

**Mount Laurel Planning Board
Regular Meeting Minutes
January 09, 2020**

Opening

The Regular Meeting called to order by Chairman Cortese at 7:15pm.

Open Public Meeting Notice was read at the Reorganization Meeting.

Pledge of Allegiance/Moment of Silence was observed at Reorganization Meeting

Roll Call

This was done at the Reorganization meeting; no change in attendance.

Professionals 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 – PB Solicitor, and Trish Hochreiter – PB Secretary, and Board Professionals were sworn in by the Planning Board Solicitor Mr. Armano.

Adopting Minutes:

Chairman Cortese called for a motion and Vice Chair Conte made a motion to approve the Regular Meeting Minutes of December 12, 2019 and Councilman Pritchett seconded the motion. All present were in favor except, Mr. Forrest, Mr. Pfeiffer, Mr. Troilo, Mayor Edelson and Chairman Cortese who abstained, and the motion was carried.

Resolutions:

Pamela & Daniel Rozinski, 2947 & 2951 Marne Highway, Block 205.01, Lot 19.01 & 19.02, 0-3 Office Zone, PBD 1925, Minor Subdivision. Chairman Cortese called for a motion and Mr. Pizzo made a motion to approve the resolution, and Vice-Chair Conte seconded the motion. All present were in favor, except Mr. Forrest, Mr. Pfeiffer, Mr. Troilo, Mayor Edelson & Chairman Cortese who abstained, and the motion was carried.

Public Hearings:

Robert Fulmer, 204 Hooton Road, File PBP#1942, Block 904.03, Lot 11, **Minor Site Plan with Bulk Variance, storage building to house a small collection of classic automobiles and serve as a workshop for hobbies (woodworking & metal working)**. The applicant was sworn in by the Planning Board Solicitor Mr. Armano. The applicant provided a statement of the uses of the current buildings on his property. The first is an open sided pole building used to store an antique farm wagon. A wood shed that currently stores lumber for woodworking projects, is proposed to be moved 16' for aesthetic reasons and will be used to store lawn care tools. The last one on the property that currently stores lawn tools will be dismantled and removed.

Board Planner Mr. Petrongolo reviewed his report dated December 19, 2019 with no objections to the submission waivers. Mr. Petrongolo indicated the variances being sought by the applicant are for height and to permit three accessory buildings when the ordinance only permits two. Exhibit A-1 was referred to as the current site and Exhibit A-2 was referred to as proposed site with the new building. The applicant agreed to buffer plantings and will work with Mr. Petrongolo's office on the location and specific type of plantings. Board Engineer Mr. Long had no review of this application, and Board Traffic Engineer Mr. Angelastro & Fire Marshal McVey had no comments for this project.

The Board asked Mr. Fulmer if he would agree to remove either the wagon shed or another one so a bulk variance for the number of accessory buildings on one property would not be needed. The discussion continued and Mr. Fulmer agreed that he would remove the wagon shed. The only variance needed would be for the height of the new proposed building as per section 154-65. E (2) in no case shall the ultimate height exceed 15 ft., whereas the applicant proposes a 24 ft. tall garage, a variance will be necessary.

Chairman Cortese opened the public portion at 7:40 pm. Seeing no comments from the public Chairman Cortese closed the public portion at 7:40 pm. PB Board Solicitor Mr. Armano reviewed the conditions.

Chairman Cortese called for a motion and Mr. Pizzo made the motion to approve application PBP#1942 with conditions as stated and Mr. Pfeiffer seconded the motion. Roll Call Vote: Mr. Pizzo-agree; Mr. Pfeiffer-agree; Alt #1 Mr. Forrest-agree; Mr. Naik-agree; Alt #2 Mr. Troilo-agree; Councilman Pritchett-agree; Mayor Edelson-agree; Vice-Chair Conte-agree; Chairman Cortese-agree; motion carried.

Board Secretary Ms. Hochreiter read the minor site plan alteration that was approved for Brixmor at 127 Ark Road for landscaping improvements and seating throughout the walkway.

Chairman Cortese called for a motion to adjourn the Regular meeting and Vice Chair Conte made a motion to adjourn at 7:45 pm and Mr. Pizzo seconded the motion, all present were in favor and the motion was carried.

Respectfully Submitted,



Trish Hochreiter
Planning Board Secretary

Adopted On February 13, 2020