

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, Acting Township Manager Tomczyk, Alt#1 Ms. Sarcone, Ms. Ingravallo, Mr. Cortese, Ms. Conte, Mr. Chatzidakis, Alt#2 Mr. Allen.

Absent: None

Alternate#2 William Allen took the Oath of Office for an unexpired term as a Class IV Board Member and was sworn in by Board Solicitor Mr. Norman.

Acting Township Manager Tomczyk explained the resolution for Christopher Norman as Board Solicitor.

Chairman Pizzo called for a motion and Ms. Conte made a motion to adopt the resolution, and Vice-Chair Cassidy seconded the motion. Roll Call Vote: Ms. Conte- agree, Vice-Chair Cassidy- agree, Mr. Chatzidakis- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Acting Township Manager Tomczyk- agree, Deputy Mayor Van Noord- agree, Mayor Riley- agree, Chairman Pizzo- agree; motion carried.

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. Richard Alaimo – Board Engineer, Mr. Michael Angelastro - Board Traffic Engineer, Mr. Christopher Norman - Board Solicitor, Ms. Gerry Bucci - Board Secretary. Absent: Mr. Brian McVey – Fire Marshal,

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

Mr. Joseph Petrongolo, Mr. Richard Alaimo, Mr. Michael Angelastro.

Discussion Items/Correspondence:

Ordinance #2017-2 – Proposed Amendment and Supplementing the Zoning Ordinance Chapter 154, revising Section 123 and adding Section 154-131.1.1 for the Senior Affordable Apartment District. Board Planner Mr. Petrongolo reviewed the ordinance and indicated that it is not consistent with the Master Plan but consistent with the State constitution providing affordable units to further the planning of our affordable housing obligation. Board Solicitor Mr. Norman noted that the NJ Constitution trumps the MLUL. Peter O'Connor of Fair Share Housing Development explained the history of the site and the proposed project. Chairman Pizzo called for a motion, and Vice-Chair Cassidy made a motion to recommend the ordinance as is to Council, and Mr. Cortese seconded the motion. All present were in favor; and the motion was carried.

The Planning Board is to authorize the Planner to Re-Examine the 2006 Master Plan. Board Solicitor Mr. Norman explained that the Master Plan is to be Re-Examined every 10 years. Chairman Pizzo called for a motion, and Ms. Conte made a motion to authorize Board Planner Mr. Petrongolo to re-examine the Master Plan, and Vice-Chair Cassidy seconded the motion. All present were in favor; and the motion was carried.

Deficient Escrow Account SD#340 for Rancocas Pointe. Acting Township Manager Tomczyk explained that this project is on a Performance Bond but the developer has not completed paving and escrows are deficient. Council & Township Engineer have discussed this issue and if escrow is not paid and the streets are not paved by April 1, 2017 the bond will be pulled.

Adopting Minutes:

Chairman Pizzo called for a motion on adopting minutes, and Deputy Mayor Van Noord made a motion to approve the meeting minutes of January 12, 2017, and Mr. Cortese seconded the motion. All present were in favor and the motion was carried.

Resolution(s):

150 Mt. Laurel Medical Ctr, File SP#4497B, 150 Century Pkwy, Resolution R-2016-29A, amended resolution, I Zone, Block 1311 Lot 1.06, Minor Site Plan with Bulk Variance. Board Solicitor Mr. Norman explained the reason for the amended resolution, which was a clarification of the number of employees, no changes to any of the conditions. Chairman Pizzo called for a motion on adopting the resolution, and Deputy Mayor Van Noord made a motion to approve the amended resolution R-2016-29A, and Ms. Conte seconded the motion. All present were in favor, except for Vice-Chair Cassidy, Ms. Ingravallo, and Mayor Riley, who abstained, and the motion was carried.

Submission Waivers:

Virtua Medical Group, P.A., 1015 Briggs Rd, Block 512, Lot 3, I Zone, File SP#2200B, Minor Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairman Pizzo called for a motion, and Deputy Mayor Van

Noord made a motion to grant submission waivers, and Mr. Cortese seconded the motion. All present were in favor and the motion was carried.

The Falls Group LLC, 3320 Route 38, Block 304, Lot 1.02, I Zone, File SP#4527, Amended Final Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairman Pizzo called for a motion, and Deputy Mayor Van Noord made a motion to grant submission waivers, and Mr. Cortese seconded the motion. All present were in favor and the motion was carried.

Public Hearing(s):

Virtua Medical Group, P.A., File SP#2200B, 1015 Briggs Road, Industrial Zone, Block 512, Lot 3, Minor Site Plan with Bulk Variance, proposing medical office use in a portion of existing office building. Chairman Pizzo read the application. Mr. Robert Baranowski, attorney at law, represented the applicant and introduced those providing testimony; Diane Amy as the Administrative Director of Virtua Operations, Andrew Banf of Maser Engineering, Nicholas Iello as the professional engineer, and they were sworn in by Board Solicitor Mr. Norman. Mr. Baranowski described the application and the parking variance for 194 spaces where 197 is required, and 6 ADA spaces where 10 ADA spaces are required, as well as proposing to reduce stall width to 9 feet. Mr. Baranowski further noted that a change in the panel on the monument sign will be needed for this tenant, but no facade sign. Ms. Amy described the business operations, including the staff, hours, deliveries, and trash. Mr. Banf gave his credentials and they were accepted. Entered into evidence was a rendering of a site plan as Exhibit A-1 and an aerial view as Exhibit A-2. Mr. Banf described the site improvements, internal renovations, and parking stall sizes. Board Planner Mr. Petrongolo reviewed his report dated January 30, 2017. Board Engineer Mr. Alaimo reviewed Alaimo's report dated February 23, 2017. Board Traffic Engineer Mr. Angelastro reviewed his report dated February 16, 2017. Board Solicitor Mr. Norman will do a letter to the property owner for the next tenant fit-out to install the required upgrades to the site, including inlet grates, wheel stops, ADA ramps, crosswalk signage. The applicant withdrew the 9' wide spaces and will maintain 10', except where some existing spaces are 9' 7" which will remain. Chairman Pizzo opened the public portion at 8:43pm; seeing no one, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as a variance needed for the number of spaces, some existing 9' 7" wide spaces, applicant to provide phantom spaces, supplemental lighting for phantom parking, and the property owner will be responsible for the stormwater report, inlet grates, wheel stops, ADA compliance and crosswalk signage. Chairman Pizzo called for a motion and Deputy Mayor Van Noord made a motion to approve the application SP#2200B with the conditions stated, and Ms. Conte seconded the motion. Roll Call Vote: Deputy Mayor Van Noord- agree, Ms. Conte- agree, Mr. Chatzidakis- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Acting Township Manager Tomczyk- agree, Mayor Riley- agree, Vice-Chair Cassidy- agree, Chairman Pizzo- agree; motion carried.

Board Secretary Ms. Bucci reviewed the minor site plan alterations SD#6.27B, SP#2103B, SP#7687B and SP#2040B which were approved; SP#7687B which was partially approved and SP#808C which was denied

Board Secretary Ms. Bucci reviewed the Site Plan Waivers #8012 which was denied, and #8013, #8014, #8016, #8017, and added to agenda #8018 and #8020, which were all approved.

Chairman Pizzo called for a motion to adjourn the Regular Meeting and Ms. Conte made a motion to adjourn at 8:50 and Deputy Mayor Van Noord seconds the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,


Gerry Bucci
Planning Board Secretary

Adopted On: 5/11/17