

Mount Laurel Planning Board
Regular Meeting Minutes
April 14, 2022

The Regular Meeting of April 14, 2022 was called to order by Chairman Bathke 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, Township Manager Tomczyk, Mr. Venkatakrisnan, Mr. Pfeiffer, Mr. Lewis, Mr. Lieberman (Alt #1) & Ms. Van Sant (Alt #2) Absent: Mr. Pizzo

Professionals in Attendance

Mr. Joseph Petrongolo – PB Planner; Mr. William Long – PB Engineer, Mr. Brian McVey – Fire Marshal; Mr. Matthew Gilson - PB Solicitor, and Ms. Trish Hochreiter – PB Secretary. Absent Dr. Michael Angelastro – PB Traffic Engineer.

The following newly appointed Board Members took the Oath of Office – Susan Van Sant for a 2 Yr. term as Alternate #2 and was sworn in by Board Solicitor Mr. Gilson.

Adoption of Minutes: Chairman Bathke asked for a motion to approve the meeting minutes of March 10, 2022, Councilwoman Cohen made the motion to approve the meeting minutes, and Township Manager Tomczyk seconded. All present were in favor and the motion was carried.

Memorialization of Resolutions:

R-2022-15 – Larchmont Commons Shopping Center, PB2123, 3103-3117 Route 38, Block 301.22, Lots 19.03 & 19.17, was granted Preliminary & Final Minor Subdivision & Preliminary & Final Major Site Plan with Bulk Approval for subdivision of lot 19.03 into two lots and a proposed pad site to include a 2,336 sf restaurant with drive thru and adjoining 3,225 sf restaurant on a separate pad site. Chairman Bathke called for a motion, Councilwoman Cohen made the motion to approve Resolution R2022-15 and Ms. Lieberman seconded the motion. All present were in favor, except Mr. Lieberman who abstained and the motion was carried.

R-2022-16 – Approving Assignment of Development Agreement from Jefferson Place to BNTR Mount Laurel Propco, LLC. Chairman Bathke asked for a motion, Township Manager Tomczyk made the motion to approve Resolution R-2022-16 and Councilwoman Cohen seconded the motion. All present were in favor and the motion was carried.

Discussion Items/Correspondence:

Chairman Bathke, announced that the Board Secretary received an email/letter from the Applicant's attorney, Mr. Duncan Prime, Esq, asking for the Public Hearing for Chick-fil-a, PB 2124, located at 58 Centerton Road be moved to the May 12, 2022 Planning Board Meeting. Chairman Bathke advised if any public was at the meeting for this application that it would not be heard this evening, but it would be heard at the next planning board meeting of May 12, 2022.

Temporary Use Permits:

Lakou Events, LLC located at 2901 Marne Highway, Block 205.01, Lots 30 & 2, requested temporary approval for (3) 8 ft. x 20 ft. storage containers to be placed in the back corner of the parking lot, they are asking for a year. Chairman Bathke called for a motion and Township Manager Tomczyk made the motion to approve the temporary placement of three (3) storage containers from April 14, 2022 until April 14, 2023. At that time, they may come back to the Planning Board for an extension of this approval or removed them from the property and Mr. Pfeiffer seconded the motion. All present were in favor and the motion was carried.

The Gables, DR Horton, located at 3233, 3253 & 3257 Marne Highway, Block 15.02, and Lot 2 (Monte Farm Road) requested temporary use approval for (6) six vertical banners freestanding along Marne Highway. Chairman Bathke called for a motion and Councilwoman Cohen made the motion to approve the temporary placement of (6) vertical free standing signs from April 14, 2022 until April 14, 2023 or the last unit at the community is sold whichever comes first and Mr. Pfeiffer seconded the motion. All present were in favor and the motion was carried.

The Gables, Sterling Properties, located at 3233, 3253 & 3257 Marne Highway (1000-8000 Schindler Drive and 100-300 Hayloft Way, requested a temporary use approval for garage banners, building banners & fence banners. Nicholas Hollenbeck from Sterling Properties explained the reason for asking for this many banners and locations. As explained to him banners are not permitted in the Township and asked if an elimination of several of the banners could be done, and possibly propose the vertical free standing signs like DR Horton will be installing at the same site for the Townhomes that was just approved this evening. Mr. Hollenbeck explained the reason for these banners and that yes they put them up prematurely without first getting permission and apologized but would like to continue the use of them only because they have spent a lot of money on them. Township Manager made a motion to deny and no one seconded. It was then suggested that they discuss with Jay Petrongolo something that would be appropriate and agreeable on both Sterling Properties and the Planning Board, and suggested coming back without getting a denial now with a new proposed plan at the May 12, 2022 Planning Board Meeting. Mr. Hollenbeck was agreeable to that.

Public Hearing:

Chairman Bathke read the Public Hearing for this evening as PB2206, Starbucks Coffee Company located at 72 Centerton Road, Block 503.01, and Lots 1.03 in the MCD (Major Commercial District) Zone. The application is for a Minor Site Plan approval with Bulk Approval for the installation of signage.

Mr. Tim Prime of the law offices of Prime & Tuvell, LLC, represented the applicant. Mr. Prime introduced his three witnesses to give testimony on this application as Mr. Richard McIlvene, Store Development Manager, Ms. Jennifer Craft, Senior Project Manager for Hilton Displays & Mr. James Miller, Professional Planner. The Planning Board Solicitor Mr. Gilson swore all in.

Mr. Prime asked Mr. McIlvene to explain what the signage was that they were asking for with a viewing of several exhibits that were shown by Ms. Craft. The exhibits are as followed, A-1 Starbucks "Brand Book dated 3/15/2021, A-2 Aerial Photo of the existing site, A-3 (5) photos of the existing building including all facades dated 4/11/2022 & Exhibit A-4 (5) photos of the existing drive-thru ordering lane taken on April 11, 2022. Mr. James Miller was asked to give his credentials and Mr. Petrongolo indicated that they have worked with Mr. Miller on several applications in the past and the board recognized and accepted his credentials. Mr. Miller explained the site and what was proposed. The Board had no questions and we proceeded to the professionals report.

The Board Planner Joseph Petrongolo went to his report dated March 22, 2022 and advised that this location is part of the Master Sign Program and discussed several variances that they were withdrawing that will be stated in the resolution. Jay asked if the Board had any questions, which they did not.

The Board Engineer William Long indicated he did not prepare a report for this application and that the Planning Board Planners report addressed the two concerns he had which included trenching and sidewalks. The applicant responded to these comments in Mr. Petrongolo's response and Mr. Long was satisfied.

The Traffic Engineer Dr. Michael Angelastro who was not present did not prepare a report for this project.

The Fire Marshal Mr. Brian McVey's report dated March 18, 2022 had no concerns with this application and had 1 comment that the applicant agreed to comply with.

This concluded the reviews and the testimony of the applicant's witnesses. Chairman Bathke open the meeting up at 8:05 pm to the Public seeing no comments closed the public portion of the meeting.

The conditions were stated by Mr. Gilson & Mr. Petrongolo. Mr. Bathke then asked for a motion to approve application PB2206 with the conditions as read. Township Manager Tomczyk made the motion to approve the application and Mr. Pfeiffer seconded. All present were in favor and the motion was carried.

Chairman Bathke called for a motion to adjourn the regular meeting of April 14, 2022 and Mr. Pfeiffer made a motion to adjourn at 8:10 P.M. and Mayor Pritchett seconded the motion, all present were in favor and the motion was carried.

Respectfully Submitted,

Trish Hochreiter

Planning Board Administrator

Adopted On: May 12, 2022