

Mount Laurel Planning Board
Regular Meeting Minutes
December 10, 2020-via Zoom

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00 pm on December 10, 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. Pizzo, Mr. Pfeiffer, Mr. Naik, Alternate #2 - Mr. Forrest & Mr. Cassidy. Absent: Vice-Chair Conte, & Alternate #1- Mr. Troilo.

Adopting Minutes:

Chairman Cortese called for a motion and Mr. Pizzo made the motion to approve meeting minutes of November 12, 2020 and Mr. Pfeiffer seconded the motion. All present were in favor.

Professionals in Attendance:

Mr. Jay Petrongolo-Board Planner, Mr. William Long-Board Engineer, Mr. Michael Angelastro-Traffic Engineer, Mr. Keith Trimble-Board Solicitor & Trish Hochreiter-Board Secretary. Absent: Brian McVey-Fire Marshal

Extension of Approval:

The applicant Fair Share Housing Development, Inc. Ark Road/Hovtech Blvd- PB2023 was represented by Laura D'Allesandro, Esq. of the Law Firm Del Duca Lewis, LLC. This applicant obtained preliminary major site plan approval from the Planning Board in 2017 by resolution 2017-05 & 2017-06 for age restricted affordable apartment units. With just receiving their tax credit approval on December 9, 2020, the closing will not occur until the 4th quarter of 2021. They are requesting a 2-year extension so they can come back to the Planning Board for their Final Major Site Plan Approval. The applicant provided testimony that no changes are being asked to the original approval just time to get back before the board to receive the final approval and obtain their permits. This approval would give them until May 11, 2022.

Chairman Cortese asked for a motion to approve and Councilman Pritchett made the motion to approve the Extension of Approval until May 11, 2022 and Mr. Cassidy seconded. Roll Call: Councilman Pritchett-agree; Mr. Cassidy-agree; Mr. Forrest-agree; Mr. Naik-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Mayor Edelson-agree & Chairman Cortese-agree; and the motion was carried.

Public Hearing:

Mount Laurel Enterprise, LLC, 3220 Route 38, PB2020, B Zone, Block 301.11, Lot 1-9, seeks site plan waiver and bulk variance. The applicant received amended preliminary and final major site plan and variance relief to construction a taco bell restaurant with two drive thru lanes. This was approved with memorialized resolution 2020-08 adopted on September 10, 2020. The applicant has returned for variance approval of proposed mural signs and digital menu board and directional signs. Ms. D'Allesandro, Esq. from law firm Del Duca Lewis represented the applicant and introduced those providing testimony: Mr. Brian Cleary, professional engineer from the Pettit Group and Mr. Joseph DePascale the principal contractor for Taco Bell, both were sworn in by Planning Board Solicitor Mr. Keith

Trimble and accepted by the Board for their credentials. Ms. D'Allesandro describe to the board the application and what variances were being sought. The approval being sought would included mural panels that include the Taco Bell Logo and are considered signs as well as menu board, directional signs and façade signs. An explanation was given of the sizes, locations and requested variances by Mr. Cleary. Mr. Cleary presented Exhibit A-1 and marked as Menu Boards, Exhibit A-2 - Exterior Elevations, Exhibit A-3 is a photograph of the menu boards at another Taco Bell location and Exhibit A-4 is a Rendered Elevation plan.

Board Planner, Mr. Petrongolo reviewed his report dated November 11, 2020. Mr. Petrongolo went through the variances that were requested and asked for testimony regarding the murals and how they will be maintained if they were to get destroyed by wear and tear from time and outside elements. Mr. DePascale addressed the board that they have a team from TACO that handles the exterior maintenance but that it could take some time to address the replacement of these murals because they need to be manufactured it is not a product they keep stored. These changes come directly from Taco Bell headquarters and could change down the road, this is their current branding for new establishments. Ms. D'Allesandro advised the Board that after discussion with her clients they have decided to remove the murals from the application.

Board Engineer, Mr. Long did not prepare a report for this part of the application but asked about the site plan waiver request and wanted to have testimony that the signs being requested this evening were shown on the already approved compliance plans. Brian Clearly indicated they were included.

Board Traffic Engineer, Mr. Angelastro did not prepare a report for this application.

Chairman Cortese opened the public portion at 8:12 pm, and seeing none closed the public portion. The Board Solicitor Mr. Trimble reviewed the conditions. Chairman Cortese called for a motion and Mr. Pfeiffer made a motion to approve the application and Mr. Cassidy seconded the motion. Roll Call Vote: Mr. Pfeiffer-agree; Mr. Cassidy-agree; Mr. Forrest-agree; Mr. Naik-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Councilman Pritchett-agree; Mayor Edelson-agree, & Chairman Cortese-agree and the motion was carried.

Chairman Cortese asked for an Appointment of a Temporary Chair for the January 14, 2021 Reorganization Meeting. Township Manager Tomczyk made a motion for Lisa Conte and Mr. Cassidy seconded the motion. All present were in favor and the motion was carried.

The remaining 2021 reorganization matters were for review only and will be voted on at the January 14, 2021 reorganization meeting.

Chairman Cortese called for a motion to adjoin the Regular Meeting and all present made a motion and seconded the motion and the motion was carried.

Respectfully submitted,

Trish Hochreiter

Planning Board Secretary

Adopted on: January 14, 2021