

**Mount Laurel Planning Board  
Regular Meeting Minutes  
September 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 September 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, Mr. Pizzo, Mr. Pfeiffer, & Mr. Allen **Absent:** Councilman Pritchett, Township Manager Tomeczyk, Mr. Naik & Mr. Cassidy

**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.

**Announcements:**

Chairman Cortese read a letter submitted by the Attorney for the applicant Freedom Mortgage to the board asking for postponement until the October 10, 2019 meeting. The Chairman also read a letter from the Attorney for the applicant Dr. Sadiq requesting postponement until the October 10, 2019 meeting. Both were read and approved to be put on the October agenda.

**Adopting Minutes:**

Chairman Cortese called for a motion and Vice-Chairman Conte made a motion to approve the meeting minutes of August 8, 2019 and Mayor Folcher seconded the motion. All present were in favor, except Mr. Allen who abstained, and the motion was carried.

**Resolutions:**

Resolution **R-2019-15**, Marne Developers, LLC, SD#707/SP8048, 3253 & 3257 Marne Highway, Block 215, Lot 15, 15.01 & 15.02 was granted Final Major Subdivision & Final Major Site Plan. Chairman Cortese called for a motion and Mr. Pizzo made a motion to approve Resolution R-2019-15, and Mr. Pfeiffer seconded the motion. All present were in favor, except Mr. Allen who abstained, and the motion was carried.

**Public Hearings:**

**Target Corp**, PBP1885, Block 503.01, Lot 1.02, Amended Final Site Plan. (4) new drive-up stalls with loading zone. Ms. Ameer Farrell, attorney at law, represented the applicant and introduced those providing testimony: Mr. Ben Mitsmenn, P.E. Kimley Horn & Aaron Hemquist, P.E. Target Corp. All parties were sworn in by the Board Solicitor Mr. Armano. Ms. Farrell described the application for the proposed installation to re-stripe five (5) individual parking spaces to create four (4) new drive up stalls with loading zone resulting in an overall reduction of one (1) parking space from what was previously approved. The first Exhibit A-1 was an amended letter, Exhibit A-2 an Aerial and A-3 Amended Plan Package. Board Planner, Mr. Petrongolo, reviewed his report dated August 28, 2019, applicant has agreed to work with the Board Planner regarding landscaping and the remaining comments have been addressed by testimony provided by the applicant. The other professional had no comments on this application. Testimony was provided that no construction trailer would be needed at the site during this improvement.

Chairman Cortese opened the public portion at 7:45 PM, Seeing no comments public portion was closed at 7:45 pm.

## Target-continued

Chairman Cortese called for a motion and Mr. Allen made a motion to approve the application with the conditions as stated, and Mr. Pfeiffer seconded the motion. Roll Call: Mr. Allen-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mayor Folcher-agree; Vice-Chair Conte-agree & Chairman Cortese-agree; motion carried.

**Bridgeway Tract Outdoor, LLC** Midlantic Drive Redevelopment Area, Block 501.24, Lots 2, 4, & 6. Preliminary & Final Site Plan Application for approval to construct a monument display. Mr. Robert Swartz, Esq. represented the applicant and introduced those providing testimony: Thaddeus Bartkowski, CEO of Catalyst Outdoor Development LLC, & James Biegen, PE, Principal Associates. Mr. Bartkowski provided a power point presentation that showed an aerial view of the proposed display and explained the display would be internally illuminated and would use visual communication technology to communicate municipal, civic or emergency messaging, on-premises advertising and/or commercial off-premises advertising. This property has been designated as “an area in need of redevelopment” pursuant to council approval with Resolution No. 19-R-135. This display shall be capable of remote or automatic display changes. Board Planner, Mr. Petrongolo, reviewed his report dated August 22, 2019 and indicated the applicant has agreed to address all requests, Board Engineer, Mr. Long, reviewed his report dated August 23, 2019 and indicated the applicant has agreed to address all comments, Board Traffic Engineer Mr. Angelastro reviewed his report dated August 27, 2019, and indicated his comments have been addressed, Fire Marshal, Brian McVey reviewed his report dated August 21, 2019 and indicated the Mount Laurel Fire Department has no comments or recommendations.

A 5-minute recess was requested and granted, the discussion was continued at 8:40 p.m.

Chairman Cortese opened the public portion at 8:58 pm seeing no comments, public portion was closed at 8:58 pm.

Chairman Cortese called for a motion and Vice-Chairman Conte made a motion to approve the application with the recommendation to Council to re-review the design of this display, and Mr. Pizzo seconded the motion. Roll Call: Vice-Chairman Conte-agree; Mr. Pizzo-agree; Mr. Allen-agree; Mr. Pfeiffer-agree; Mayor Folcher-agree; & Chairman Cortese-agree; motion carried.

A 5-minute recess was requested and granted, hearing continued at 9:15 p.m.

**Mount Laurel 295 Outdoor, LLC** – Pleasant Valley Avenue Redevelopment Area, Block 902, Lots 1, 1.01 & 1.02. Preliminary & Final Site Plan Application for approval to construct a monument display. Mr. Robert Swartz, Esq. represented the applicant and introduced those providing testimony: Thaddeus Bartkowski, CEO of Catalyst Outdoor Development LLC, & James Biegen, PE, Principal Associates. Mr. Bartkowski provided a power point presentation that showed an aerial view of the proposed display and explained the display would be internally illuminated and would use visual communication technology to communicate municipal, civic or emergency messaging, on-premises advertising and/or commercial off-premises advertising. This property has been designated as “an area in need of redevelopment” pursuant to council approval with Resolution No. 19-R-135. This display shall be capable of remote or automatic display changes. Board Planner, Mr. Petrongolo, reviewed his report dated August 22, 2019 and indicated the applicant has agreed to address all requests, Board Engineer, Mr. Long, reviewed his report dated August 23, 2019 and indicated the applicant has agreed to address all comments, Board Traffic Engineer Mr. Angelastro did not prepare a report for this application, Fire Marshal, Brian McVey reviewed his report dated August 21, 2019 and indicated the application has satisfied all of the comments and concerns.

Chairman Cortese opened the public portion at 9:30p.m. seeing no comments, public portion was closed at 9:30 pm.

Chairman Cortese called for a motion and Mayor Folcher made a motion to approve the application, and Mr. Pizzo seconded the motion. Roll Call: Mayor Folcher-agree; Mr. Pizzo-agree; Mr. Allen-agree; Mr. Pfeiffer-agree; Vice-Chair Conte-agree; & Chairman Cortese-agree; motion carried.

**Mount Laurel 73 Outdoor LLC** – Route 73/Howard Blvd Redevelopment Area, Block 1301, Lot 2.01. Preliminary and Final Site Plan Application for approval to construct an Emergency Medical building, to include a monument display that will be an internally illuminated structure with display that uses visual communication technology. Mr. Robert Swartz, Esq. represented the applicant and introduced those providing testimony: Thaddeus Bartkowski, CEO of Catalyst Outdoor Development LLC, & James Biegen, PE, Principal Associates. Mr. Bartkowski provided a power point presentation that showed an aerial view of the proposed display and explained the display would be internally illuminated and would use visual communication technology to communicate municipal, civic or emergency messaging, on-premises advertising and/or commercial off-premises advertising. This property has been designated as “an area in need of redevelopment” pursuant to council approval with Resolution No. 19-R-135. This display shall be capable of remote or automatic display changes. Board Planner, Mr. Petrongolo, reviewed his report dated August 22, 2019 and indicated the applicant has agreed to address all requests, Board Engineer, Mr. Long, reviewed his report dated August 23, 2019 and indicated the applicant has agreed to address all comments, Board Traffic Engineer Mr. Angelastro reviewed his report dated August 27, 2019, and indicated the applicant will work with him for resolution of a few outstanding comments, Fire Marshal, Brian McVey reviewed his report dated September 9, 2019, he indicated the applicant has satisfied most of his comments with a few items that need to be shown on revised plans.

Chairman Cortese opened the public portion at 10:05 pm and seeing no comments, public portion was closed at 10:05 pm.

Chairman Cortese call for a motion and Vice-Chairman Conte made a motion to approve the application, and Mr. Allen seconded the motion. Roll Call: Vice-Chairman Conte-agree; Mr. Allen-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mayor Folcher-agree; & Chairman Cortese-agree; motion carried.

Board Secretary Ms. Hochreiter read the minor site plan alteration applications - PBP #1909, MUA Pike Road approved and PBP# 1910, 150-Mount Laurel Medical Center was approved on July 18, 2019.

Board Secretary Ms. Hochreiter advised the Board Members that the Township Engineer, the Alaimo Group, will be hosting a joint board meeting with Planning Board and Zoning Board Members in October with details to follow.

Seeing no comments from the Board or Public, Chairman Cortese called for a motion to adjourn and Mr. Allen made a motion to adjournment the Planning Board Meeting at 10:15 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: Oct 10, 2019