

Mount Laurel Township Zoning Board of Adjustment
Regular Meeting Minutes
January 09, 2019

Opening

The First Regular Meeting of the Mount Laurel Zoning Board of Adjustment January 9, 2019 was called to order by Chairman List at 7:20 p.m.

Pledge of Allegiance and Moment of Silence were observed at the Reorganization meeting

The Open Public notice was read by Suzanna O'Hagan, Board Secretary at the Reorganization Meeting

Roll call was taken at the Reorganization meeting.

Announcements and Review of Board Procedures

Adopting the Minutes

Vice Chairman List asked for a motion to adopt the Eleventh Regular meeting minutes of 12/05/2018, Mr. Francescone moved the motion Mr. Killen second, all present voted affirmatively except Ms. Liciaga who abstained and the motion was carried.

Memorialized Resolutions

1. Resolution approving the Finding of Facts Annual Report for 2018, R-2019-ZB1, Chairman List asked for a motion to approve the resolution, Vice Chairman. Bailey moved the motion, Mr. Killen second, all present voted affirmatively except Ms. Liciaga who abstained and the motion was carried approved.
2. Mandy Thorpe, ZB#18-C-22, 21 Beaver Ave., R-2019-ZB2, Chairman List asked for a motion to approve the resolution, Mr. Francescone moved the motion, Mr. Killen second, all present voted affirmatively except Ms. Liciaga who abstained and the motion was carried approved
3. Erica Silva, ZB#18-C-23, St. Clair Ct., R-2019-ZB3, Chairman List asked for a motion to approve the resolution, Mr. Killen moved the motion, Ms. Jones second, all present voted affirmatively except Ms. Liciaga who abstained and the motion was carried approved
4. Gary Beaver, ZB#18-C-24, 152 Squirrel Tree Lane, R-2019-ZB4, Chairman List asked for a motion to approve the resolution, Mr. Killen moved the motion, Vice Chairman. Bailey second, all present voted affirmatively except Ms. Liciaga who abstained and the motion was carried approved
5. Mobius Solar, ZB#18-D-13, 3000 Atrium Way, R-2019-ZB5, Chairman List asked for a motion to approve the resolution, Mr. Killen moved the motion, Ms. Jones second, all present voted affirmatively except Ms. Liciaga who abstained and the motion was carried approved
6. Shawn Mailhot, ZB#18-C-20, 11 Boothby Drive, R-2019-ZB6, Chairman List asked for a motion to approve the resolution, Mr. Killen moved the motion, Vice Chairman Bailey second, all present voted affirmatively except Ms. Liciaga who abstained and the motion was carried approved

Petitions before the board

1. **Mount Laurel Vet Real Estate Holding, ZB#16-D-16**, 220-230 Mount Laurel Rd. Block 508 Lot 2.01 I-zone. This Applicant is seeking a one year extension of Use variance approval time. The original approval was memorialized on December 7, 2016 and a one year extension was memorialized on February 7, 2018 extending use variance approval through December 7, 2018. The secretary read the application. Mr. Robert Baranowski Esq., Hyland Levin, represented the applicant and presented the application.

Mr. Baranowski testified that due to financial restraints and site disruptions the applicant was not able to begin this expansion. The applicant does not believe the one year extension will be sufficient and requested the board consider an 18 month extension.

Jay Petrongolo, Board Planner, suggests the board grant extensions in 12 month increments to allow the board to remain informed of the project progress.

Chairman List suggests and eighteen (18) month extension to June 5, 2020. The board agreed.

Chairman List opened the meeting to the public for question or comments. Seeing none, closed the public portion.

Chairman List asked for a motion to approve application ZB#16-D-16 granting an eighteen (18) month extension of Use variance approval until June 5, 2020. Mr. Francescone moved the motion, Mr. Killen second. Roll Call vote: Mr. Francescone, agree; Mr. Killen, agree; Ms. Jones, agree; Ms. Liciaga, agree; Mr. Green, agree; Vice Chair Bailey, agree; Chairman List, agree. Motion carried, approved.

2. **Fellowship Partners LLC ZB#16-D-04**, 523/525 Pleasant Valley Ave, Block 1205 Lots 1 & 2, R-1 zone. This Applicant is seeking three consecutive one year extensions of Preliminary and Final Site Plan approval memorialized on January 11, 2017. The secretary read the application. Mr. Steven Nehmad, Nehmad Perillo & Davis represented the applicant and presented the application.

Mr. Nehmad testified that the applicant is still very interested in developing the site having already purchased the property and invested a half of a million dollars. This project has been delayed due to a change in management at Dunkin Donuts and is working with MUA to obtain permits to demolish the two building currently on the site. Mr. Nehmad requested the board consider granting an extension longer than 12 months so the applicant will not need to come back to the board for an additional extension. The board reached a consensus that a one year extension would be appropriate in this case. Chairman List opened the meeting to the public for questions or comments, seeing none, closed the public portion.

Chairman List asked for a motion to approve application ZB#16-D-04 granting an extension of approval for one (1) year, expiring on January 11, 2020. Mr. Killen moved the motion, Vice Chair Bailey second. Roll call vote: Mr. Killen, agree; Vice Chair Bailey, agree; Ms. Jones, agree; Ms. Liciaga, agree; Mr. Green, agree; Mr. Francescone, agree, Chairman List, agree. Motion carried, approved.

3. **Davis Raceway LLC, ZB#15-D-14**, 503 Fellowship Road, Block 1202, Lots 1 & 2 – I zone. This applicant is requesting Amended Preliminary and Final Site Plan approval with Bulk Variances and Submission Waivers. The Bulk variance is sought from section 154-58 of the Zoning Ordinance to allow no buffer between the residential and non-residential properties and from section 154-79 to allow lot coverage of 82.3%. The secretary read the application. Mr. Robert Baranowski Esq., Hyland Levin, represented the applicant and presented the application. Mark Malinowski, PE, Stout & Caldwell Engineers, Bruce Englebaugh, AIA Minno & Wasko Architects and Planners and Mitchel Davis, Principal with Davis Raceway were sworn in by the Board Solicitor.

Mr. Baranowski presented the application and introduced his witnesses.

Mark Malinowski presented exhibits A-1, Amended Site Plan and A-2 Original Site Plan. Exhibit A-1 showed an added front porch at the main entrance of building, outdoor seating and an altered garage configuration. The changes created an increased lot coverage from 79% to 82.3%. Mr. Malinowski testified that the applicant would like to amend the application to include an outdoor barbeque area further increasing the lot coverage to 82.5%. The applicant will install pervious pavement at the parking spaces along Route 295 to mitigate the increased impervious area. Additional changes include utility connection placement, landscape, lighting to the monument and façade signs, adding flag poles and lighting changes.

Bruce Englebaugh presented exhibits A-3, New Building Blue Print with elevation 4 pages, A-4, Original building elevation plan set and A-5 Prospective of Clubhouse/ Leasing Entrance. Changes to the elevation include terraces to each unit, an outside porch at the front entrance, orientation of some of the garages and roofline. The unit mix and count will not change.

Jay Petrongolo, Planner, reviewed his letter dated December 14, 2018 and requests detail for illumination of façade sign and monuments signs.

Bill Long, Engineer, reviewed his letter dated December 20, 2018.

Mike Angelastro, Traffic Engineer, reviewed his letter dated January 9, 2019.

Brian McVey, Fire Marshal, reviewed his letter dated December 13, 2018. Mr. McVey asked the applicant to clarify the number of grills. The applicant testified that there will be one stationary gas grill.

Chairman List opened the meeting to the public for questions or comments, seeing none closed the public portion.

Board Solicitor Mr. Crook summarized the application noting the addition .2% lot coverage.

Chairman List asked for a motion to approve application ZB#15-D-14 Amended Preliminary and Final Site Plan with bulk variances.

Mr. Killen moved the motion, Vice Chairman Bailey second. Roll call vote: Mr. Killen, agree; Vice Chairman Bailey, agree; Ms. Jones, agree; Ms. Liciaga, agree; Mr. Green, agree; Mr. Francescone, agree; Chairman List, agree. Motion carried approved.

Adjournment:

Chairman List asks for a motion to adjourn at 8:25 p.m., Mr. Killen moved the motion, all present voted affirmatively and the motion was carried.

Adopted on: February 6, 2019

Suzanna O'Hagan, Secretary
Zoning Board of Adjustment