

Mount Laurel Planning Board
Regular Meeting Minutes
June 13, 2019

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00 pm on June 13, 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, Township Manager Tomczyk, Mr. Pizzo, Mr. Pfeiffer, Mr. Naik, & Mr. Allen. Absent: Councilman Pritchett, Mr. Cassidy & Ms. Ingravallo.

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.

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 501.24, Lots 1-7 & Block 501.25, Lots 1-4 – Route 38, Blocks 902, Lots 1, 1.01 and 1.02 – Interstate 295 & NJ Turnpike & Blocks 1301, Lot 2.01 – Route 73 . The entirety of these study areas appears to qualify for declaration as an area in need of redevelopment.

As explained in previous Preliminary Investigations 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. Chairman Cortese seeing no comments called for a motion and Vice-Chair Conte made the motion to approve the preliminary investigation and move forward with a redevelopment plan with the recommendation to Council that all 3 of these preliminary investigations are consistent with the Master Plan and it was seconded by Mayor Folcher. Roll Call vote: Vice Chair Conte-agree, Mayor Folcher-agree, Mr. Allen-agree, Alt #1 Mr. Naik-agree, Alt #2 Mr. Pfeiffer-agree, Mr. Pizzo-agree, Township Manager Tomczyk-agree, Chairman Cortese-agree. Motion carried.

Ordinance # 2019-26, Proposed Amendment to Chapter 154, to Amend Regulations of the code of the Township of Mount Laurel and the Zoning Map of the Township of Mount Laurel to designate the entirety of property known as Block 309, Lots 1 and 1.01, as being within the

Industrial Zone. It was noted this is consistent with the Master Plan. Chairman Cortese called for a motion and Vice-Chair Conte made the motion to recommend Ordinance #2019-26 to Council and Alt #2 Mr. Pfeiffer seconded the motion. Roll Call vote: Vice-Chair Conte –agree, Alt #2 Mr. Pfeiffer- agree, Mr. Allen-agree, Alt #1 Mr. Naik-agree, Mr. Pizzo-agree, Township Manager Tomczyk-agree, Mayor Folcher-agree, Chairman Cortese-agree. Motion carried.

Adopting Minutes:

Chairman Cortese called for a motion and Mr. Allen made a motion to approve the meeting minutes of April 11, 2019 and Mr. Pizzo seconded the motion. All present were in favor, except Vice-Chair Conte who abstained, and the motion was carried.

Resolutions:

Resolution R-2019-7, Mount Laurel Township, Rancocas Woods that authorized the Planning Board to undertake a preliminary investigation to determine whether proposed areas within their boundaries are in an “Area in Need of Redevelopment”. These areas include Block 101.03, Lots 11-16 & 16.01; Block 101.12, Lots 10-17; Block 101.15, Lots 1-2, 62.01 & 63; Block 103.01, Lots 40; Block 205.01, Lots 1-5, & 26-30. Chairman Cortese called for a motion and Mayor Folcher made a motion to approve Resolution R-2019-7 and Mr. Pizzo seconded the motion. All present were in favor, except Vice-Chair Conte who abstained, and the motion was carried.

Temporary Use:

Grace Construction – 19-73-03, 3047 Route 38, is a temporary storage trailer that will be placed on the site for 6 to 8 months during construction. This will start with the date when permits are issued. Chairman Cortese called for a motion and Vice-Chair Conte made the motion to approve the trailer for 6 to 8 months after the permits are issued. All present were in favor and the motion was carried.

Public Hearings:

American Honda, 115 Gaither Road, PBP1824, I-Zone, Block 1201.5, Lot 4, Major Preliminary & Final Site Plan with Bulk Variance, proposed 65,805 square foot building addition to the existing office and warehouse facility in the open space field located adjacent to the existing building on the east side of the property. Mr. Richard Roy, attorney at law, represented the applicant and introduced those providing testimony: Mr. Michael Rutledge, Sr. Project Administrator, Mr. Michael Citerone, P.E, Project Manager & Andrew Feranda, P.E. Project Traffic Engineer, and they were sworn in by the Board Solicitor Mr. Armano. Mr. Roy described the application for the 65,805 sq. ft. addition. Board Planner, Mr. Petrongolo reviewed his report dated January 23, 2019, the applicant has agreed to comply with all requests and provided testimony that lighting is sufficient, and will work with the Board Planner on landscaping. Board Engineer, Mr. Long reviewed his report dated August 30, 2018, applicant has agreed to comply with all requests, Board Traffic Engineer, Mr. Angelastro reviewed his report dated January 23, 2019, the applicant provided testimony indicating there is no expected increase to truck traffic at the site as a result of this project. The applicant has agreed to comply with all requests. Fire Marshal, Mr. Brian McVey reviewed his report dated August 30, 2018, the applicant agrees to comply with all requests. Chairman Cortese opened the public portion at 8:20 pm, seeing none, closed the public portion. The Board Solicitor reviewed the conditions. Chairman Cortese called for a motion and Vice-Chair Conte made the motion to approve the application with conditions as stated and Mr. Pizzo seconded the motion. Roll Call Vote: Vice-Chair Conte-agree; Mr. Pizzo-agree; Mr. Allen-agree; Alternate #1 Mr. Naik-agree; Alternate #2-Mr. Pfeiffer-agree; Township Manager Tomczyk-agree; Mayor Folcher-agree; Chairman Cortese-agree; motion carried.

The Falls Group, 3320-24 Route 38, PBP1882, I-Zone, Block 304, Lot 24, Major Preliminary & Final Site Plan, Proposed Water Park Expansion. Mr. David Wollman, attorney at law, represented the applicant and introduced those providing testimony: Mr. Patrick Kane, P.E., Alexander Lahn, Principal of Funplex & Randall Lahn, Principal of Funplex and they were sworn in by Board Solicitor Mr. Armano. Mr. Wollman described the application as removing three previously approved pad sites and replace them with a waterpark expansion, including a 49-9 ft. slide tower, two water slides, pool, and pedestrian walkway that will connect both sides of the waterpark with ADA-accessible access at ground level gates. There will be a new outside main entrance. Board Planner, Mr. Petrongolo reviewed his report dated May 21, 2019 and indicated the applicant has agreed to all requests. Board Engineer, Mr. Long reviewed his report dated May 22, 2019, Traffic Engineer, Mr. Angelastro reviewed his report dated May 21, 2019, and a LOI letter needs to be submitted, which the applicant agreed to when received. Fire Marshal, Mr. McVey reviewed his report dated May 23, 2019 and the applicant has agreed to all comments and has provided testimony that they will mark out the emergency access road area with painted striped lines on both sides of the lane.

Chairman Cortese opened the public portion at 8:45 pm, seeing none, closed the public portion. The Board Solicitor reviewed the conditions. Chairman Cortese called for a motion and Alternate #2 Mr. Pfeiffer made the motion to approve the application with the conditions as stated and Mr. Pizzo seconded the motion. Roll Call Vote: Alternate #2-Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mr. Allen-agree; Alternate #1 Mr. Naik-agree; Township Manager-agree; Mayor Folcher-agree; Vice-Chair Conte-agree; Chairman Cortese-agree; motion carried.

Board Secretary Ms. Hochreiter reviewed Site Plan Waivers PBW #1874, PBW #1877 & PBW #1884, which were all approved by the Zoning Officer.

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 9:00 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:

July 11, 2019