

**Mount Laurel Planning Board
Special Meeting Minutes
February 26, 2019**

Opening

The special meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00pm on February 26, 2019.

Open Public Meeting Notice was read by Chairman Cortese, noting that all postings, filings & emailing took place on February 26, 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-present, Vice Chairwoman Conte-absent, Mayor Folcher-present, Councilman Pritchett-present, Township Manager Tomczyk-present, Mr. Pizzo-absent, Alt #2 Mr. Pfeiffer-present, Alt #1- Mr. Naik-present, Ms. Ingravallo-present, Mr. Cassidy-present & Mr. Allen-absent.

Professionals in Attendance:

Mr. Joseph Petrongolo-Board Planner, Mr. Keith Trimble-Board Solicitor: filling in for Mr. John Armano, Trish Hochreiter-Board Secretary Absent: Mr. William Long-Board Engineer, Mr. Michael Angelastro-Traffic Engineer, and Mr. Brian McVey-Fire Marshal.
Planning Board Professional was sworn in by Planning Board Solicitor John Armano.

Discussion Items:

Board Planner Mr. Petrongolo reviewed the preliminary investigation for determination of eligibility for declaring the property in need of rehabilitation and redevelopment. Mr. Petrongolo went through the areas and the criteria associated with the following blocks and lots Block 302.15, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 12.01, 12.02, 12.03, 12.04. Block 303, Lots 1,2,3.01,6,6.01, 6.02, 7, 7.01, 8, 9, 10, 11 and Block 308, Lot 1 with an explanation of the differences. The entirety of this Study areas appears to qualify for declaration as an area in need of rehabilitation given lands demonstrate a pattern of vacancy, more than half of the housing is at least 50 years old, and a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair.

Those residents in attendance were informed that the Township is not looking to take any of these properties listed in this investigation, under rehabilitation it is not allowed. The rehabilitation process states that homes in the area of rehabilitation are in need of repair, may be poorly laid out, don't meet the current standards or commercial site parking lots are in poor condition and need repaving. With this process it gives the Township flexibility in helping these areas that have not been developed as other parts of town may have been. It also gives the Township and the public who borders the area a say in what the property can be used for, as well as get the developer to install for example, sidewalks, buffers, placement of open spaces and overall layout of undeveloped land and the best usage of the land.

Chairman Cortese opened the public portion at 7:49 pm. Peggy Iannuzzi of 3052 Fostertown Road was sworn in by Board Solicitor Keith Trimble. Her concern was the wildlife out there and was happy to hear she would not have her home taken. The owners of 3025 Fostertown Road were represented by their granddaughter Jennifer Harris, who was sworn in by Board Solicitor and asked the zoning of their property currently and when it was changed, also asked if they would be able to negotiate with the developer for water/sewer connection. The owner of 3089 Fostertown Road was represented by his son Ben Zimbleman who was sworn in by Board Solicitor. He mentioned they were approached by the cemetery to purchase their property, as well as a developer. This can be discussed further as this project moves forward. Cathy Intustle and her sister represented their parents Lawrence and Martha Cauffman

who own 6 Union Mill Road and was sworn in by the Board Solicitor. What are the plans of the Township for that portion of Union Mill Road. Jay has explained to everyone that the plan as not been completed yet and the plan at the moment is to include this only parcel of Union Mill Road to be included in the Rehabilitation of this area. The residents will be noticed again when this is to come before the planning board. Seeing no more comments from the public Chairman Cortese called for a motion and Mr. Cassidy made the motion to approve the preliminary investigation and move forward with a rehabilitation plan and it was seconded by Mr. Pfeiffer. Roll Call vote: Mr. Cassidy-Agree, Alternate #2 Mr. Pfeiffer-Agree, Ms. Ingravallo-Agree, Alternate #1 Mr. Naik-Agree, Township Manager Tomczyk-Agree, Councilman Pritchett-Agree, Mayor Folcher-Agree and Chairman Cortese-Agree.

Chairman Cortese called for a motion to adjourn, and Mayor Folcher made a motion to adjourn at 8:01 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: March 14, 2019