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**PLANNING BOARD MINUTES**

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Reorganization Meeting was called to order by Temporary Chairman Cortese at 7:00pm.

Open Public Meeting Notice was read by Temporary Chairman Cortese

Pledge of Allegiance / Moment of Silence was led by Temporary Chairman Cortese

Roll Call taken by Board Secretary Ms. Bucci - Member in attendance: Temporary Chairman Cortese, Deputy Mayor Riley, Township Manager Tomczyk, Mr. Cassidy, Mr. Pizzo, Ms. Ingravallo, Ms. Conte, Alt #1 Mr. Naik Absent: Mayor Van Noord, Mr. Allen

The following newly appointed or reappointed Board Members took the Oath of Office – Township Manager Meredith Tomczyk for a one year term as a Class II Member, Deputy Mayor Dennis Riley for a one year term as a Class III Member, Lisa Conte for a four year term as a Class IV Member, Deborah Ingravallo for a four year term as a Class IV Member, Gaurav Naik for a two year term as Alternate #1, and all were sworn in by Board Solicitor Mr. Armano.

Reorganization – Nominations for Appointments:

Temporary Chairman Cortese calls for nominations for Chairperson. Deputy Mayor Riley made a motion to nominate Tim Cassidy and was seconded by Ms. Conte. Roll Call Vote: Deputy Mayor Riley- agree, Ms. Conte- agree, Mr. Cassidy- agree, Temporary Chairman Cortese- agree, Ms. Ingravallo- agree, Mr. Naik Alt #1 –agree, Mr. Pizzo- agree, Township Manager Tomczyk - agree; motion carried.

Chairman Cassidy calls for nominations for Vice-Chairperson. Township Manager Tomczyk made a motion to nominate Mr. Cortese for Vice-Chairperson and was seconded by Ms. Conte. Roll Call Vote: Ms. Tomczyk- agree, Ms. Conte- agree, Mr. Cortese - agree, Ms. Ingravallo - agree, Mr. Naik Alt #1- agree, Mr. Pizzo - agree, Deputy Mayor Riley - agree, Chairman Cassidy – agree; motion carried.

Chairman Cassidy calls for nominations for Secretary. Deputy Mayor Riley made a motion to nominate Gerry Bucci for Secretary and was seconded by Ms. Conte. Roll Call Vote: Deputy Mayor Riley- agree, Ms. Conte- agree, Ms. Ingravallo- agree, Mr. Naik Alt#1– agree, Mr. Pizzo- agree, Manager Tomczyk- agree, Vice Chair Cortese– agree, Chairman Cassidy– agree; motion carried.

Chairman Cassidy calls for nominations for Assistant Secretary. Township Manager Tomczyk made a motion to nominate Zoning Board Secretary for Assistant Secretary and was seconded by Ms. Ingravallo. Roll Call Vote: Township Manager Tomczyk-agree, Ms. Ingravallo- agree, Ms. Conte- agree, Mr. Naik Alt#1- agree, Mr. Pizzo-agree, Deputy Mayor Riley- agree, Vice Chair Cortese– agree, Chairman Cassidy- agree; motion carried.

Planning Board in compliance with Ordinance 2005-19 and N.J.S.A. 19:44A-20.4 et seq.

Chairman Cassidy calls for the Appointment of Board Solicitor. Ms. Conte made a motion to appoint Trimble & Armano as Board Solicitor and was seconded by Deputy Mayor Riley. Roll Call Vote: Ms. Conte– agree, Deputy Mayor Riley- agree, Ms. Ingravallo- agree, Mr. Naik Alt#1- agree, Mr. Pizzo-agree, Township Manager Tomczyk- agree, Vice Chair Cortese- agree, Chairman Cassidy- agree; motion carried.

Chairman Cassidy calls for the Appointment of Board Engineer. Ms. Conte makes a motion to appoint Alaimo Group Consulting Engineers as Board Engineer and was seconded by Mr. Pizzo. Roll Call Vote: Ms. Conte-agree, Mr. Pizzo-agree, Ms. Ingravallo- agree, Mr. Naik Alt#1- agree, Township Manager Tomczyk- agree, Deputy Mayor Riley- agree, Vice-Chairman Cortese – agree, Chairman Cassidy-agree; motion carried.

Chairman Cassidy calls for the Appointment of Board Land Planner. Vice-Chair Cortese made a motion to appoint Remington and Vernick Engineers as Board Land Planner and was seconded by Ms. Conte. Roll Call Vote: Vice Chair Cortese- agree, Ms. Conte- agree, Ms. Ingravallo - agree, Mr. Naik Alt#1- agree, Mr. Pizzo- agree, Manager Tomczyk- agree, Deputy Mayor Riley- agree, Chairman Cassidy- agree; motion carried.

Chairman Cassidy calls for the Appointment of Board Traffic Engineer. Ms. Ingravallo made a motion to appoint Remington and Vernick Engineers as Board Traffic Engineer and was seconded by Mr. Pizzo. Roll Call Vote: Ms. Ingravallo- agree, Mr. Pizzo- agree, Ms. Conte- agree, Mr. Naik Alt #1- agree, Township Manager Tomczyk- agree, Deputy Mayor Riley- agree, Vice Chair Cortese- agree, Chairman Cassidy- agree; motion carried.

Chairman Cassidy calls for the Appointment of Board Conflict Engineer. Vice Chair Cortese made a motion to appoint CME Associates as Board Conflict Engineer and was seconded by Deputy Mayor Riley. Roll Call Vote: Vice Chair Cortese- agree, Deputy Mayor Riley- agree, Ms. Conte- agree,

Ms. Ingravallo - agree, Mr. Naik Alt#1- agree, Mr. Pizzo – agree, Township Manager Tomczyk- agree, Chairman Cassidy - agree; motion carried.

Chairman Cassidy calls for a motion to adopt the resolution for the 2018 Meeting Schedule, Designation of Newspaper and Setting of Fees for persons requesting Schedules and Notices, Ms. Conte made a motion to adopt the resolution and was seconded by Mr. Pizzo. Roll Call Vote: Ms. Conte- agree, Mr. Pizzo- agree, Ms. Ingravallo- agree, Mr. Naik- agree, Township Mayor Tomczyk- agree, Deputy Mayor Riley- agree, Vice Chair Cortese- agree, Chairman Cassidy- agree; motion carried.

Chairman Cassidy calls for a motion to adopt the By-Laws as amended. Ms. Conte made a motion to adopt the By-Laws as amended and was seconded by Mr. Pizzo. Roll Call Vote: Ms. Conte- agree, Mr. Pizzo- agree, Ms. Ingravallo- agree, Mr. Naik- agree, Township Mayor Tomczyk- agree, Deputy Mayor Riley- agree, Vice Chair Cortese- agree, Chairman Cassidy- agree; motion carried.

Chairman Cassidy called for a motion to adjourn the Reorganization Meeting and Ms. Conte made the motion to adjourn at 7:13pm and was seconded by Deputy Mayor Riley. All present were in favor and the motion was carried.

Regular Meeting called to order by Chairperson Cassidy at 7:15pm.

Open Public Meeting Notice was read at the Reorganization Meeting.

Pledge of Allegiance/Moment of Silence was observed at Reorganization Meeting

Roll Call was done at the Reorganization no change in attendance.

Professionals in attendance: Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. Michael Angelastro – Board Traffic Engineer, Mr. Brian McVey – Fire Marshall, Mr. John Armano – Board Solicitor, Ms. Gerry Bucci – Board Secretary, Ms. Trish Hochreiter, Board Secretary in Training. Absent: None

Board Professionals were sworn in by the Planning Board Solicitor Mr. Armano: Mr. Joseph Petrongolo, Mr. William Long, Mr. Michael Angelastro, Mr. Brian McVey.

Board Secretary Ms. Bucci read the Extension of Review Time request dated January 8, 2018 for SP8A. Chairman called for a motion and Mr. Pizzo made a motion to extend the review time until March 31, 2018 and Ms. Conte seconds the motion all present were in favor and the motion was carried.

Adopting Minutes:

Chairman Cassidy called for a motion and Ms. Conte made a motion to approve the Regular Meeting Minutes of December 14, 2017 and Deputy Mayor Riley seconds the motion. All present were in favor except, Chairman Cassidy, Ms. Ingravallo and Mr. Naik who abstained, and the motion was carried.

Submission Waivers:

McDonalds Corporation, File SP#2087A, 1108 Route 73, B- Zone, Block 1301 Lot 1, 5, 6 Amended Preliminary and Final Site Plan with Bulk Variances – Request for Completeness of Granting Submission Waivers. The Board Professionals recommend granting submission waivers. Chairman Cassidy called for a motion and Vice-Chairman Cortese made a motion to grant the submission waivers and Mr. Pizzo seconds the motion. All present voted in favor and the motion was carried.

Temporary Use Permit:

Metro Storage, 18-73-01, SP#8009, 2902 Route 38, Block 309 Lot 1.01, I Zone, is requesting a Temporary Use Permit for 1 temporary construction trailer 8 x 24 to be located near the front of the property for 12 months. Chairman Cassidy called for a motion and Deputy Mayor Riley made a motion to approve the trailer PB#18-73-01 to be on the site until January 11, 2019, and Ms. Conte seconded the motion. All present were in favor, and the motion was carried.

Public Hearings:

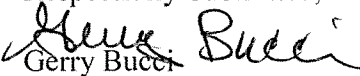
Burlington County Board of Chosen Freeholders File SD#705, 100 Wave Road, R-3 Zone, Block 100, Lot 2.02, Minor Subdivision with Bulk Variance, Create Open Space as part of the Rancocas Creek Greenway. Chairman Cassidy read the application. Mr. Drollas, attorney at law, represented the applicant and introduced those providing testimony; Mr. Matt Johnson, Open Space and Development Coordinator was sworn in by Board Solicitor Mr. Armano. Mr. Drollas described the application and Mr. Johnson described the site and surrounding area and requested a waiver. Applicant agreed to plat revisions. Bulk Variance is required for lot frontage, lot width and side yard setback. There is an access easement to get to existing cell tower. It was also noted that this open space area would be opened from

dawn to dusk. There is also an existing use variance for professional office, on the remaining lot 2.02 and that owner must come back for use variance & site plan and parking variance when development is proposed on the remaining portion of lot 2.02. Board Planner Jay Petrongolo reviewed his report dated October 27, 2017 indicating lot width, frontage and side yard, and Board Engineer Bill Long reviewed his report dated October 26, 2017 indicates no new lots and no improvements. There were no issues to report from the Board Traffic Engineer Michael Angelastro or the Fire Marshall Mr. McVey. Entered into evidence was the minor subdivision plan as Exhibit A-1, Board Planners report of October 27, 2017 as exhibit A 2 and Board Engineer report dated October 26, 2017 as exhibit A-3. Chairman Cassidy opened the public portion at 7:36 as there were no comments from the public Chairman Cassidy closed the public portion at 7:38. The Board Solicitor Mr. Armano reviewed the conditions as variance for setback, frontage, lot width, waiver for lot frontage, size of accessory structure and buffer. Chairman Cassidy called for a motion and Deputy Mayor Riley made the motion to approve application SD#705 with the conditions as stated and Ms. Conte seconded the motion. Roll Call Vote: Deputy Mayor Riley – agree; Ms. Conte – agree; Ms. Ingravallo- agree; Mr. Naik Alt #1- agree; Mr. Pizzo –agree; Township Manager Tomczyk-agree; Vice-Chair Cortese –agree; Chairman Cassidy-agree; motion carried

McDonalds Corporation File SP#2087A, 1108 Route 73, B-Zone, Block 1301, Lot 1,5,6, Amended Pre and Final Site Plan with Bulk Variances, Modify Building Façade & Signage. Chairman Cassidy read the application. Mr. Peacock, attorney at law, represented the applicant and introduced those providing testimony; Michael Jeitner as the project Engineer, William Crane as the project Planner, Jonathan Baske as the Construction Manager, and they were sworn in by Board Solicitor Mr. Armano and credentials were accepted. Mr. Jeitner described the site improvements, the signage and façade changes as all McDonalds are getting rebranded and an upgrade to their buildings. Applicant proposes three facade signs consisting of two logo signs at 14sf each and one script sign at 32.8sf for a total of 60.8sf. Existing facade signage is 41.3sf. Entered into evidence was a poster board with 4 photos of building elevations as exhibit A-1, the site plan as exhibit A-2, the signage plan as exhibit A-3, a smaller version of A-1 was distributed by the applicant at the meeting marked as exhibit A-4. Mr. Jeitner described the other directional signs, the drive thru and non-illuminated welcome sign. The playground area is to be removed but the fencing was a concern by the Board. Mr. Crane described the architectural renovations. Mr. Baske testified that no changes proposed to pylon sign and internally lit signs will be lights out when the store is closed. Board Planner Mr. Petrongolo reviewed his report dated December 15, 2017. The applicant agreed to remove one logo sign. Board Engineer Mr. Long reviewed his report dated December 18, 2017, noting that there are Phase One open issues. Board Traffic Engineer Mr. Angelastro did not have any comments. Fire Marshal Mr. McVey reviewed his report dated December 18, 2017. Chairman Cassidy opened the public portion at 8:16pm. Michele Campbell of 19 Fox Run, expressed concerns with trucks leaving the turnpike and parking on Route 73 to go into McDonalds. Chairman Cassidy closed the public portion at 8:20. The Board Solicitor Mr. Armano reviewed the conditions to amend application to indicate 2 signs, comply with professional’s reports, work with professionals on the fencing, variance needed for number of signs, area of sign, logo height, and work with professional on the directional sign on Rt.73 for truck parking location & weight. Chairman Cassidy called for a motion and Ms. Conte made the motion to approve application SP#2087A with the conditions as stated and Mr. Pizzo seconded the motion. Roll Call Vote: Ms. Conte- agree; Mr. Pizzo – agree; Ms. Ingravallo – agree; Mr. Naik Alt #1- agree; Township Manager Tomczyk – agree; Deputy Mayor Riley – agree; Vice Chair Cortese – agree; Chairman Cassidy – agree; motion carried.

Board Secretary Ms. Bucci reviewed the Site Plan Waivers SPW #8058, #8059, #8060, which were approved by the Construction Official, and #8061 was denied by the Construction Official for further review.

Chairman Cassidy called for a motion to adjourn, and Ms. Conte made a motion to adjourn at 8:26pm, and Township Manager Tomczyk seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,  
  
 Gerry Bucci  
 Planning Board Secretary

Adopted On 2/8/18