

# Mount Laurel Planning Board

## Regular Meeting Minutes

April 11, 2019

### Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00 pm on April 11, 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, Mayor Folcher, Councilman Pritchett, Township Manager Tomczyk, Mr. Pizzo, Mr. Pfeiffer, Mr. Naik, Ms. Ingravallo & Mr. Allen. Absent: Vice-Chairwoman Conte & Mr. Cassidy.

### Professional in Attendance:

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

Planning Board Professional was sworn in by Planning Board Solicitor Mr. John Armano.

### Discussion Items:

Mr. Petrongolo, Board Planner reviewed the preliminary investigation for determination of eligibility for declaring the property as a Non-Condemnation in need of rehabilitation and redevelopment. Mr. Petrongolo went through the areas and the criteria associated with the following blocks and lots –Block 101.03, Lots 11,12, 13, 14, 15, 16, 1601; Block 101.12, Lots 10, 11, 12, 13, 14, 15, 16, 17; Block 101.15, Lot 1, 2, 62.01, 63; Block 103.01, Lot 40; and Block 205.01, Lots 1, 2 ,3, 5, 26, 27, 28, 29, 30. The entirety of this study area appears to qualify for declaration as an area in need of redevelopment.

Those business owners in attendance were informed that the Township's goal is not to take property. In moving forward with this, the Township would have the flexibility, as well as the business owners to have a say in any future development in this area. For example, it could be asked of the developer if they were given permission in this area to provide sewer hookup to those interested and have input for this area and what can be done and cannot be done. Currently the way this area is zoned now, it limits the Township and the business owners to be a part of anything that would be planned in this area.

Chairman Cortese opened the public portion at 7:20 pm. Charlene Weiss who owns the hair salon "Fresh Start" on Marne Highway asked the question about certain criteria's and if the owners would be responsible to pay for the sewer installation or would it go through a state grant. John & Kathryn Piekarski are new business owners who just made settlement on a property located at 4 Rancocas Boulevard, they asked if they would be allowed to opt out of this. They also asked if this was received and approved would it provide more flexibility in a say

then the Township currently has. Fred Levin is a business owner who owns several properties and is a realtor in this area, his concerns were on special assessments and tax abatements. The last owner to address the board was Mr. Heagen, the current tenant of 110 Creek Road and operates Pelican Snowballs. He just wanted to thank the board, management and of course the patrons that have provided him and his family a warm welcome to town and invited all to come out to Pelican's and enjoy. Chairman Cortese seeing no more comments called for a motion and Mr. Pizzo made the motion to approve the preliminary investigation and move forward with a redevelopment plan and it was seconded by Mr. Allen. Roll Call vote: Mr. Pizzo-agree, Mr. Allen-agree, Ms. Ingravallo-agree, Alternate #1 Mr. Naik-agree, Alternate #2 Mr. Pfeiffer-agree, Township Manager Tomczyk-agree, Councilman Pritchett-agree, Mayor Folcher-agree and Chairman Cortese-agree.

Ordinance # 2019-12, Proposed Amendment to Chapter 154, to Amend Regulations Pertaining to Accessory Uses. Board Planner Mr. Petrongolo reviewed the ordinance and noted that it is consistent with the Master Plan, with one change in Section Two removing the word "can" and replace with the word "shall". Board Solicitor John Armano called for a motion and Mr. Pfeiffer made the motion to recommend Ordinance #2019-12 to Council with the one change as noted and Councilman Pritchett seconded the motion. All present were in favor.

Ordinance #2019-13, Proposed Amendment to Chapter 154 to Amend Common Definitions. It was noted this is consistent with the Master Plan. Board Solicitor John Armano called for a motion and Councilman Pritchett made the motion to recommend Ordinance #2019-13 to Council and Mr. Pizzo seconded the motion. All present were in favor.

Ordinance #2019-14, Proposed Amendment to Chapter 154 to Modernize Sign Standards. It was noted this is consistent with the Master Plan. Board Solicitor John Armano called for a motion and Councilman Pritchett made the motion to recommend Ordinance #2019-14 to Council and Chairman Cortese seconded the motion. All present were in favor.

Ordinance #2019-15, Proposed Amendment to Chapter 154 to Permit Food Trucks Under Limited Conditions. It was noted this is consistent with the Master Plan. Board Solicitor John Armano called for a motion and Mr. Pizzo made the motion to recommend Ordinance #2019-15 to Council and Councilman Pritchett seconded the motion. All present were in favor.

Ordinance #2019-16, Proposed Amendment to Chapter 154-56 Prohibiting On-Site Consumption for Marijuana or Marijuana – Related Products. It was noted this is consistent with the Master Plan. Board Solicitor John Armano called for a motion and Chairman Cortese made the motion to recommend Ordinance #2019-16 to Council and Councilman Pritchett seconded the motion. All present were in favor.

Ordinance #2019-17, Proposed Amendment to Chapter 154 to Include a Phasing Schedule for Offsite Affordable Housing Obligations. It was noted this is consistent with the Master Plan. Board Solicitor John Armano called for a motion and Mr. Pfeiffer made the motion to recommend Ordinance #2019-17 to Council and Councilman Pritchett seconded the motion. All present were in favor.

Ordinance #2019-18, Proposed Amendment to Chapter 154 for Administrative Procedures For Sale and Rental To Add 154-131.12(K) Administrative Agent Fees. It was noted this is consistent with the Master Plan. Board Solicitor John Armano called for a motion and Mr. Pizzo made the

motion to recommend Ordinance #2019-18 to Council and Chairman Cortese seconded the motion. All present were in favor.

Ordinance #2019-19, Proposed Amendment to Chapter 154 to Establish Standards for Wireless Communication Towers and Facilities. It was noted this is consistent with the Master Plan. Board Solicitor John Armano called for a motion and Mr. Allen made the motion to recommend Ordinance #2019-19 to Council and Mr. Pizzo seconded the motion. All present were in favor.

**Adopting Minutes:**

Chairman Cortese called for a motion and Councilman Pritchett made a motion to approve the meeting minutes of March 14, 2019 and Mr. Pizzo seconded the motion. All present were in favor, except Mr. Allen, Ms. Ingravallo & Mr. Naik who abstained, and the motion was carried.

**Temporary Use:**

Dover Contracting Company – 19-73-01, 1310 Route 73, is a temporary storage trailer that will be placed on the site for 90 days during construction. This is 90 days starting with the date of April 11, 2019 and expiring July 11, 2019. Chairman Cortese called for a motion and Mr. Allen made the motion to approve to approve the trailer for 90 days starting April 11, 2019. All present were in favor and the motion was carried.

Seeing no comments from the Board or Public, Chairman Cortese called for a motion to adjournment and Township Manager made a motion to adjournment the Planning Board Meeting at 8:20 pm and Mr. Allen seconded the motion. All present were in favor and the motion was carried.

Respectfully submitted,



Trish Hochreiter

Planning Board Secretary

Adopted on: 6/13/19