

**Regular Meeting Minutes  
September 9, 2021-via Zoom**

**Opening**

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairwoman Conte at 7:00 pm on September 9, 2021.

Open Public Meeting Notice was read by Chairwoman Conte, noting that all postings, filings & emailing took place on January 20, 2021.

Pledge of Allegiance / Moment of Silence was led by Chairwoman Conte.

**Roll Call:**

Roll Call taken by Board Secretary Ms. Hochreiter - Members in attendance, Chairwoman Conte, Mayor Steglik, Councilwoman Janjua, Township Manager Tomczyk, Mr. Pfeiffer, Mr. Naik, & Mr. Bathke & Alternate #2 Mr. Venkatakrisnan.

**Absent:**

Vice-Chair Cassidy; Mr. Pizzo, Alternate #1-Mr. Troilo

**Professionals in Attendance:**

Mr. John Miller-Board Solicitor, Trish Hochreiter-Board Secretary, Mr. Jay Petrongolo-Board Planner, Mr. William Long-Board Engineer, Mr. Michael Angelastro-Traffic Engineer, Mr. Brian McVey-Fire Marshal.

**Approval of Regular Meeting Minutes:**

Chairwoman Conte called for a motion to approve the Regular Meeting Minutes of August 12, 2021, and Mr. Pfeiffer made the motion to approve the meeting minutes of August 12, 2021 and Mr. Bathke seconded the motion. Mr. Pfeiffer-agree; Mr. Bathke-agree; Alternate #2 Mr. Venkatakrisnan-abstained, Mr. Naik-agree; Township Manager-agree; Councilwoman Janjua-agree; Mayor Steglik-abstained & Chairwoman Conte-agree and the motion was carried

**Discussion:**

1. Mr. Chris Dochney, Township Planner reviewed the preliminary investigation for determination of eligibility for declaring the property as a non-condemnation in need of rehabilitation and redevelopment. Mr. Dochney explained that Block 101.15, Lot 62 was not included in the previous redevelopment plan and Council is looking for the Planning Board to recommend that this be added to the previous approval. Chairwoman Conte opened the Public Portion at 7:15 and seeing no comments closed and asked for a motion and Mayor Steglik made the motion to approve the preliminary investigation and move forward with a redevelopment plan with the recommendation to Council that this is consistent with the Master Plan and it was seconded by Mr. Bathke. Mayor Steglik-agree; Mr. Bathke-agree; Mr. Venkatakrisnan-agree, Mr. Naik-agree; Mr. Pfeiffer-agree; Township Manager Tomczyk-abstained; Councilwoman Janjua-agree & Chairwoman Conte-agree and the motion was carried.
  
2. Extension of Approval for PB2116, The Gables, Phases 3 & 4, Block 15.02, Lot 2, Mr. Christopher Healey represented the applicant on this application. Mr. Healey explained this received approval on September 12, 2019 and the plats were prepared and signed by the Applicants engineer on June 4, 2020, but were not signed as of this date by the Planning Board Chairperson, Board Secretary or Township Engineer so they are asking for a 1-year extension. The Owner is seeking the extensions of time to file for Phases 3 and Phase 4 to be filed by August 2022. This approval is granted until September 12, 2022. Chairwoman Conte asked for a motion and Township Manager Tomczyk made the motion to extend the approval and Mayor Steglik seconded the motion. Township Manager Tomczyk-agree; Mayor Steglik-agree; Mr. Venkatakrisnan-agree; Mr. Bathke-agree; Mr. Naik-agree; Mr. Pfeiffer-agree; Councilwoman Janjua-agree; & Chairwoman Conte-agree and the motion was carried.

**Transit Housing Development**, Ark Road & Hovtech Blvd, Block 302.15, Lot 2 & 3, SAAD- zone, file SP8021. Amended Preliminary & Final Major Site Plan Approval for Phase I, Preliminary & Final Major Site Plan Approval for Phase II and Minor Subdivision Approval. Chairwoman Conte called for a motion and Mr. Pfeiffer made a motion to approve resolution R-2021-15 and Township Manager Tomczyk seconded. Mr. Pfeiffer-agree, Township Manager Tomczyk –agree; Mr. Venkatakrisnan-abstained; Mr. Bathke-agree; Mr. Naik-agree; Mr. Pfeiffer-agree; Councilwoman Janjua-agree; Mayor Steglik-abstained & Chairwoman Conte- agree and the motion was carried.

**Temporary Use:**

Integrity Roofing, Inc.- Hillside Elementary School, 1370 Hainesport-Mount Laurel Road, Block 801, Lot 8.02, PB 21-73-04. The request is for approval for (2) 30 yard dumpsters for disposal of roofing material from July 1, 2021 – August 30, 2021. Township Manager Tomczyk indicated to Chairwoman Conte & the Board, that she gave them permission for these 2 dumpsters to be located at Hillside School for a roofing project they needed to get done prior to the start of school in September, at time of the meeting the project was just about completed.

Chairwoman Conte called for a motion to approve the temporary use permit and Mr. Pfeiffer made the motion to approve PB 21-73-04 and Mr. Bathke seconded the motion. Mr. Pfeiffer-agree; Mr. Bathe-agree; Mr. Naik-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Councilwoman Janjua-agree; and Chairwoman Conte-agree and the motion was carried.

**Swearing In:** The Planning Board Professionals were sworn in by the Planning Board Solicitor John Miller.

**Public Hearings:**

Chairwoman Conte before proceeding to the Public Hearing, advised that each application will be heard individually, the applicant will then present their application, the professionals will review their reports and then under that application it will be open for the public’s questions or comments. In order to speak under the public portion of an application you must be on video.

1. The first public hearing on the agenda is PB2111 for Davis Enterprises, LLC located at 95 Marter Avenue and located on the tax map as Block 508, Lot 25 in the I (Industrial) Zone. The Applicant is seeking approval for an Amended Preliminary & Final Major Site Plan for the proposed construction of a 4,800 sq. ft. addition to an existing building. The applicant was represented by Robert Baranowski, Esq. of the Law firm Hyland-Levin and introduced those providing testimony as Mr. Mitchell Davis the president of Davis Enterprises, LLC & Mr. Michael Avila, Professional Engineer & Planner for the Applicant. Mr. Miller the Board Solicitor swore them both in and Mr. Avila provided his credentials and they were accepted by Chairwoman Conte and the Board.

Mr. Avila started the presentation with an overview of the location and the board asked if any additional employees would be on site with this addition and Mr. Davis testified to that with an answer of no.

There would be a maximum amount of 40 employees at this site and would not increase the parking. Mr. Avila shared Exhibit A of the site, and indicated that in 2003 a use variance for this site was granted for a 7 ft. fence, trailers, dumpsters and sheds with a resolution 03-C/D-11 being memorialized on October 1, 2003. The Planning Board Planner Mr. Petrongolo asked for Mr. Avila to address the Variance with the Zoning Board in 2003. Mr. Baranowski, indicated he had the resolution and was asked to email it to Mr. Petrongolo & Mr. Miller. The meeting was paused and recording was also stopped until the Solicitor returned to the meeting after reading the resolution. After a discussion of this the Planning Board Solicitor asked for a brief interruption of the meeting to discuss this matter with the Township Planner. Public in attendance was put back into the waiting room by the Board Secretary and all Board members/Professionals were asked to

8:00 PM. Mr. Miller came back on at 8:15 PM and asked that the Board Secretary let the Public back into the room and begin the recording of the meeting.

Mr. Miller explained that after reading the previous resolution as well as discussing it with Mr. Petrongolo there were a few questions regarding the location & use of the trailers and if they were still located there on site. Mr. Avila's site plan that was submitted did not show the location of the trailers and Mr. Miller explained that this application was with the Zoning Board and since use was approved by the board in accordance with Land Use Law the application must remain with the Zoning Board.


Township Manager Tomczyk will ask the Zoning Board Secretary to poll her board and get a special meeting scheduled ASAP for this application to be heard so it is not delayed.

No other action was required by the Planning Board members at this time, and the application was turned over to the Zoning Board.

**2. Haddon Point –Delco Development – Route 38 & Fostertown-Masonville Road**, Block 302.15, Lot 10 & 11 PBD1922. The applicant was represented by Peter Flannery Esq. Bisgaier-Hoff Law who introduced their professionals that may be providing testimony for this application. Gary Vecchio, PE, Taylor Wiseman & Taylor, Dan Simon, RA Architects & Nathan Mosley-Shropshire Traffic Engineer & Mr. Tom Juliano, President of Delco Development. Mr. Flannery, explained the application and was asked if the applicant would mind just going to the reports of the professionals. Mr. Flannery agreed and Mr. Petrongolo reviewed his report dated August 19, 2021 and indicated all of his comments have been addressed. Mr. Long reviewed his report dated September 7, 2021 and had indicated all of his comments have been addressed and mentioned that the Auto cad had a discrepancy and would need to be addressed. Mr. Long also stated that if they plan on filing the Plat as one then they must post all bonds. Mr. Angelastro reviewed his report dated August 25, 2021 and stated all of his comments have been addressed or they have agreed to them. Fire Marshal McVey reviewed his report dated August 19, 2021 and indicated they have agreed to his comments and will work with the fire marshal on the templet and discuss what streets will have no parking signs and what side of the road it will be, all outside agency approvals have been received, they are just waiting for State Approval (TWA). The applicant has agreed to also work with the Planner & Engineer on types of trees and location of these trees. Seeing no additional comments from Board Members or the Board Professionals, Chairwoman Conte opened up the public portion at 9:00 PM, Mr. Lawrence Cauffman of 6 Union Mill Road asked about the buffering between his property and the development, he was informed that it would be a landscape buffer. Seeing no more comments the Public portion was closed at 9:10 pm

The Board Solicitor reviewed the conditions with this application. Chairwoman Conte called for a motion and Mayor Steglik made the motion to approve with the conditions as stated and Mr. Pfeiffer seconded the motion. Roll Call: Mayor Steglik-agree; Mr. Pfeiffer-agree; Mr. Venkatakrishnan-agree; Mr. Bathe-agree; Mr. Naik-agree; Township Manager Tomczyk-agree; Councilwoman Janjua-agree; Chairwoman Conte-agree, motion carried.

Chairwoman Conte called for a motion to adjourn and Mayor Steglik made the motion to adjourn at 9:20 PM and Township Manager Tomczyk seconded the motion, all present were in favor and the motion was carried.

  
Trish Hochreiter  
Planning Board Secretary

Oct 14, 2021  
Adopted on: