

Mount Laurel Planning Board
Regular Meeting Minutes
April 8, 2021-via Zoom

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairwoman Conte at 7:00 pm on April 8, 2021.

Open Public Meeting Notice was read by Chairwoman Conte, noting that all postings, filings & emailing took place on January 20, 2021.

Pledge of Allegiance / Moment of Silence was led by Chairwoman Conte.

ROLL CALL:

Roll Call taken by Board Secretary Ms. Hochreiter - Members in attendance, Chairwoman Conte, Mayor Steglik, Councilwoman Janjua, Mr. Pizzo, Mr. Pfeiffer, Mr. Bathke & Alternate #2 Mr. Venkatakrishnan. Absent: Vice-Chair Cassidy; Township Manager Tomczyk; & Mr. Naik

PROFESSIONALS IN ATTENDANCE

Mr. John Miller-Board Solicitor, Trish Hochreiter-Board Secretary, Mr. Jay Petrongolo-Board Planner, Mr. William Long-Board Engineer, Mr. Michael Angelastro-Traffic Engineer, Mr. Brian McVey-Fire Marshal. Board Professionals were sworn in by Planning Board Solicitor John Miller.

APPROVAL OF MINUTES:

Chairwoman Conte called for a motion and Mr. Pizzo made the motion to approve meeting minutes of March 11, 2021 and Mayor Steglik seconded the motion. All present were in favor, and the motion was carried.

RESOLUTIONS:

New Laurel Creek Country Club, 701 Centerton Road, Block 203.01, Lot 1, MCD (Major Commercial District) zone, file SP2486A. Extension of Final Site Plan Approval. Chairwoman Conte called for a motion and Mr. Pfeiffer made a motion to approve resolution R-2021-6 and Mr. Pizzo seconded. Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mr. Bathke-agree; Councilwoman Janjua-agree; Mayor Steglik-agree; & Chairwoman Conte- agree and the motion was carried.

Walmart, 934 Route 73, Block 1310, Lot 13, B (Business) zone; file PB21-73-02. Temporary Use Permit Approval. Chairwoman Conte called for a motion and Mr. Pfeiffer made a motion to approve R-2021-7 and Mayor Steglik seconded. Mr. Pfeiffer-agree; Mayor Steglik-agree; Mr. Bathke-agree; Mr. Pizzo-agree; Councilwoman Janjua-agree; & Chairwoman Conte-agree and the motion was carried.

The Falls Group, 3320 Highway 38, Block 304, Lot 1.02, I (Industrial) zone; file PB2101. Amended Preliminary and Final Site Plan Approval with Ancillary Variance Relief. Chairwoman Conte called for a motion and Mayor Steglik made a motion to approve resolution R-2021-8 and Mr. Pfeiffer seconded. Mayor Steglik-agree; Mr. Pfeiffer-agree; Mr. Bathke-agree; Mr. Pizzo-agree; Councilwoman Janjua-agree; & Chairwoman Conte-agree and the motion was carried.

National Energy Partners, 907 Pleasant Valley Avenue, Block 1201.04, Lot 3, SRI (Specially Restricted Industrial) zone. Minor Site Plan Approval with Ancillary Bulk Variance Relief. Planning Board Solicitor Mr. John Miller asked before the motion was made to read into record a few minor changes to the resolution that the applicant's attorney has proposed. Mr. Miller stated from a legal stand point these minor changes are satisfactory. These changes included, page 2, paragraph #5 should state the "Applicant's Civil Engineer", page 2, paragraph #6 should add the word "strictly comply" in that same paragraph the (4) feet will be changed to roof mounted solar arrays would extend 14 inches above the roof. The last change is on page 7, paragraph #1 to add the word "slightly" after roof-counted solar arrays could be slightly viewed from the parking lot and street. The Professionals had no objections to these changes as indicated. They also stated this would not impact any variances or waivers or the approval that was granted. Chairwoman Conte called

for a motion and Mr. Pizzo made a motion to approve resolution R-2021-9 and Mayor Steglik seconded. Mr. Pizzo-agree; Mayor Steglik-agree; Mr. Bathke-agree; Mr. Pfeiffer-agree; Councilwoman Janjua-agree; Chairwoman Conte-agree and the motion was carried.

Planning Board Professionals were sworn in by the Planning Board Solicitor Mr. John Miller.

PUBLIC HEARING

Chairwoman Conte advised the Board and any Public in attendance that the first public hearing on the agenda for PB 2106, Thomas Parkinson, 319 Mount Laurel Road has been postponed by the Applicant and will be heard at the May 13, 2021 Planning Board Hearing.

1. **ND XLI, LLC**, 300/302/330 Fellowship Road, Block 1203, Lot 1 **PB 2013** –Amended Preliminary and Final Site Plan for Solar Energy Carports. The applicant was represented by Richard Schkolnick, Esq. from Brown Moskowitz & Kallen, P.C. who introduced Gary Vecchio, P.E. with Taylor Wiseman & Taylor as the Professional Engineer for the project, also introduced was Colin McGuckin the client’s representative. Mr. Vecchio has been before this Planning Board in the past and his credentials are accepted. They were both sworn in by the Board Solicitor.

Mr. Schkolnick explained this project as an amended preliminary and final site plan with no variances and have been through 2 rounds of review letters and 2 rounds of revised plans. Chairwoman Conte asked the attorney if they would like to go right into the Board Professionals’ letters and they agreed.

Mr. Petrongolo reviewed his report dated March 19, 2021 and indicated the applicant’s response dated March 26, 2021 addressed all the comments and have agreed to comply with all requests. Mr. Petrongolo has no objections to the requested submission waivers. They have agreed to work with the Planner on the lighting plan and landscaping. Mr. Long reviewed his report dated March 19, 2021 and stated the applicant has agreed to comply with all requests and will work with Mr. Petrongolo & Mr. Long on the buffering for the residential properties near this project. Mr. Angelastro reviewed his report dated March 22, 2021 and stated the applicant has agreed to comply with all requests. Fire Marshal McVey reviewed his report dated February 8, 2021 and stated the applicant has agreed to comply with all requests.

Chairwoman Conte opened the public portion at 7:24 pm and seeing no comments closed the public portion. The board solicitor Mr. Miller reviewed the conditions. Chairwoman Conte called for a motion and Mayor Steglik made the motion to approve with conditions as stated and Mr. Pfeiffer seconded the motion. Roll Call: Mayor Steglik-agree; Mr. Pfeiffer-agree; Mr. Bathke-agree; Mr. Pizzo-agree; Councilwoman Janjua-agree; and Chairwoman Conte-agree, motion carried.

Seeing no comments from the Board, Chairwoman Conte called for a motion to adjourn and Mr. Pfeiffer made the motion to adjourned at 7:30 pm and Mr. Bathke seconded the motion, all present were in favor and the motion was carried.

Trish Hochreiter
Planning Board Secretary

Adopted on: