

Mount Laurel Township Planning Board
Regular Meeting Minutes
May 12, 2022

Opening

Chairman Bathke called the Fifth Regular Meeting of the Mount Laurel Planning Board on May 12, 2022 to order at 7:00 p.m.

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

Pledge of Allegiance/Moment of Silence were observed

Board Members in Attendance

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, Ms. Lewis, Mr. Lieberman & Ms. Van Sant. **Absent:** Mr. Pfeiffer & Mr. Pizzo

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. Ronald Cucchiaro - PB Solicitor.

Adopting the Minutes

Chairman Bathke asked for a motion to adopt the fourth regular meeting minutes of April 14, 2022, Councilwoman Cohen made the motion to approve the meeting minutes, and Ms. Van Sant seconded the motion. All present were in favor and motion was carried

Memorialization of Resolutions

1. **R-2022-17** – Township Manager Tomczyk made a motion to approve R-2022-17, Councilwoman Cohen seconded, all present were in favor except for Ms. Van Sant who abstained and the motion was carried.

Professionals were sworn in

Public Hearing before the board

Chick Fil A, PB2124, 58 Centerton Road, Block 503.01 Lot 1.03, MC zone. This Applicant is seeking a minor site plan approval with bulk variance and design waiver/exception relief to allow a 585 sq. ft. addition to existing restaurant and to include a major reconfiguration of the drive thru lanes and parking area.

Mr. Timothy Prime, Esq., of Prime & Tuel, LLC, represented the applicant and summarized the application. He stated this improvement would significantly extend the drive-thru cueing distance to alleviate congestion at the driveway entrance.

Witnesses Sworn:

Mr. Christopher Riggle, Colliers Engineering & Design, Mr. Patrick Downey, Dynamic Traffic & Thomas Wilt a representative of Chick Fil A.

Mr. Riggle's Testimony

Mr. Riggle presented Exhibit A-1 via a shared screen. He described the surrounding area as modifications that are being proposed to bring this Chick fil a up to the current standards. Two (2) new menu boards that employees can come out take orders along with another canopy for the meal deliveries. The building addition is roughly 600 sq. ft. to upgrade the existing kitchen that will allow more room for the members and get the food orders out faster. They are planning to remove six trees,

and add 18 new trees as well as new landscaping throughout the proposed site to include bushes and ground covering, along with a new trash enclosure.

Mr. Downey's Testimony

Mr. Patrick Downey, Dynamic Traffic presented his credentials and the Board Chairman accepted them. Mr. Downey referenced Exhibit A-1 with no changes proposed to the existing accesses to the property, as well as the cross access at the Starbucks location that shares a parking field with the Chick Fil A. There are crosswalks throughout the location for the safety of customers and team members. Since this is an existing restaurant, they do not expect added traffic as they would if this were a new restaurant; they are retro fitting the existing restaurant to better serve the demand that has shifted to a drive thru operation. The traffic study calculations were done at peak hours of the day, lunchtime, dinnertime and Saturdays prior to the opening of the Starbucks and was found to be sufficient. They can currently accommodate 17 vehicles and with the additional drive thru it will be 31 vehicles. During the traffic study, it was calculated that the maximum amount at peak hours was 27 so 31 is more than sufficient.

A parking study was performed prior to Starbucks being open and that number was 54 spaces with 53 being provided. However, seating is decreased about 40% making 142 spaces to 82 spaces making those 54 spaces to go lower. The second parking study was done after the Starbucks opened as they share a parking field with Chick fil a. That number combined at peak hours was 86 with 130 in excess in the parking field. Tractor Trailer deliveries are made during the hours when the business is closed, the only deliveries that may occur when the business is open are deliveries made in box trucks or small vans, which will not impact drive aisle.

The applicant provided testimony that a reciprocal cross easement exists between the parties that share the parking field and advised that this would be submitted for the professionals review.

Mr. Wilt's Testimony

Mr. Wilt presented an Exhibit, which will be marked as A-2 via a shared screen. This was a colored rendering of the existing wall signage and the proposed wall signage. The difference in the existing and the proposed was the existing has a chicken with an open beak and the proposed is a closed beak with letters that are not as thick as the existing. The current sign is 10.5 x 5 ft. in height the new is proposed at 11.9 x 5 ft. in height with the three existing signs totaling 52.5 sq. ft. and the new 58.7 sq. ft. a variance is needed for the increase in area and is stated in ordinance 154.92.6B.

The Board Planner Joseph Petrongolo reviewed his letter dated February 4, 2022 and advised that the applicant has responded to his review letter that is dated April 5, 2022 they have addressed all of his comments and have agreed to comply with the other items. Submission items have been satisfied and the waivers Mr. Petrongolo had no objections to.

The Board Engineer William Long reviewed his letter dated May 2, 2022 and he indicated this was the third review of this application. He has been working with the applicants professionals and most comments have been addressed. He indicated that the floor plan submitted shows the seating but does not match the seating on the site plan. All other comments the applicant has addressed and/or agreed to comply with.

The Traffic Engineer Mr. Michael Angelastro reviewed his letter dated 2/18/22 and indicated the applicant has addressed his comments and will comply with all remaining.

The Fire Marshal Mr. Brian McVey reviewed his letter dated May 9, 2022 and has worked at length with the applicant and they have satisfied all his comments and agreed to comply.

This concluded the reviews and the testimony of the applicant's witnesses. Chairman Bathke open the meeting up at 7:55 pm to the Public seeing no comments closed the public portion of the meeting.

Mr. Cucchiaro enumerated the conditions of approval as the following.

1. The applicant will comply with the conditions of the professional's reports.
2. The applicant will revise the architectural plans to indicate 82 seats.
3. The applicant will make a financial contribution to the Affordable Housing Trust Fund.
4. If the applicant will be having a construction trailer on the site, they have agreed to provide those details on the plans.
5. The details of the trash enclosure needs to be added to the plan.
6. Tractor Trailer deliveries will be made when the building is closed. However, when the building is open for business, non-tractor trailers are permitted but no parking will be permitted in the drive aisles.
7. The Applicant will provide the Cross Access Easement to the Professionals for review and approval.
8. The Applicant agrees to the taxes being paid, escrow kept current and that the project is constructed per the approved compliance plans.

Mr. Bathke then asked for a motion to approve application PB2124 with the conditions as read. Township Manager Tomczyk made the motion to approve the application and Mayor Pritchett seconded. All present were in favor and the motion was carried.

Chairman Bathke called for a motion to adjourn the regular meeting of May 12, 2022 and Mayor Pritchett made a motion to adjourn at 8:00 p.m. and Councilwoman Cohen seconded the motion, all present were in favor and the motion was carried.

Respectfully Submitted,

Trish Hochreiter

Planning Board Administrator

Adopted On: June 9, 2022