

Mount Laurel Planning Board  
Regular Meeting Minutes  
December 12, 2019

**Opening**

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00 pm on December 12, 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, Vice-Chair Conte, Mayor Folcher, Councilman Pritchett, Township Manager Tomczyk, Mr. Pizzo, Mr. Naik, & Mr. Allen. Absent: Mr. Pfeiffer & Mr. Cassidy.

**Professional in Attendance:**

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

**Announcements:**

The Chairman announced that Freedom Mortgage #PBP1889 has been postponed until April 2020. They have waived all time restraints.

**Adopting Minutes:**

Chairman Cortese called for a motion and Vice-Chair Conte made a motion to approve the meeting minutes of November 14, 2019 and Mr. Allen seconded the motion. All present were in favor, except Mr. Pizzo who abstained, and the motion was carried.

**Resolutions:**

Resolution **R-2019-21**, Route 38, Ark Road & Fostertown Road, recommending amendment to Council. Chairman Cortese called for a motion and Vice-Chair Conte made a motion to approve Resolution R-2019-21 and Township Manager Tomczyk seconded the motion. All present were in favor, except Mr. Pizzo who abstained, and motion was carried.

Resolution **R-2019-22**, William J. Colfer, III & Jennifer Colfer, Block 601.08, Lot 10 to Block 601, Lot 15.01 was granted a Minor Subdivision. Chairman Cortese called for a motion and Mr. Allen made a motion to approve Resolution R-2019-22 and Mayor Folcher seconded the motion. All present were in favor, except Mr. Pizzo who abstained and the motion was carried.

Resolution **R-2019-23**, 150 Mount Laurel Medical Center, LLC, 150 Century Parkway, Block 1311, Lot 1.06 was granted a Minor Site Plan with Bulk Variance. Chairman Cortese called for a motion and Mayor Folcher made a motion to approve Resolution R-2019-23 and Vice-Chair Conte seconded the motion. All present were in favor, except Mr. Pizzo who abstained and the motion was carried.

**Temporary Use Permits:**

Walmart located at 934 Rt. 73 requested an approval for (10) 40' metal storage containers to help the high demands during the holiday season. Megan Mitchell the store manager was there to represent Walmart. She indicated these trailers will only be on location until the customers pick up their Christmas layaways, she added that one has already been removed from site. Chairman Cortese called for a motion and Vice-Chair Conte made the motion to approve these containers location until December 31, 2019 and Mr. Pizzo seconded. All present were in favor and the motion was carried with an agreed approximate location as indicated on the plan and removal after the holidays.

**Public Hearings:**

Pamela & Daniel Rozinski, 2947 & 2951 Marne Highway, PBD 1925, Block 19.01 & 19.02, O-3 Office Residential Zone, Minor Subdivision. Applicant was represented by Mr. Mark Carusillo, attorney at law with Carusillo Law. Mr. Rozinski was sworn in by Board Solicitor Mr. Armano. Mr. Carusillo explained the application was for a lot line adjustment, to go back to the previous lot line that received approval in 1988. Mr. Rozinski explained that one lot is owned by his in-laws who are elderly and unable to maintain the property and the other lot belongs to him and his wife, who have been maintaining both properties for several years. Him and his wife were asked by the in-laws if they wished to have this property deeded to them. Board Planner Mr. Petrongolo reviewed his comments dated October 21, 2019, indicating that a revised survey was received and addressed all comments they had. Mr. Petrongolo mentioned that this lot line change will transfer approximately 25,409 sq. ft. from lot 19.01 to Lot 19.02 with no new lots being created or construction being planned. Board Engineer Mr. Long reviewed his comments dated October 22, 2019 and advised that he also received a revised survey and comments have been addressed. This subdivision does not meet the criteria for a minor because there is no street frontage, Mr. Long has no objections to granting the waiver allowing this to be a minor instead of a major, he explained that a major would require the filing of plans and that is very expensive for a home owner and with approving a minor they are just required to file a deed. Chairman Cortese opened the public portion at 7:12 pm, seeing no public closed the public portion.

Chairman Cortese called for a motion, and Mayor Folcher made the motion to approve the application and Mr. Allen seconded the motion. Roll Call vote: Mayor Folcher-agree, Mr. Allen-agree, Mr. Naik-agree, Mr. Pizzo-agree, Township Manager Tomczyk-agree, Councilman Pritchett-agree, Vice-Chair Conte-agree, & Chairman Cortese-agree and the motion was carried.

Chairman Cortese asked for an Appointment of a Temporary Chair for the January 9, 2020 Re-Organization Meeting. Township Manager Tomczyk made a motion for Ms. Conte and Councilman Pritchett seconded the motion. All present were in favor and the motion was carried.

The remaining 2020 reorganization matters were for review only and will be voted on at the January 9, 2020 reorganization meeting.

Board Member Bill Allen gave his verbal resignation at the meeting, expressing that his personal life will no longer allow him the time to be a member of the Planning Board. He thanked everyone for the experience & to be able serve on a board with a great group of people. He thanked the Board Professionals for providing their knowledge that he can walk away with. Chairman Cortese expressed that it was an honor to serve as the Planning Board Chairman for 2019 and thanked everyone for the experience.

Chairman Cortese called for a motion to adjourn the meeting and Mr. Allen made the motion to adjourn the meeting at 7:20 PM, and Mayor Folcher seconded the motion, all present were in favor and motion was carried.

Respectfully submitted,

Trish Hochreiter  
Planning Board Secretary

Adopted on: \_\_\_\_\_