. Board Solicitor Mr. Armano reviewed the conditions as the applicant will comply with the Board Professionals reports, and note on the plans that they have agreed to a greater front yard setback. Chairman Cortese called for a motion, and Deputy Mayor Riley made a motion with the conditions as stated and Mayor Van Noord seconded. Roll Call vote: Deputy Mayor Riley-Agree, Mayor Van Noord-Agree, Mr. Allen-Agree, Ms. Conte-Agree, Ms. Ingravallo-Agree, Mr. Pizzo-Agree, Township Manager Tomczyk-Agree, Vice-Chair Cortese-Agree and Chairman Cassidy-Agree; and the motion was carried.

Chairman Cassidy announced there were no miscellaneous items to discuss and no further comments from the Board.

Chairman Cassidy called for a motion to adjourn the Regular meeting and Ms. Conte made a motion to adjourn at 7:25 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: 11/8/18