

Mount Laurel Planning Board
Regular Meeting Minutes
September 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 September 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, Vice-Chair Conte, Mayor Edelson, Township Manager Tomczyk, Councilman Pritchett, Mr. Pizzo, Mr. Cassidy & Alternate #2 Mr. Forrest. Absent: Mr. Pfeiffer, Mr. Naik & Alternate #1 Mr. Troilo.

Adopting Minutes:

Chairman Cortese called for a motion and Vice-Chair Conte made the motion to approve meeting minutes of August 13, 2020 and Councilman Pritchett seconded the motion. All present were in favor

Professionals in Attendance:

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

Planning Board Professionals were sworn in by Planning Board Solicitor Mr. John Armano

Resolutions:

R-2020-06, Mount Laurel Hospitality, PB2006, 3049 1132 Route 73 Block 1306.01, Lot 7, was granted Minor Site Plan with Bulk Variance to renovate existing building into (4) separate units. Chairman Cortese called for a motion, Vice-Chair Conte made the motion to approve resolution R2020-06 and Mr. Cassidy seconded the motion. All present were in favor, except for Chairman Cortese and Mr. Cassidy who both abstained and the motion was carried.

R-2020-07, Jersey Wahoo's Swim Club, Inc. PB2009, 4101 Church Road, Block 1301, Lot 1.02, was granted Minor Site Plan Approval to construct a 2,730 square foot building addition for a training facility. Chairman Cortese called for a motion, Mr. Pizzo made the motion to approve resolution R2020-07 and Vice-Chair Conte seconded the motion. All present were in favor, except for Chairman Cortese and Mr. Cassidy who both abstained and the motion was carried.

R-2020-08, Mount Laurel Enterprises, LLC, PBP2010, 3220 Route 38, Block 301.11, Lots 1-4 and 6-9, was granted Preliminary and Final Amended Major Site Plan with Variances to slightly reduce the size of the previously approved proposed fast food restaurant from 2,753 square feet to 2,575 square feet and adding a second drive-thru lane. Chairman Cortese called for a motion, Mr. Pizzo made a motion to approve resolution R2020-08 and Township Manager Tomczyk seconded the motion. All present were in favor, except for Chairman Cortese and Mr. Cassidy who both abstained and the motion was carried.

Board Professionals were sworn in by the Planning Board Solicitor John Armano.

Temporary Use Permits:

Walmart located at 934 Route 73, Block 1310, Lot 13 requested temporary approval for (8) storage containers to be used for storage of seasonal and toy merchandise. Chairman Cortese called for a motion and Township Manager Tomczyk made the motion to approve the storage containers from 9/14/2020 until 01/03/2021 when they will be removed from the site and Mr. Cassidy seconded the motion. All present were in favor and the motion was carried.

Target located at 4 Centerton Road, Block 503.01, Lot 1.02 requested a temporary approval for (4) storage containers to be used for the 2020 holiday sales season. Chairman Cortese called for a motion and Vice-Chair Conte made the motion to approve the storage containers from 9/30/20 until 01/31/2021 when they will be removed from the site and Councilman Pritchett seconded the motion. All present were in favor and the motion was carried.

Public Hearing:

The Planning Board Solicitor John Armano announced that Chairman Cortese reviewed the audio from the previous month's board meeting where Delco Development had their civil engineer testify and would be able to vote on the Public Hearing this evening. This was accepted by the applicant's attorney Peter Flannery of Bisgaier Hoff, LLC.

Delco Development (Haddon Point) – Route 38/Ark Road/Masonville-Fostertown Road, Block 302.15 Lots 10 & 11 PBP 1921. The applicant is seeking Preliminary & Final Major Site Plan for Phase 1, Sections 1 & 2 will consist of a total of 393 residential units, including 120 age-restricted rental apartment units in one (1) 4 story building, and 273 market rate units in ten (10) 3-story buildings. They are also seeking Preliminary Major Site Plan approval for Phase 2 including 207 fee simple townhouse units in 39 buildings. A total of 600 residential units are proposed for the project. A portion of the parcel (10.64 acres) would be reserved for future commercial use. The applicant is concurrently seeking Preliminary and Final Major Subdivision plan approval for Phase 1, Section 1 and 2 and Preliminary Subdivision approval for Phase 2. Mr. Peter Flannery, attorney at law, represented the applicant and introduced those providing testimony as Mr. Vic Barr, Architect, Mr. Nathan Mosley, Traffic Engineer, Mr. Edward Brady, Civil Engineer, who remains under oath from previous meeting & Mr. Thomas Juliano, Principal for Applicant. Mr. Barr, Mr. Mosley & Mr. Juliano were all sworn in by the Board Solicitor John Armano and the credentials for the professionals were accepted by the Board. Mr. Barr presented Exhibit A-3 that shows a color rendering of the COAH building, and Exhibits A-4 pages 1-6, (1) site rendering, (2) entry rendering, (3) clubhouse rendering, (4, 5 & 6) building rendering showing garages and additional views of the building. Mr. Barr explained the 3 different types of buildings. Building A is 4 buildings, numbered 1, 2, 3 & 4 and will have 28 units in the building with 14 private garages, Building B is 3 buildings, numbered 5, 6 & 8 and will have 30 units and 12 private garages, Building C is 3 buildings, numbers 7, 9, 10 with 24 units and no garages. The age restricted will be a 3 story 1-bedroom elevator building with 20% set aside for affordable. Phase 1 section 2 will have 274 market rate 1 & 2 bedroom rentals in 10 buildings. Phase 2 will consist of 206 townhouse fee simple lots. The site will have a 7,000 sq. ft. clubhouse/leasing center, and provide a pool, amenities patio as well as a grilling area.

Mr. Mosley explained the information collected from this site during AM/PM peak hours during weekdays, Saturdays and commercial patterns. The information collected showed no impact to traffic with only a 5% increase with this development. The report submitted is dated July 31, 2020.

The Township Planner Mr. Petrongolo reviewed his letter dated August 14, 2020 and indicated that the revised plans have satisfied his comments. Township Engineer Mr. Long reviewed his letter dated August 25th & August 28th and indicated that the revised plans have satisfied most comments. Township Traffic Engineer reviewed his letter dated July 30, 2020 and indicated he has no objections with them not pursuing the full movement access so no variance will be needed and they have agreed to revise the plans to satisfy his comments. Fire Marshal McVey reviewed his letter dated June 19, 2020 and they have satisfied the Fire Departments comments.

The Township Planner asked for gates to be installed around all trash enclosures. Mr. Juliano explained the service that is provided to the residents that is included in their rent, so they can't opt out of the service. This service is available 5 days a week from 6 PM to 8 PM, the tenant will leave the trash and recyclables in containers that are provided by the management company at their door to be collected. The trash will then be placed in a trash compactor that will be surrounded with landscaping and when full it will automatically advise Waste Management that it is full & needs to be pick up. Trash cans are to be taken back into units after they are emptied, if this is not done a

warning/violation will be sent to the tenant. The board felt that adding a tot lot to the community would create more to maintain and could create a hangout for juveniles at night.

Parking lot lighting will stay on at night for safety reasons. Several items will need to be added to the plans, temporary trailers, bulk trash pick-up, & provide the Fire Marshal with a circulation plan.

Chairman Cortese opened the public portion at 8:54 pm. Mr. Lawrence Cauffman of 6 Union Mill Road was sworn in by Board Solicitor Mr. Armano. Mr. Cauffman had concerns about changes to his trash, recycling and mail service when this new development is built. Ms. Jennifer Harris was speaking on behalf of her parents Joseph & Beverly Harris of 3025 Fostertown Road and Ms. Harris was sworn in by Board Solicitor Mr. Armano. Her concerns were with the increase of traffic to this area, and what benefits this community would provide to those existing residents in the area. Seeing no further comments, the public portion to the meeting was closed at 9:15 pm. Board Solicitor reviewed the comments.

Chairman Cortese called for a motion, and Mr. Cassidy made the motion to approve the application as read by the Chairman and the conditions as stated and Mayor Edelson seconded. Roll Call: Mr. Cassidy-agree; Mayor Edelson-agree; Mr. Forrest-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Councilman Pritchett-agree; Vice-Chair Conte-agree; & Chairman Cortese-agree; motion carried.

Chairman Cortese called for a motion to adjourn the meeting at 9:30 pm and Vice-Chair Conte made the motion to adjourn the meeting and Township Manager Tomczyk seconded the motion. All present were in favor and the motion was carried.

Respectfully submitted,



Trish Hochreiter
Planning Board Secretary

Adopted on: October 8, 2020