

Mount Laurel Planning Board
Regular Meeting Minutes
July 11, 2019

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00 pm on July 11, 2019.

Open Public Meeting Notice was read by Chairman Cortese, noting that all postings, filings and emailing took place on January 16, 2019.

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

Roll Call:

Roll Call taken by Board Secretary Ms. Hochreiter- Members in attendance: Chairman Cortese, Mayor Folcher, Councilman Pritchett, Township Manager Tomczyk, Mr. Pizzo, Mr. Pfeiffer, & Mr. Allen. Absent: Vice-Chair Conte, Mr. Cassidy, Ms. Ingravallo & Mr. Naik

Professional in Attendance:

Mr. Joseph Petrongolo-Board Planner, Mr. William Long-Board Engineer, Mr. Michael Angelastro-Traffic Engineer & Mr. Brian McVey-Fire Marshal, Mr. John Armano-Board Solicitor & Ms. Trish Hochreiter-Board Secretary.

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

Adopting Minutes:

Chairman Cortese called for a motion and Mr. Pizzo made a motion to approve the meeting minutes of June 13, 2019 and Alternate #2 Mr. Pfeiffer seconded the motion. All present were in favor, except Councilman Pritchett, and the motion was carried.

Resolutions:

Resolution **R-2019-8**, Mount Laurel Township, Route 73 & Howard Blvd (Rogers Walk) that authorized the Planning Board to undertake a preliminary investigation to determine whether proposed areas within their boundaries are in an "Area in Need of Redevelopment". These areas include Block 1301, Lot 2.01. Chairman Cortese called for a motion and Mayor Folcher made a motion to approve Resolution R-2019-8 and Mr. Pizzo seconded the motion. All present were in favor, except Councilman Pritchett who abstained, and the motion was carried.

Resolution **R-2019-9**, Mount Laurel Township, Interstate 295 that authorized the Planning Board to undertake a preliminary investigation to determine whether proposed areas within their boundaries are in an "Area in Need of Redevelopment". These areas include Block 902, Lots 1, 1.01, 1.02. Chairman Cortese called for a motion and Mayor Folcher made a motion to approve Resolution R-2019-9 and Mr. Pizzo seconded the motion. All present were in favor, except Councilman Pritchett who abstained, and the motion was carried.

Resolution **R-2019-10**, Mount Laurel Township, Route 38 that authorized the Planning Board to undertake a preliminary investigation to determine whether proposed areas within their boundaries are in an "Area in Need of Redevelopment". These areas include Block 501.24, Lots 1-7, Block 501.25, Lots 1-4. Chairman Cortese called for a motion and Mr. Pizzo made a motion to approve Resolution R-2019-10 and Alternate #2 Mr. Pfeiffer seconded the motion. All present were in favor, except Councilman Pritchett who abstained, and the motion was carried.

Resolution **R-2019-11**, American Honda Motor Co., PBP 1824, I Zone, 115 Gaither Drive Block 1201.05 Lot 4, Preliminary and Final Site Plan with Bulk Variance. Chairman Cortese called for a motion and Mr. Pizzo made a motion to approve Resolution R-2019-11, and Mayor Folcher seconded the motion. All present were in favor, except Councilman Pritchett who abstained, and the motion was carried.

Resolution **R-2019-12**, The Falls Group, LLC (Funplex), PBP 1882, I Zone, 3320 Route 38 Block 304 Lot 1.02, Amended Preliminary and Final Site Plan. Chairman Cortese called for a motion and Alternate #2 Mr. Pfeiffer made a motion to approve Resolution R-2019-12, and Mr. Allen seconded the motion. All present were in favor, except Councilman Pritchett who abstained, and the motion was carried.

Public Hearings:

Target, 4 Centerton Road, PBP1885, MCD-Zone, Block 503.01, Lot 1.02, Amended Final Site Plan, restriping five (5) individual parking spaces to create four (4) new drive-up stalls with loading zone; installation of solar powered, internally-illuminated drive-up beacon. Ms. Ameer Farrell, attorney at law, represented the applicant and introduced those providing testimony: Mr. Paul Hughes, PE, of Kimley-Horn, and he was sworn in by the Board Solicitor Mr. Armano. Ms. Farrell described the application for the proposed exterior changes, and the variances needed. Board Planner, Mr. Petrongolo reviewed his report dated June 18, 2019, with questions also from the Board. The applicant's attorney Ms. Farrell suggested a continuation of this application so her clients can go back and look into some changes that would satisfy the concerns of the Township Planner and Members of the Board. Ms. Farrell agreed to waive the time of decision ruling.

Fair Share Housing, 1 Ethel Lawrence Way, PBP1883 (Ref SD460A), R-3-Zone, Block 601, Lot 35.01, Amended Preliminary & Final Site Plan approval for the construction of a larger recreational pavilion. Ms. Laura D'Allesandro, attorney at law with Del Duca Lewis, LLC, represented the applicant and introduced those providing testimony: Mr. Peter O'Connor President of Fair Share Housing & Mr. Jay Sims, PE of CES and they were sworn in by Board Solicitor Mr. Armano. Ms. D'Allesandro described the application as proposed construction of a larger recreational pavilion to replace the current educational trailer that is on the site now. Board Planner, Mr. Petrongolo reviewed his report dated June 19, 2019 and indicated the applicant is working with his office on a few items that need addressing. Board Engineer, Mr. Long reviewed his report dated June 26, 2019, which the applicant has agreed to all comments and has provided testimony. Traffic Engineer, Mr. Angelastro reviewed his report dated June 21, 2019, and has asked that the employee parking area be located across the street, allowing those dropping off or picking up, the spaces on this site. Mr. O'Connor agreed with this requested and provided testimony. Fire Marshal, Mr. McVey had no comments on this application.

The board indicated that the current trailer approval for the 2nd year will expire in October 2019. A new request will need to be presented in advance of the October 2019 meeting for the 3rd and final year of approval for the trailer. The trailer must be removed prior to the expiration of the 3rd year approval October 10, 2020 or 30 days after the CO of trailer, even if the construction is not completed.

Chairman Cortese opened the public portion at 8:16 pm, seeing none, closed the public portion. The Board Solicitor reviewed the conditions. Chairman Cortese called for a motion and Mr. Pizzo made the motion to approve the application with the conditions as stated and Councilman Pritchett seconded the motion. Roll Call Vote: Councilman Pritchett-agree; Mr. Pizzo-agree; Mr. Allen-agree; Alternate #2 Mr. Pfeiffer-agree; Township Manager Tomczyk-agree; Mayor Folcher-agree; & Chairman Cortese-agree; motion carried.

Mi Pro Homes, 1088 Union Mill Road, SD26B, R1-D-Zone, Block 1004.01, Lot 16, Final Major Subdivision. Mr. Jeffrey Brennan, attorney at law with Baron & Brennan, PA, represented the applicant & introduced those providing testimony: Mr. Alan Ippolito, P.E. Mr. Brennan described the application as already receiving the preliminary approval in January 2019, and now looking for Final Major Subdivision approval. Board Planner, Mr. Petrongolo reviewed his report dated June 19, 2019 and indicated that the applicant still needed to address their fair share obligation and has addressed the other outstanding concerns and have agreed to comply. Board Engineer, Mr. Long reviewed his report dated June 24, 2019 and have agreed to address any open comments. Traffic Engineer, Mr. Angelastro reviewed his report dated June 24, 2019 and indicated that all his comments have been addressed. Fire Marshal, Brian McVey reviewed his report dated July 1, 2019 and indicated that the comments have been satisfied.

Chairman Cortese opened the public portion at 8:35 pm, Dr. Laura Fitzgerald of 216 Kingsley Court had a concern that the berm behind her house and if it would be disturbed at time of construction. Mr. Ippolito addressed this after looking at the plan, and noted this berm would not be disturbed. Seeing no more comments from the public the public portion was closed at 8:35 pm. Chairman Cortese called for a motion and Mayor Folcher made the motion to approve the application with the conditions as stated and Alternate #2 Mr. Pfeiffer seconded the motion. Roll Call Vote: Mayor Folcher-agree, Alternate #2 Mr. Pfeiffer-agree, Mr. Allen-agree, Mr. Pizzo-agree, Township Manager Tomczyk-agree, Councilman Pritchett-agree, & Chairman Cortese-agree; motion carried.

Seeing no comments from the Board or Public, Chairman Cortese called for a motion to adjourn and Township Manager Tomczyk made a motion to adjournment the Planning Board Meeting at 8:45 pm and Mayor Folcher seconded the motion. All present were in favor and the motion was carried.

Respectfully submitted,



Trish Hochreiter
Planning Board Secretary

Adopted on: August 8, 2019