

Mount Laurel Planning Board
Regular Meeting Minutes
May 14, 2020-via Zoom

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairman Cortese at 7:00pm on May 14, 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. Pfeiffer, Mr. Pizzo, Mr. Naik, Alternate #1- Mr. Troilo & Alternate #2 – Mr. Forrest. Absent: Mr. Cassidy.

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,

Adopting Minutes:

Chairman Cortese called for a motion and Mr. Pfeiffer made the motion to approve meeting minutes of March 12, 2020 and Mr. Pizzo seconded the motion. All present were in favor, except Vice-Chair Conte & Mr. Naik who abstained.

Discussion Items:

Recommending to Council to approve the settlement agreement between the Township and Delco Development and adopt Ordinance #8-2020 with changes to the Redevelopment Plan for Block 302.15, Lot 10 and 11. Board Solicitor Mr. Armano discussed briefly the settlement agreement and Board Planner Mr. Petrongolo reviewed the ordinance and revised standards and noted the change was to convert the existing requirement for 120 family-style units to be constructed as 120 age-restricted affordable units. Mr. Petrongolo indicated this change does not increase the total number of units on site and noted that it is consistent with the Master Plan. Chairman Cortese called for a motion and Mr. Troilo made the motion to recommend the approval of the Settlement Agreement and Ordinance #8-2020 to Council and Mr. Pfeiffer seconded the motion. Roll Call Vote: Mr. Troilo-agree, Mr. Pfeiffer-agree, Mr. Naik-agree, Mr. Pizzo-agree, Township Manager Tomczyk-agree, Councilman Pritchett-agree, Mayor Edelson-agree, Vice-Chair Conte-agree, & Chairman-Cortese-agree; motion carried.

A letter dated March 30, 2020 from Keith Smith of French & Parrello Associates on behalf of the Mr. & Mrs. Buchanan the owners of the property located at 633 Walton Avenue, Block 601, Lot 3.02, file SD701 currently referenced as Aviana Estates, are looking for an extension of their existing approval. The final plans were approved on May 2018, professionals noted they are within the amount of time to ask for this request of a 1-year extension and are permitted up to (3) 1-year extensions. Chairman Cortese called for a motion and Mr. Pizzo made the motion to approve this request for a period of 1- year beginning this date May 13, 2020 and Councilman Pritchett seconded the motion. All present were in favor.

Resolutions:

Resolution **R-2020-03**, Mount Laurel Enterprise, LLC (Proposed Taco Bell) PBP1949, 3220 Route 38 Block 301.11, Lot(s) 1-9 was granted Preliminary & Final Major Site Plan with Variances to construct a 2,753 square feet fast food restaurant. Chairman Cortese called for a motion and Mr. Pfeiffer made a motion to approve Resolution R-2020-03, and Mr. Troilo seconded the motion. All present were in favor, except Vice-Chair Conte & Mr. Naik who abstained and the motion was carried.

Resolution **R-2020-04**, Recommending that the Mount Laurel Township Council Amend the Redevelopment Plan and Standards for the Route 38, Ark Road and Fostertown Road site. As per the Board Solicitor the vote was made during the discussion items and another vote was not needed.

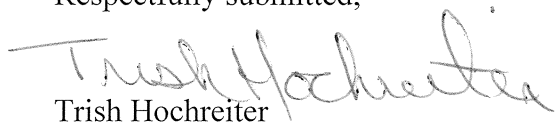
Public Hearing:

McDonalds USA, LLC, 3049 Route 38, PB20-01, Block 302.15, Lot 12.03, I-Zone. The applicant seeks preliminary and final site plan approval. Mr. Michael Lario, attorney at law, represented the applicant and introduced those providing testimony: Mr. Michael Jeitner, Project Engineer, Mr. James Miller, Project Planner & Mr. Michael Clark, Owner of McDonalds, they were accepted by the Board and sworn in by the Board Solicitor Mr. Armano. Mr. Lario provided the board with a brief description of the exterior changes to an existing McDonalds located on Route 38 in the Township, that his applicant was requesting the Board's approval on. The changes were to include 'side by side' drive-thru with two lanes and two menu boards being added to the already existing one lane drive-thru, as well as a 105 sf building to accommodate the driveway, and storage of lawn equipment. Board Planner, reviewed his report dated April 27, 2020. The applicant is willing to work with the Planner on appropriate landscaping and other open issues. Board Engineer, Mr. Long reviewed his report dated April 2, 2020, he asks for a lighting plan to be submitted and some minor mark ups on the plan that he will discuss with the applicants Engineer to correct. Board Traffic Engineer, Mr. Angelastro reviewed his report dated April 6, 2020 and advises that the small changes be made on the plans and be revised plans be submitted and the Fire Marshal, Mr. Brian McVey reviewed his report dated April 8, 2020, Mr. McVey advised that all items on his report have been satisfied. The applicant has provided testimony on agreeing to the affordable housing obligation, revising the plan to include a construction trailer on site for project, as well the removal of one sign on the western side of the building. All other requests have been agreed to and the conditions of this approval will be reflected in the resolution provided at the next planning board meeting of June 11, 2020 to be memorialized. Chairman Cortese opened the public portion at 9:00 pm, seeing none, closed the public portion. The Board Solicitor reviewed the conditions as stated by the applicants during testimony, and the reports provided by the Professionals.

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

Chairman Cortese called for a motion to adjourn the meeting at 9:05 and Vice-Chair Conte made the motion to adjourn 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: June 11, 2020