

Mount Laurel Planning Board
Regular Meeting Minutes
November 14, 2019

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00 pm on November 14, 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. Pfeiffer, Mr. Naik, Mr. Allen & Mr. Cassidy. Absent: Mr. Pizzo

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.

Announcements:

The Chairman announced there would be 3 postponements for this evening, they include Freedom Mortgage #PBP1889, Dr. Sadiq #PBP1863 & Pamela & Daniel Rozinski #PBD1925. These applicants will be heard at the Planning Board meeting scheduled for December 12, 2019.

Discussion Items/Correspondence:

Ordinance #2019-7, Amending the Route 38, Ark Road, Fostertown Road Redevelopment Plan Standards. The Board Planner Mr. Petrongolo, reviewed the ordinance and noted this change is minor with removing the twin homes and adding affordable senior units to the redevelopment plan bringing it back to the original FR-MX Redevelopment. Vice-Chair Conte made a motion to approve the minor changes and this was seconded by Mr. Cassidy, all present favorably recommended to Council with the minor changes.

Adopting Minutes:

Chairman Cortese called for a motion and Vice-Chair Conte made a motion to approve the meeting minutes of October 10, 2019 and Mr. Pfeiffer seconded the motion. All present were in favor, except Chairman Cortese, Twp. Manager Tomczyk & Mr. Allen who abstained, and the motion was carried.

Temporary Use Permits:

Fair Share Housing is asking for the 3rd and final approval for a temporary educational trailer at Ethel Lawrence. Plans & Permits have been submitted to the Building Department on September 23, 2019 for the new facility to be constructed. Chairman Cortese called for a motion and Councilman Pritchett made the motion to approve the trailer until October 12, 2020 and Mr. Cassidy seconded. All present were in favor except Mr. Allen who abstained, and the motion was carried.

Alston Construction requested a temporary use permit for an office trailer to be placed on the site at American Honda located at 115 Gaither Drive. This office trailer shall not exceed 9 months on the site during construction. Chairman Cortese called for a motion and Mr. Allen made the motion to approve the trailer for 9 months expiring August 14, 2020 and Vice Chair Conte seconded. All present were in favor and the motion was carried.

Target located at 4 Centerton Road requested an approval for (6) 20' metal storage containers to help the high demands during the holiday season. Chairman Cortese called for a motion and Mayor Folcher made the motion to approve these containers until January 15, 2020 at that time they must be removed and Mr. Cassidy seconded. All present were in favor and the motion was carried with an agreed approximate location as indicated on the plan.

Public Hearings:

William J. Colfer III & Jennifer Colfer, 17 Forrest Court, PBD1932, Block 601.08, Lot 10, R-3 Residential Zone, Minor Subdivision. Mr. John Clancy, PE for the applicants was there to present testimony on this project. Mr. Clancy was sworn in by Board Solicitor Mr. Armano. Mr. Clancy explained the application was for a lot line adjustment to give frontage on Forrest Court. Board Planner Mr. Petrongolo reviewed his comments dated October 21, 2019 with approval of waivers and referencing no variances were required with this application. The Board Engineer Mr. Long reviewed his comments dated October 22, 2019 having no problem with the waivers requested and referenced a county letter needs to be submitted to the Township once received. Chairman Cortese open the public portion at 7:15 pm, seeing no public closed the public portion.

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

150-Mt. Laurel Medical Center, LLC, 150 Century Parkway, PBP1926, Block 1311, Lot 1.06, I-Industrial Zone, Minor Site Plan/Bulk Variance. Ms. Rhonda Feld, attorney at law with Sherman Silverstein, represented the applicant & introduced those providing testimony: David Cohen, Executive President at Needleman Management Company & Keith Ottes, PE and Planner at Langan Engineering & Environmental Services. All parties were sworn in by Board Solicitor Mr. Armano. Ms. Felds described the application as a minor site plan to create 4 additional parking spaces. The Board Planner reviewed his comments dated October 21, 2019, and indicated the 3 spaces will not require a variance they are the approved 10 x 18 size, the one 9 x 18 space will require a variance. Mr. Petrongolo indicated they could eliminate this space and add additional landscaping and no variance would be required for this application and still would have the required spaces needed. The applicant has agreed to work with the Board Planner on Landscaping and has agreed to comply with all requests. Board Engineer reviewed his comments dated October 22, 2019, and advised that most of his comments have been addressed and the applicant has agreed to comply with all requests. Board Traffic Engineer reviewed his comments dated October 22, 2019, and advised that most of the comments have been addressed. However, a traffic circulation plan is still needed, and the crosswalk needs to be removed or relocated, applicant has agreed to relocate the crosswalk and provide the traffic circulation plan. Fire Marshal Mr. McVey reviewed his report dated October 16, 2019, and indicated that all his comments have been addressed except for the traffic circulation plan, that the applicant has agreed to provide.

Chairman Cortese opened the public portion at 7:50 pm, seeing none, the public portion was closed. The Board Solicitor reviewed the conditions. Chairman Cortese called for a motion and Mayor Folcher made a motion to approve the application and Mr. Cassidy seconded the motion. Roll Call vote: Mayor Folcher-agree, Mr. Cassidy-agree, Mr. Allen-agree, Mr. Naik-agree, Mr. Pfeiffer-agree, Township Manager Tomczyk-agree, Councilman Pritchett-agree, Vice-Chair Conte-agree, & Chairman Cortese-agree and the motion was carried.

Board Secretary Ms. Hochreiter read the minor site plan alteration application PBP#1929, Sage Diner, 1170 Route 73 & Church Road, application was approved.

Chairman Cortese called for a motion to adjourn the meeting and Vice-Chair Conte made a motion to adjourn the meeting at 8:00 PM, and Mr. Cassidy seconds the motion, all present were in favor and motion was carried.

Respectfully submitted,



Trish Hochreiter
Planning Board Secretary

Adopted on: December 12, 2019