

Mount Laurel Planning Board
Regular Meeting Minutes
August 8, 2019

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00 pm on August 8, 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, Mr. Pizzo, Mr. Pfeiffer, Mr. Naik & Mr. Cassidy. Absent: Township Manager Tomczyk & Mr. Allen.

Professional in Attendance:

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

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

Oaths of Office:

The following newly reappointed Board Members took the Oath of Office – Gaurav Naik for a 3-year term moved up to a Class IV member and Michael Pfeiffer for a one-year term moved up to Alternate #1, and all were sworn in by Board Solicitor Mr. Armano.

Adopting Minutes:

Chairman Cortese called for a motion and Mr. Pfeiffer-Alt#1 made a motion to approve the meeting minutes of July 11, 2019 and Mr. Pizzo seconded the motion. All present were in favor, except Vice-Chair Conte, Mr. Naik & Mr. Cassidy who abstained, and the motion was carried.

Resolutions:

Resolution **R-2019-13**, Fair Share Housing Development, PBP#1883, 1 Ethel Lawrence Boulevard, Block 601, Lot 35.01 was granted Amended Preliminary and Final Major Site Plan Approval with Variance. Chairman Cortese called for a motion and Mayor Folcher made a motion to approve Resolution R-2019-13, and Councilman Pritchett seconded the motion. All present were in favor, except Vice Chair Conte, Mr. Naik and Mr. Cassidy who abstained, and the motion was carried

Resolution **R-2019-14**, Mi Pro Homes, SD26B, 1088 Union Mill Road, Block 1004.01 Lot 16, was granted Final Subdivision Approval. Chairman Cortese called for a motion and Mayor Folcher made a motion to approve Resolution R-2019-14, and Mr. Pizzo seconded the motion. All present were in favor, except Vice Chair Conte, Mr. Naik and Mr. Cassidy who abstained, and the motion was carried.

Temporary Use:

Roux Associates, Inc. 19-73-03, 10 Elbo Lane, is a Temporary Conex Box that will be placed on the site for 6 months to 1 year during construction. The approval is for housing a temporary groundwater remediation system for Colonial Pipe Line-Pennsauken, AKA Buckeye Mount Laurel.

Public Hearings:

Freedom Mortgage, 907 Pleasant Valley, PBP1889, Block 1201.04, Lot 3, Amended Preliminary & Final Site Plan. Existing Parking Lot with Modifications. Ms. Laura D'Alessandro, attorney at law, represented the applicant and introduced those providing testimony: Mr. James Henry, PE, PP, of Dynamic Engineering Consultants, Mr. David Bock, Senior Director for Construction at Freedom Mortgage, and Mr. Andy Jafolla, PE, PTOE. All were sworn in by the Board Solicitor Mr. Armano. Ms. D'Alessandro described the application for the proposed modifications to the existing parking lot and explained the increase of 516 spaces to 760 spaces as well as the site improvements to include underground basin, lighting and landscaping. Board Planner, Mr. Petrongolo, reviewed his report dated July 24, 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. Board Engineer, Mr. Long, reviewed his report dated July 24, 2019 and indicated all comments are being addressed by the applicant. In the absence of the Board Traffic Engineer Mr. Angelastro, the Board Engineer Mr. Long reviewed the report dated July 24, 2019 and indicated that the applicant has addressed the comments with no objections. Fire Marshal, Mr. McVey reviewed his report dated July 24, 2019, and indicated that all comments have been addressed.

Chairman Cortese opened the public portion at 7:55 PM, Mr. Terrance Huettly is the Engineer for Mr. Thomas Whitesell who owns the building that is connected to this Freedom Mortgage site. Mr. Huettly, explained that the owner of the Whitesell Building that is adjacent to the Freedom Mortgage has concerns with this modification and the effect it will have on the flow of water possibly causing additional water to Mr. Whitesell's property, and feels this would give a greater impact of flooding to his property. Public portion was closed at 8:35 pm. The Board felt the applicant should meet with the professionals and Mr. Whitesell's professionals to address these concerns with the water flow onto the property before approving this application.

The applicant will schedule a time to look into the issue of water currently and with the modifications that will be made. They will come back to the board hopefully next month after a resolution to this matter is addressed and agreed upon with the applicant and the adjacent properties.

Marne Developers, 3253, 3257 & 3233 Marne Highway, SP8048A & SD707A, Block 215, Lots 15, 15.01 & 15.02 Final Major Subdivision and Major Final Site Plan with Bulk Variances for approval of the construction of a residential project. Mr. William Hyland, attorney at law, represented the applicant and introduced those providing testimony: Mr. Robert Geiger, Principal, for Robertson Douglas Group, Nicholas Hollenbeck, Director of Marketing for Sterling's Properties, Michelle Young, Professional Engineer for Maser Consulting, & Nicholas Graviano, Professional Planner from Graviano & Gillis Architects and Planners. Mr. Hyland described the application as the final part to this application, with the preliminary being approved in the beginning of the year. Board Planner, Mr. Petrongolo, reviewed his report dated July 17, 2019 and indicated the applicant has agreed to address all requests, Board Engineer, Mr. Long, reviewed his report dated July 22, 2019 and indicated the applicant has addressed all comments, Board Traffic Engineer Mr. Angelastro was absent, Board Engineer Mr. Long reviewed the report dated July 22, 2019 and indicated all comments have been addressed, Fire Marshal, Brian McVey reviewed his report dated July 17, 2019 and indicated all comments on his report have been satisfied.

Chairman Cortese opened the public portion at 9:52 pm, Ms. Arlene Warwick Smith of 3259 Marne Highway was sworn in by Board Solicitor and indicated her concerns with the water that is currently settled in the pond, and has caused flooding in her basement. She is concerned about a clog in this pond that has a pipe that runs under Marne Highway. Mr. Richard English, of 3252 Marne Highway, has the same concerns with the pond over flowing and causing more water in his basement and Ms. Doris Hemminger 115 Hartford Road also has concerns about the standing water, pond and also what will happen with the new development and producing more water flow in their areas. The Township Engineer will look into the overflow of the pond that may be caused by a leak and will reach out to the residents when they plan on being on-site. The Board Solicitor reviewed the conditions. Chairman Cortese called for a motion and Mr. Cassidy made the motion to approve the application with the conditions as stated and Mr. Pizzo seconded the motion. Roll Call Vote: Mr. Cassidy-agree; Mr. Pizzo-agree; Mr. Naik-agree; Mr. Pfeiffer-agree; Councilman Pritchett-agree; Mayor Folcher-agree; Vice-Chair Conte-agree & Chairman Cortese-agree; motion carried.

Board Secretary Ms. Hochreiter read the minor site plan alteration application PBP #1905 MUA Pike Road and was approved on July 18, 2019.

Board Secretary Ms. Hochreiter advised the Board Members that the Township Engineers 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 Vice-Chair Conte made a motion to adjournment the Planning Board Meeting at 10:55 pm and Mr. Cassidy seconded the motion. All present were in favor and the motion was carried.

Respectfully submitted,


Trish Hochreiter
Planning Board Secretary

Adopted on: Sept 12, 2019