

Mount Laurel Planning Board
Regular Meeting Minutes
November 10, 2022

Chairman Bathke called the Regular Meeting of November 10, 2022 to order 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, Mr. Venkatakrishnan, Mr. Pizzo, Mr. Pfeiffer, Mr. Lewis, Mr. Lieberman & Ms. VanSant. Absent: Township Manager Riculfy

Professionals in Attendance

Mr. William Long – Board Engineer, Brian McVey, Fire Marshal, & Jenizza Corbin, sitting in for Joseph Petrongolo, Board Planner; Matthew Gilson -Board Solicitor, and Trish Hochreiter – PB Secretary. Absent: Joseph Petrongolo, Board Planner - Michael Angelastro, Board Traffic Engineer.

Chairman Bathke asked for a motion to approve the meeting minutes of September 8, 2022, Councilwoman Cohen made the motion and Ms. Van Sant seconded the motion, all present were in favor except for Mr. Pizzo & Mr. Pfeiffer who abstained, motion carried.

Discussion Items/Correspondence:

Chairman Bathke turned over the discussion items regarding the Ordinance Amending the Fellowship Area Redevelopment & Certain properties as an Area in Need of Redevelopment to Mr. Chris Dochney of CME Associates the Township Planner..

Mr. Dochney explained that the Ordinance was being amended from the original that was previously approved in 2011 per Ordinance 2011-7. He explained that potential developers with a request to consider further amendments to the Fellowship Redevelopment Plan, specifically to permit self-storage uses, approached Township Council and carwash uses within the RA-3 land use district. Mr. Dochney explained that the intent of the board in this matter is that they are satisfied that this is consistent with the Master Plan. Chairman Bathke asked for a motion and Mr. Pfeiffer made the motion that this is consistent with the Master Plan and Mr. Pizzo seconded, all present were in favor and the motion carried.

The next discussion item was for the purpose of determining whether certain properties in the area of Creek Road could be designated as an area in need of redevelopment these properties are Block 101.15, Lots 60 & 61 – 95 Woolmans Lane & Block 205.01, Lots 24 & 25 – 141 Creek Road. Mr. Dochney explained that this is a first step in a multi-step process in determining whether the area should be designated as a Non-Condemnation Area in Need of Redevelopment. Mr. Dochney explained each area and indicated that the Planning Board was directed by Council of the Township to conduct preliminary investigation and explained the criteria that best described this area and that this is a fact-finding mission.

The board had no questions on this matter and Mr. Bathke open it up to the Public. Mr. Conrad Daniels who resides at 629 Union Mill Road, but owns the one property located at 141 Creek Road, explained that about 9 years ago he got approval from the Zoning Board to build a few Townhomes. At that time there was no sewer available to hook up too so he nothing was ever pursued. Now that 123 Creek Road, has sewer its possible he can come back to the Zoning Board for approval and hook up to the sewer installed for this project. He would like some help from the Township to move forward with this process. Mr. Daniels was informed that he could talk to Mr. Bill Giegerich, Director of Community Development for the Township to discuss his plans.

Mr. Daniels thanked the Board for their time and the public portion was closed. Chairman Bathke asked for a motion and Councilwoman Cohen made the motion to accept this recommendation and that it is consistent with the Master Plan, Mr. Pfeiffer seconded and all present were in favor and the motion carried.

Public Hearing:

Chairman Bathke announced that the procedures of tonight's hearing is too allow each applicant the 1 ½ hours to present their case.

1. Levin Group, 179 Hooton Road, PB 2228, Block 900, Lot 10 and in an R-1 Zone. The applicant is seeking a Minor Subdivision to create two conforming building lots. Mr. George Matteo with Connelly Foley represented the applicant. This is a minor by right subdivision, it is an oversized lot and they are proposing to create to conforming lots of an excess of 1.4 acres each. Mr. Matteo introduced Mr. Teal Jefferis as their Professional Engineer in this project and the Board accepted his credentials. There will only be two lots and of same equal width.

Mr. Long reviewed his report dated November 7, 2022 and after a discussion with Mr. Jefferis regarding his response dated November 8, 2022. Mr. Jefferis agreed to the comments in Mr. Longs review letter.

Mr. Long has two discussion items that they have come to an agreement on, and would like to get them on the record. Mr. Long has asked for a visual soil test and a written report and the applicant has agreed to provide. They have also agreed to a deed restriction for the back half of the property

The applicant has agreed to a 100 ft. deed restriction on the back half of the property this would prohibit building in this area.

They have planned to remove 13 trees only because they are within the locations of the proposed homes and driveway, they are not planning on installing street trees but willing to be as creative as they can with the removal. The applicant has agreed to work with Mr. Long to install sidewalks.

No other comments were made and the Chairman opened this up to the Public at 8:23 pm, seeing no comments Chairman Bathke closed the Public Portion.

Chairman Bathke called for a motion, Mr. Pfeiffer made the motion to approve, and Mr. Lieberman seconded the motion. All present were in favor and the motion carried.

2. Prologis, 112 West Park, PB 2226, Block 1204, Lot 403 and in an Industrial Zone. The applicant is seeking Preliminary and Final Site Plan for the proposed construction of a 191,216 sq. ft. warehouse. Mr. Niall O'Brien Esq. with Archer & Greiner represented the applicant. Mr. O'Brien introduced Mr. Ekrem Bermek the Development Manager for Prologis who gave an overview of who Prologis is and history of the company.

Mr. O'Brien introduced Mr. Michael Citerone the Civil Engineer for this project and works for Taylor, Wiseman & Taylor. Mr. Citerone would explain each exhibit as they were presented. Exhibit A-1 is an Existing Conditions Aerial of the Site, Exhibit A-2 is a Rendered Site Plan, Exhibit A-3 is the Monument Sign Detail with Elevations and Exhibit A-4 are the Architectural Elevations & Perspectives.

The storm water concerns they will work with Bill Long to address, they have agreed to provide a study once they have tenants and operations for the parking county and a parking study.

Mr. Angelastro's report dated October 31, 2022 was addressed by Mr. Long due to Mr. Angelastro's absence. There are no concerns the applicant has agreed to work with Mr. Angelastro.

Fire Marshal McVey's report dated November 1, 2022 had no concerns, they have agreed to all comments in letter.

Ms. Jenizza Corbin addressed Mr. Petrongolo's report dated October 31, 2022 due to Mr. Petrongolo's absence. She indicated that they have addressed all comments and have either satisfied or will satisfy and are willing to work with Mr. Petrongolo's office.

The Board's questions were addressed and Chairman Bathke then opened it up to the Public at 9:41 pm seeing no comments he closed the public portion.

Chairman Bathke asked for the conditions of this application. Mr. Gilson addressed the 3 conditions as a parking county once they have a tenant in place, work with Mr. Petrongolo's office on landscaping around the perimeter of the complex & a variance to comply with any fencing requirements with the Turnpike Authority.

Chairman Bathke called for a motion, Mr. Pfeiffer made the motion to approve with the conditions stated by Mr. Gilson, and Councilwoman Cohen seconded the motion. All present were in favor and the motion carried.

This concluded items on the agenda this evening. Chairman Bathke asked for a motion to adjourn, Ms. Van Sant made that motion, all present agreed and motion carried, meeting ended at 9:50 pm.

Respectfully Submitted,

Trish Hochreiter

Planning Board Administrator

Adopted On: December 8, 2022