

PLANNING BOARD MEETING MINUTES

Regular Meeting was called to order by Chairman Pizzo at 7:00pm.

Open Public Meeting Notice was read by Chairman Pizzo, noting that all postings, filings and emailing's took place on January 18, 2017.

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

Roll Call was taken by Board Secretary Ms. Bucci - Members in attendance:

Chairman Pizzo, Vice-Chair Cassidy, Mayor Riley, Deputy Mayor Van Noord, Township Manager Tomczyk, Alt#1 Ms. Sarcone, Mr. Cortese, Ms. Conte, Alt#2 Mr. Allen. Absent: Ms. Ingravallo

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. Michael Angelastro - Board Traffic Engineer, Mr. Brian McVey – Fire Marshal, Mr. Christopher Noll – Board Conflict Engineer, Mr. Christopher Norman - Board Solicitor, Ms. Gerry Bucci - Board Secretary.

Board Professionals were sworn in by the Planning Board Solicitor Mr. Norman:

Mr. Petrongolo, Mr. Long, Mr. Angelastro, Mr. McVey, Mr. Noll.

Adopting Minutes:

Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to approve the regular meeting minutes of October 12, 2017, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Submission Waivers:

Burlington County Board Of Chosen Freeholders, 100 Wave Road, Block 100 Lot 2.02, R-3 Zone, file SD#705, Minor Subdivision with Bulk Variance– Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers conditioned upon receipt of #32 and #39. Chairman Pizzo called for a motion and Ms. Conte made a motion to grant the submission waivers with the condition stated, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Temporary Use Permit:

TOPGOLF USA, #17-73-09, SP#7910, 104 Centerton Road, Block 503.01 Lot 2, MCD Zone, requesting a Temporary Use Permit for 1 year for 2 construction trailers. Chairman Pizzo called for a motion and Ms. Conte made a motion to grant the submission waivers with the condition stated, and Vice-Chair Cassidy seconded the motion. All present were in favor, except Mayor Riley, Deputy Mayor Van Noord, Township Manager Tomczyk, whom abstained, and the motion was carried.

Township Manager Tomczyk and Alternate #2 Mr. Allen recused themselves from the first application and stepped down from the dais.

Public Hearing(s):

Mount Laurel Township, File SD#706, 301 Larchmont Blvd, PUD Zone, Block 305.90, Lot 1, Minor Subdivision, Create a lot for Open Space (Green Acres). Chairman Pizzo read the application. Mr. Tyler Prime represented the applicant and introduced those providing testimony; Mr. William Long as the project engineer, who was already sworn in. Mr. Prime explained the history of the property, the ROSI State Program which provides funding, and the Board of Education will enter into a 99 year lease with the Township. Entered into evidence was Exhibit A-1 as the Aerial View and Exhibit A-2 as the Parking. Mr. Long described the proposed lot 1.02 as an approximate 8 acre lot for recreation and open space. Board Planner Mr. Petrongolo had no comment. Conflict Board Engineer Mr. Noll reviewed his report dated October 31, 2017. Board Traffic Engineer Mr. Angelastro had no comment. Fire Marshal Mr. McVey had no comment. Chairman Pizzo opened the public portion at 7:11pm; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as to comply with the professionals reports. Chairman Pizzo called for a motion and Ms. Conte made a motion to approve application SD#706 with the conditions stated, and Vice-Chair Cassidy seconded the motion. Roll Call Vote: Ms. Conte- agree, Vice-Chair Cassidy- agree, Mr. Cortese- agree, Alt #1 Ms. Sarcone- agree, Deputy Mayor Van Noord- abstain, Mayor Riley- abstain, Chairman Pizzo- agree; motion carried. Township Manager Tomczyk and Alternate #2 Mr. Allen returned to the dais to sit for the rest of the meeting.

Eastern Development Group LLC, File SP#7646A, 3370 Route 38, I - Zone, Block 304, Lot 1.01, Major Preliminary and Final Site Plan with Bulk Variance to reconfigure portions of the parking lot for Dunkin Donuts to improve circulation. Chairman Pizzo read the application. Mr. Raymond Went represented the applicant and introduced those providing testimony; Mr. Patrick Kane as the project engineer, Mr. Nathan Mosely as the project Traffic Engineer, and Mr. Luban Siddique as the owner/operator, and they were sworn in by Board Solicitor Mr. Norman. Mr. Went described the application, noting additional parking would be provided with certain restrictions. Entered into evidence was Exhibit A-1 as the Existing Conditions, and Exhibit A-2 as the

Striping Plan and Signage. Mr. Kane described the improvements including; additional spaces in front, a height warning bar, a canopy over order menu, a storage shed for landscaping equipment, additional spaces in back, 2 spaces near Route 38 for Employees only, 2 spaces near drive-thru marked no parking 7am-9am, signage, employee entrance, and crosswalk. Board Planner Mr. Petrongolo reviewed his report dated October 27, 2017. Applicant will provide lighting plan, landscape plan, revise striping plan, and details for directional signs. Board Engineer Mr. Long reviewed his report dated July 21, 2017. Applicant will provide drainage calculations. Board Traffic Engineer Mr. Angelastro reviewed his report dated October 30, 2017, noting the improvements will reduce queuing onto the road. Fire Marshal Mr. McVey reviewed his report dated October 24, 2017. Chairman Pizzo opened the public portion at 7:42; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as adding a crosswalk, extend sidewalk, 4 employee angled spaces near Briggs Road, 2 employee angled spaces near Route 38, 1 angled space near dumpster, 1 south side, 2 north side, comply with the professionals reports, 2 spaces marked no parking 7am-9am. Chairman Pizzo called for a motion and Mayor Riley made a motion to approve application SP#7646A with the conditions stated, and Deputy Mayor Van Noord seconded the motion. Roll Call Vote: Mayor Riley- agree, Deputy Mayor Van Noord- agree, Alt #2 Mr. Allen- agree, Ms. Conte- agree, Mr. Cortese- agree, Alt #1 Ms. Sarcone- agree, Township Manager Tomczyk- agree, Vice-Chair Cassidy- agree, Chairman Pizzo- agree; motion carried.

Reexamination of the Master Plan and Master Plan Amendment prepared September 29, 2017 and revised October 23, 2017 by Remington and Vernick Engineers. Chairman Pizzo read the title. Board Planner Mr. Petrongolo explained the revisions. Mayor Riley noted that it was an honor to have a second opportunity on the Planning Board during a re-exam of the Master Plan and thanked everyone. Mayor Riley further noted that Mount Laurel Township has complied with their affordable housing obligation for the second time. Chairman Pizzo opened the public portion at 8:00pm; seeing none, closed the public portion. Chairman Pizzo called for a motion and Ms. Conte made a motion to adopt the Reexamination of the Master Plan and Master Plan Amendment, and Vice-Chair Cassidy seconded the motion. Roll Call Vote: Ms. Conte- agree, Vice-Chair Cassidy- agree, Alt #2 Mr. Allen- agree, Mr. Cortese- agree, Alt #1 Ms. Sarcone- agree, Township Manager Tomczyk- agree, Deputy Mayor Van Noord- agree, Mayor Riley- agree, Chairman Pizzo- agree; motion carried.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW #8049, #8050, #8051, and #8053, which were approved by the Construction Official.

Chairman Pizzo called for a motion to adjourn, and Deputy Mayor Van Noord made a motion to adjourn at 8:02pm, and Ms. Conte seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,


Gerry Bucci
Planning Board Secretary

Adopted On: 12/14/17