

Mount Laurel Planning Board
Regular Meeting Minutes
March 12, 2020

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00pm on March 12, 2020.

Open Public Meeting Notice was read by Chairman Cortese, noting that all postings, filings & emailing took place on January 15, 2020.

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 Edelson, Township Manager Tomczyk, Councilman Pritchett, Mr. Pfeiffer, Mr. Pizzo & Alternate #2- Mr. Forrest. Absent: Vice-Chair Conte, Mr. Cassidy, Mr. Naik & Alternate #1 Mr. Troilo.

Professionals in Attendance:

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

Oaths of Office: The following newly reappointed Board Members took the Oath of Office: Township Manager Tomczyk for a 1-year term as a Class II member.

Adopting Minutes:

Chairman Cortese called for a motion and Mr. Pfeiffer made the motion to approve meeting minutes of February 13, 2020 and Mr. Pizzo seconded the motion. All present were in favor, except Mayor Edelson, Councilman Pritchett & Township Manager Tomczyk who abstained.

Resolutions:

Amendment to Resolution **R-2019-23**, 150 Mount Laurel Medical Center, LLC PBP1926, 150 Century Parkway, Block 1311, Lot 1.06 was granted Minor Site Plan with Bulk Variance Approval. Chairman Cortese called for a motion and Township Manager Tomczyk made a motion to approve the amendment to Resolution R-2019-23, and Mr. Pfeiffer seconded the motion. All present were in favor, except Mayor Edelson, Mr. Pizzo & Mr. Forrest who abstained and the motion was carried.

Temporary Use Permit:

Home Depot – 1200 Nixon Drive, a request for (1) 40ft storage trailer in the rear of the building, adjacent to the rear curb line of the parking lot outside of the fire lanes. This trailer will house unsold winter items and be onsite until November 2020. Chairman Cortese called for a motion and Mr. Pfeiffer made the motion to approve the trailer until 11/20/2020 and Councilman Pritchett seconded. All present were in favor and the motion was carried.

Public Hearing:

Mount Laurel Enterprise, LLC (Proposed Taco Bell)- 3220 Route 38, PBP 1949 Block 301.11, Lot 1-9 B-Zone, Major Preliminary & Final Site Plan with Bulk Variance, proposed 2,753 square foot building for a proposed Taco Bell restaurant. Mr. Damien Del Duca, attorney at law, represented the applicant and introduced those providing testimony: Mr. Joe DePascale, Project Manager, Mr. Brian Cleary, P.E, and they were sworn in by the Board Solicitor Mr. Armano. Mr. Del Duca described the application for the 2,753 sq. ft. proposed Taco Bell to replace the Beneficial Bank building that is currently vacant. Board Planner, Mr. Petrongolo reviewed his report dated February 17, 2020, the applicant has agreed to comply with all requests, as well as installation of sidewalks and will work with the Board Planner on landscaping. Board Engineer, Mr. Long reviewed his report dated February 25, 2020, applicant has agreed to comply with all requests, and provided testimony as per Township Engineer's request. Board Traffic Engineer, Mr. Angelastro reviewed his report dated February 17, 2020. The applicant has agreed to comply with all requests. Fire Marshal, Mr. Brian McVey reviewed his report dated February 19, 2020, the applicant has

satisfied all comments. Chairman Cortese opened the public portion at 8:10 pm, seeing none, closed the public portion. The Board Solicitor reviewed the conditions. Chairman Cortese called for a motion and Mr. Pizzo made the motion to approve the application with conditions as stated and Township Manager Tomczyk seconded the motion. Roll Call Vote: Mr. Pizzo-agree; Township Manager Tomczyk-agree; Alternate #1 Mr. Forrest-agree; Mr. Pfeiffer-agree; Councilman Pritchett-agree; Mayor Edelson-agree & Chairman Cortese-agree; motion carried.

Chairman Cortese called for a motion to adjourn the meeting at 8:15 pm and Mr. Pfeiffer made the motion to adjourn and Mr. Pizzo seconded the motion. All present were in favor and the motion was carried.

Respectfully submitted,

Trish Hochreiter

Trish Hochreiter
Planning Board Secretary

Adopted on: May 14, 2020