

# Mount Laurel Planning Board

## Regular Meeting Minutes

### February 10, 2022

The Regular Meeting of February 10, 2022 was called to order by Chairman Bathke at 7:00 pm.

Open Public Meeting Notice was read by Chairman Bathke noting that all the postings, filings & emailing has taken place on January 22, 2022.

Pledge of Allegiance/Moment of Silence was led by Chairman Bathke.

Roll Call taken by Board Secretary Ms. Hochreiter – Members in attendance: Chairman Bathke, Vice-Chairman Dewey, Mayor Pritchett, Councilwoman Cohen, Township Manager Tomczyk, Mr. Venkatakrisnan, Mr. Pizzo, Mr. Pfeiffer, Mr. Lewis & Mr. Lieberman

#### **Professionals in Attendance**

Mr. Joseph Petrongolo – PB Planner; Mr. William Long – Board Engineer, Mr. Edmund Campbell – ZB Solicitor, Mr. John Miller – PB Solicitor, and Trish Hochreiter – PB Secretary.

Planning Board Solicitor John Miller, announced that the Board Secretary received an email/letter from the Applicant's attorney asking for the Public Hearing for Chick-fil-a, PB 2124 located at 58 Centerton Road be moved to the March 10, 2022 Planning Board Meeting.

Planning Board Solicitor John Miller explained to the board that he would be leaving the meeting for a few minutes as the resolution is introduced and voted on. The Board Secretary would advise him when he could return.

#### **Resolution:**

The application heard last month was a conflict for the Planning Board Solicitor Mr. John Miller, so Zoning Board Solicitor Mr. Ed Campbell sat for the public hearing and presented Resolution #R-2022-2 PSEG, 4009 Church Road, Block 1311, Lot 1.01, I-Zone for Preliminary and Final Major Site plan with Bulk Variance for upgrades to equipment and structures at the M & R Station. Chairman Bathke called for a motion and Mr. Pfeiffer made the motion to approved the resolution and was seconded by Township Manager Tomczyk. Mr. Pfeiffer-agree; Township Manager Tomczyk-agree; Ms. Lewis-agree; Mr. Pizzo-agree; Mr. Venkatakrisnan-agree; Councilwoman Cohen-agree; Mayor Pritchett-agree; Vice- Chair Dewey-agree; & Chairman Bathke-agree, and the motion was carried.

#### **Discussion Items/Correspondence:**

Chairman Bathke turned over the discussion items regarding the Capital Improvement Projects over to Township Manager Tomczyk. She explained that Mr. Frank Harris from Pennoni Associates was also available to answer any questions the board may have. Township Manager Tomczyk will recuse herself from voting on these capital improvement projects.

The first project a 15 x 30 addition to the police garage located at 100 Mount Laurel Road. Chairman Bathke asked for a motion to approve the 15 x 30 addition to the existing police garage and Mayor Pritchett made the motion and Councilwoman Cohen seconded. Mayor Pritchett-agree; Councilwoman Cohen-agree; Ms. Lewis-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mr. Venkatakrisnan-agree; Vice-chair Dewey-agree & Chairman Bathke-agree, and the motion was carried.

The next project a 30 x 30 pavilion with walkway to be constructed at the Township Library. Chairman Bathke asked for a motion to approve the proposed project and Mr. Pfeiffer made the motion and Mr. Pizzo seconded. Mr. Pfeiffer-agree; Mr. Pizzo-agree; Ms. Lewis-agree; Mr. Venkatakrisnan-agree;

Councilwoman Cohen-agree; Mayor Pritchett-agree; Vice-Chair Dewey-agree; & Chairman Bathke-agree, and the motion was carried.

Rancocas Pointe was the next capital improvement project, with the proposed improvements to include a pickle ball court, upgrades to tennis courts and basketball courts. Chairman Bathke asked for a motion and Councilwoman Cohen made the motion and Mayor Pritchett seconded. Councilwoman Cohen-agree; Mayor Pritchett-agree; Ms. Lewis-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mr. Venkatakrishnan-agree; Vice-Chair Dewey-agree; & Chairman Bathke-agree, and the motion was carried.

The last capital improvement project to be discussed was 2 Fishing Docks at Laurel Acres Park. Chairman Bathke asked for a motion and Mayor Pritchett made the motion and Mr. Pfeiffer seconded. Mayor Pritchett-agree; Mr. Pfeiffer-agree; Ms. Lewis-agree; Mr. Pizzo-agree; Mr. Venkatakrishnan-agree; Vice-Chair Dewey-agree, & Chairman Bathke-agree, and the motion was carried.

Continuing on under discussion items there were several ordinances that were presented to the Planning Board for any comments and/or recommendations. All ordinances being presented are consistent with the Master Plan. The Planning Board Planner Jay Petrongolo was in attendance to answer any questions the Board may have. Because these are presented at the Council Meeting, there is no public portion at the Planning Board Meeting.

Ordinance 2022-2 – Amending Chapter 154 to Establish Standards and Regulations for Combination Gasoline Filling Stations and Retail Convenience Stores as conditional uses in certain districts. Chairman Bathke asked for a motion and Township Manager Tomczyk made the motion and stated that Ordinance 2022-2 is consistent with the Master Plan, and Mayor Pritchett seconded. Township Manager Tomczyk-agree; Mayor Pritchett-agree; Ms. Lewis-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mr. Venkatakrishnan-agree; Councilwoman Cohen-agree; Vice-Chair Dewey-agree & Chairman Bathke-agree, and the motion was carried.

Ordinance 2022-3 – Amending Chapter 154 to Provide Standards for Pre-Existing Non-Conforming Residential Uses in the Industrial Zone. Chairman Bathke asked for a motion and Township Manager Tomczyk made a motion and stated that Ordinance 2022-3 is consistent with the Master Plan, and Mr. Pfeiffer seconded. Township Manager Tomczyk-agree; Mr. Pfeiffer-agree; Ms. Lewis-agree; Mr. Pizzo-agree; Mr. Venkatakrishnan-agree; Councilwoman Cohen-agree; Mayor Pritchett-agree; Vice-Chair Dewey-agree & Chairman Bathke-agree, and the motion was carried.

Ordinance 2022-4 – Amending Chapter 154 to Provide Standards for Façade Signs in the Industrial Zone. Chairman Bathke asked for a motion and Township Manager Tomczyk made a motion and stated that Ordinance 2022-4 is consistent with the Master Plan, and Mr. Pizzo seconded. Township Manager Tomczyk-agree; Mr. Pizzo-agree; Ms. Lewis-agree; Mr. Pfeiffer-agree; Mr. Venkatakrishnan-agree; Councilwoman Cohen-agree; Mayor Pritchett-agree; Vice-Chair Dewey-agree & Chairman Bathke-agree, and the motion was carried.

Ordinance 2022-5 – Amending Chapter 154 to Provide Standards and Regulations for Short-Term Rental of Residential Properties. Chairman Bathke asked for a motion and Township Manager Tomczyk made a motion and stated that Ordinance 2022-5 is consistent with the Master Plan, and Mr. Pizzo seconded. Township Manager Tomczyk-agree; Mr. Pizzo-agree; Ms. Lewis-agree; Mr. Pfeiffer-agree; Mr. Venkatakrishnan-agree; Councilwoman Cohen-agree; Mayor Pritchett-agree; Vice-Chair Dewey-agree & Chairman Bathke-agree, and the motion was carried.

Ordinance 2022-6 – Amending Chapter 154 to Established Standards and Regulations for Possession and Keeping of Backyard Hens and other Fowl as an Accessory Use within Residential Districts. Chairman Bathke asked for a motion and Township Manager Tomczyk made the motion and stated that Ordinance 2022-6 is consistent with the Master Plan, and Mayor Pritchett seconded. Township Manager Tomczyk-agree; Mayor Pritchett-agree; Ms. Lewis-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mr.

Venkatakrishnan-agree; Councilwoman Cohen-agree; Vice-Chair Dewey-agree & Chairman Bathke-agree, and the motion was carried.

Ordinance 2022-7 –Amending Chapter 154 to Allow Medical Offices and Veterinary Hospitals as permitted uses in certain Zoning Districts. Chairman Bathke asked for a motion and Township Manager Tomczyk made a motion and stated that Ordinance 2022-7 is consistent with the Master Plan, and Mr. Pizzo seconded. Township Manager Tomczyk-agree; Mr. Pizzo-agree; Ms. Lewis-agree; Mr. Pfeiffer-agree; Mr. Venkatakrishnan-agree; Councilwoman Cohen-agree; Mayor Pritchett-agree; Vice-Chair Dewey-agree & Chairman Bathke-agree, and the motion was carried.

Ordinance 2022-8 – Amending Chapters 98, 139 & 154 to Implement Provisions of the New Jersey Cannabis Regulatory, Enforcement Assistance and Marketplace Modernization Act. Chairman Bathke asked for a motion and Township Manager Tomczyk made the motion and stated that Ordinance 2022-8 is consistent with the Master Plan, and Mayor Pritchett seconded. Township Manager Tomczyk-agree; Mayor Pritchett-agree; Ms. Lewis-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Mr. Venkatakrishnan-agree; Councilwoman Cohen-agree; Vice-Chair Dewey-agree & Chairman Bathke-agree, and the motion was carried.

Ordinance 2022-9 – Amending Chapters 34 & 154 Entitled Land Use Procedures and Zoning to set forth procedures for the installation of Electric Vehicles Supply/Service Equipment (EVSE). Chairman Bathke asked for a motion and Township Manager Tomczyk made a motion and stated that Ordinance 2022-9 is consistent with the Master Plan, and Mr. Pfeiffer seconded. Township Manager Tomczyk-agree; Mr. Pfeiffer-agree; Ms. Lewis-agree; Mr. Pizzo-agree; Mr. Venkatakrishnan-agree; Councilwoman Cohen-agree; Mayor Pritchett-agree; Vice-Chair Dewey-agree & Chairman Bathke-agree, and the motion was carried.

**Adopting Minutes:**

Chairman Bathke, called for a motion to adopt the meeting minutes of the Re-Organization & Regular Meeting of January 13, 2022. Township Manager Tomczyk made the motion and it was seconded by Councilwoman Cohen. All present were in favor and the motion was carried.

**Public Hearing:**

It was announced at the beginning of the Meeting that the Public Hearing for this evening was asked to be continued to the March 10, 2022 Planning Board meeting by the Applicants Attorney Duncan Prime.

Chairman Bathke asked if there were any questions or comments from the Board. Mr. Pfeiffer asked about continuing the Planning Board meetings by zoom, after discussion it was suggested that the Planning Board continue on Zoom until any member wishes to discuss going back to live meetings or the Governor lifts any regulations for virtual meetings.

Chairman Bathke called for a motion to adjourn the regular meeting of February 10, 2022 and Township Manager Tomczyk made a motion to adjourn at 7:50 P.M. and Mayor Pritchett seconded the motion, all present were in favor and the motion was carried.

Respectfully Submitted,

*Trish Hochreiter*

Planning Board Administrator

Adopted On: March 10, 2022