

Mount Laurel Planning Board
Regular Meeting Minutes
March 10, 2022

The Regular Meeting of March 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, Councilwoman Cohen, Township Manager Tomczyk, Mr. Venkatakrisnan, Mr. Pizzo, Mr. Pfeiffer, Mr. Lewis. Absent: Mayor Pritchett, & Mr. Lieberman (Alt #2)

Professionals in Attendance

Mr. Joseph Petrongolo – PB Planner; Mr. William Long – PB Engineer, Dr. Michael Angelastro – PB Traffic Engineer; Mr. Brian McVey – Fire Marshal; Mr. Matthew Gilson - PB Solicitor, and Ms. Trish Hochreiter – PB Secretary.

Adoption of Minutes: Chairman Bathke asked for a motion to approve the meeting minutes of February 10, 2022 and Mr. Pfeiffer made the motion to approve the meeting minutes and Councilwoman Cohen seconded. All present were in favor and the motion was carried.

Memorialization of Resolutions:

R-2022-3 - Capital Improvement Project – Police Garage Addition. Chairman Bathke asked for a motion and Councilwoman Cohen made the motion to approve Resolution R-2022-3 and Township Manager Tomczyk seconded. All present were in favor and motion was carried.

R-2022-4 – Capital Improvement Project – Library Pavilion & Walkway. Chairman Bathke asked for a motion and Mr. Pfeiffer made the motion to approve Resolution R-2022-4 and Ms. Lewis seconded. All present were in favor and motion was carried.

R-2022-5 – Capital Improvement Project – Rancocas Pointe Park Improvements. Chairman Bathke asked for a motion and Councilwoman Cohen made the motion to approve Resolution R-2022-5 and Mr. Pizzo seconded. All present were in favor and motion was carried.

R-2022-6 –Capital Improvement Project – Laurel Acres Park. Chairman Bathke asked for a motion and Mr. Pizzo made the motion to approve Resolution R-2022-6 and Mr. Pfeiffer seconded. All present were in favor and motion was carried.

R-2022-7 – Ordinance #2022-2 – Establish Standards for Combination Gas Filling Stations and Retail Convenience Stores. Chairman Bathke asked for a motion and Councilwoman Cohen made the motion to approve Resolution R-2022-7 and Ms. Lewis seconded. All present were in favor and motion was carried.

R-2022-8 – Ordinance #2022-3 – Provide Standards for Pre-Existing Non-Conforming Residential Uses in the Industrial Zones. Chairman Bathke asked for a motion and Mr. Pizzo made the motion to approve Resolution R-2022-8 and Councilwoman Cohen seconded. All present were in favor and motion was carried.

R-2022-9 – Ordinance #2022-4 – Provide Standards for Façade Signage in Industrial Zones. Chairman Bathke asked for a motion and Mr. Pfeiffer made the motion to approve Resolution R-2022-9 and Councilwoman Cohen seconded. All present were in favor and motion was carried.

R-2022-10 – Ordinance #2022-5 – Provide Standards for Short Term Rental in Residential Districts. Chairman Bathke asked for a motion and Councilwoman Cohen made the motion to approve Resolution R-2022-10 and Mr. Pizzo seconded. All present were in favor and motion was carried.

R-2022-11 – Ordinance #2022-6 – Establish Standards and Resolutions for the Possession and Keeping of Backyard Hens and Other Fowl as an Accessory Use in Residential Districts. Chairman Bathke asked for a motion and Councilwoman Cohen made the motion to approve R-2022-11 and Mr. Pizzo seconded. All present were in favor and motion was carried.

R-2022-12 – Ordinance #2022-7 – Amending Chapter 154 to allow Medical Offices and Veterinary Hospitals as a Permitted Use in Certain Zoning Districts. Chairman Bathke asked for a motion and Councilwoman Cohen made the motion to approve R-2022-12 and Mr. Pfeiffer seconded. All present were in favor and motion was carried.

R-2022-13 – Ordinance #2022-8 - Amending Chapter 98, 139 & 154 of the Code to Implement Provisions of the New Jersey Cannabis Regulatory Assistance and Marketplace Modernization Act. Chairman Bathke asked for a motion and Councilwoman Cohen made the motion to approve R-2022-13 and Ms. Lewis seconded. All present were in favor and motion was carried.

R-2022-14 – Ordinance #2022-9 – Amending Chapter 34 & 154 of the Land Use Procedures & Zoning for EVSE Stations within the Township. Chairman Bathke asked for a motion and Mr. Pizzo made the motion to approve R-2022-14 and Mr. Pfeiffer seconded. All present were in favor and motion was carried.

Discussion Items/Correspondence:

Chairman Bathke, announced that the Board Secretary received an email/letter from the Applicant's attorney, Mr. Duncan Prime, Esq, asking for the Public Hearing for Chick-fil-a, PB 2124, located at 58 Centerton Road be moved to the April 14, 2022 Planning Board Meeting. Chairman Bathke advised if any public was at the meeting for this application that it wouldn't be heard this evening, but it would be heard at the next planning board meeting of April 14, 2022 and they wouldn't receive a new notice, that this announcement is the notice for this postponement.

Public Hearing:

The Public Hearing schedule for this evening was read by Chairman Bathke as PB2123 Larchmont Commons Shopping Center located at 3103-3117 Route 38, Block 310.22, Lots 19.03 & 19.07 in the Neighborhood Commercial Zone. The application is for a Minor Subdivision & Minor Site Plan approval with Bulk Approval for the subdividing of lot 19.03 into 2 lots and a proposed pad site to include a 2,336 sf restaurant with drive thru to be a Starbucks and a proposed retail space as well as a proposed 3,225 sf restaurant. The retail space and restaurant have not yet named tenants.

The applicant was represented by Mr. Duncan Prime of the law offices of Prime & Tuvel, LLC. Mr. Prime introduced his two witnesses to give testimony on this application as Mr. Alex Tweedie, PE from Landcore Engineering Consultants and Mr. Brian Proska, PE from Traffic Planning & Design, Inc. and gave a brief overview of the project.

Mr. Prime asked Mr. Tweedie to give his credentials and Mr. Petrongolo indicated that they have worked with Mr. Tweedie on several applications in the past and the board recognized and accepted his credentials. Mr. Tweedie proceed with his testimony on the project with several exhibits that were put into the record as Exhibit A-1 and existing aerial of the site, A-2 Overall Site, A-3 Site Plan

Rendering. He explained the project with some changes to take place within the existing shopping center with the addition of a pedestrian sidewalk. This is within the site to eliminate pedestrian from walking through a parking lot to get to this new location of a store & restaurants. Also provided was the use and operation of the proposed Starbucks, that discussed deliveries and trash pickup and the parking associated with this added site location.

Mr. Prime indicate that the sign packages would come in for Starbucks and the other 2 additional spaces at a later date to the Planning Board. This was questioned by the Board and Mr. Petrongolo stated that this is a normal occurrence to come back to the board, since the 2 spaces don't have a tenant yet and Starbucks always prepares a separate package for their locations to be presented at a later time.

The Board Planner Joseph Petrongolo went to his report dated March 4, 2022 and advised that a response from the applicant was received March 9, 2022 with the applicant agreeing to the comments stated in Mr. Petrongolo's report.

The Board Engineer William Long report dated March 1, 2022 and stated they have agreed to all of his comments. He explained that they requested a waiver on environmental and that he was in agreement since this was an existing shopping center and is asphalt, there is no need for a Phase 1 to be done.

The Traffic Engineer Dr. Michael Angelastro report dated March 3, 2022 with a response by the applicant on March 9, 2022 that addressed all his comments and they have complied.

The Fire Marshal Mr. Brian McVey's report dated February 22, 2022 indicated they have satisfied all comments and asked if the applicant was in agreement to add a hydrant? The applicant will work with the fire marshal on the location of a new hydrant, and will provide the required turning templet.

This concluded the reviews and the testimony of the applicant's witnesses. Chairman Bathke open the meeting up at 8:20 pm to the Public. Helen Chan from 154 A Willow Turn, mentioned a growing number of business to her proximity and requested a privacy fence/evergreens. This is across the highway on the opposite side of the proposed location. Ms. Chan was told by Township Manager Tomczyk that she would call her in the morning, to discuss the area in question and see what she can do to address her concerns. Seeing no further questions from the Public the Public Portion was closed at 8:27 pm.

The conditions were stated by Mr. Gilson & Mr. Petrongolo. Mr. Bathke then asked for a motion to approve application PB2123 with the conditions as read. Township Manager Tomczyk made the motion to approve the application and Mr. Pfeiffer seconded. All present were in favor and the motion was carried.

Chairman Bathke called for a motion to adjourn the regular meeting of March 10, 2022 and Councilwoman Cohen made a motion to adjourn at 8:30 P.M. and Township Manager Tomczyk seconded the motion, all present were in favor and the motion was carried.

Respectfully Submitted,

Trish Hochreiter

Planning Board Administrator

Adopted On: April 14, 2022