

**Mount Laurel Township Planning Board  
Regular Meeting Minutes  
November 8, 2018**

**Opening**

The regular meeting of the Mount Laurel Township Planning Board was called to order at 7:00 PM on November 8, 2018.

Open Public Meeting Notice was read by Vice-Chairman Cortese, noting that all postings, filings & emailing took place on January 17, 2018.

Pledge of Allegiance/Moment of Silence was led by Vice-Chairman Cortese.

**Roll Call**

Chairman Cassidy-absent Vice Chairman Cortese-present, Mayor Van Noord-absent, Deputy Mayor Riley-present, Township Manager Tomczyk-absent, Alt #2 Mr. Pfeiffer-present, Mr. Pizzo-present, Alt #1 Mr. Naik-present, Ms. Ingravallo-present, Ms. Conte-present, Mr. Allen-absent.

**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 Trimble in for Mr. John Armano-Board Solicitor, Trish Hochreiter- Board Secretary, Board Professionals were sworn in by the Planning Board Solicitor Mr. John Trimble.

**Discussion Items/Correspondence**

Board Planner Mr. Petrongolo reviewed the preliminary investigation for determination of eligibility for declaring the property in need of rehabilitation or redevelopment. Mr. Petrongolo went through the areas and the criteria associated with the various blocks and lots with an explanation of the differences. The entirety of this Study area appears to qualify for declaration as an area in need of rehabilitation given lands demonstrate a pattern of vacancy, more than half of the housing is at least 50 years old, and a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair.

Vice Chair Cortese opened the public portion at 7:35 pm. Mr. Timothy Wilkinson of 117 Hartford Road suggested more parks instead of housing being built. Seeing no further comments from the Public, Vice Chair Cortese closed the Public Portion at 7:40 pm. Vice Chair Cortese called for a motion to recommend rehabilitation for this site to Council, and Deputy Mayor Riley made a motion to recommend, and Mr. Pfeiffer seconds the motion. All present were in favor, and the motion was carried.

**Adopting the Minutes:**

Vice Chairman Cortese called for a motion and Ms. Conte made a motion to approve the regular meeting minutes of October 8, 2018 and Mr. Pizzo seconded the motion. All present were in favor except and the motion was carried.

**Resolutions:**

Laurelwood Associates, LLC, 4316 Church Road, Block 1100, Lot 17 & 18, R-3- Zone, PBD#1829, Minor Subdivision, Resolution R-2018-11. Vice-Chairman Cortese called for a motion and Deputy-Mayor Riley made a motion to approve Resolution R-2018-11, and Ms. Conte seconded the motion. All present were in favor and the motion was carried.

**Public Hearing:**

Monte Family Limited Partnership/Marne Developers – 3233, 3253 & 3257 Marne Highway, Block 215, Lot 15, 15.01 & 15.02, MH-MF - Zone, SD707/SP8048A, Major Preliminary Subdivision & Site Plan for construction of 330 multi-family apartments and 170 fee simple townhomes. Mr. William Hyland, attorney at law, explained the application and represented the applicant and introduced those providing testimony; Robert Geiger, Principal, Marne Developers and Land Use Coordinator for Robertson Douglas Group, Mr. Nicholas Hollenbeck, Director of Sales and Marketing, Sterling Properties, Mr. James Biegen, PE, Professional Engineer for Maser Consulting, Ms. Michelle Young, PE, Professional Engineer for Maser Consulting, Nicholas Aiello, PE, Professional Engineer Traffic for Maser Consulting, Creigh Rahenkamp, PP, Professional Planner, Owner, Creigh Rahenkamp & Associates, Thomas J. Brennan, RA, Owner Thomas J. Brennan Architects and they were sworn in by Board Solicitor Mr. Trimble. Mr. Hyland described the project and indicated 20% of the apartments would be set aside as low/moderate units and be deed restricted. Those applicants would be qualified by the Township Housing Officer who administers the Affordable Housing Program. The roads within the development were proposed to be maintained by the Township, but it was agreed upon by the applicant that all the roads within the development will remain private and maintained by the HOA.

The project will also consist of a new pumping station infrastructure. The building and lot will be dedicated to the MUA.

The applicant is working with the County Planning Board Engineer to address access to the property as well as the traffic and drainage on Hartford Road and Marne Highway which are the principal roads associated with this development. The main entrance to this development will be Marne Highway.

Robert Geiger of the Robertson Douglas Group provided his credentials and they were accepted. Mr. Geiger explained the companies' success with construction of single family homes, townhomes, and apartments and will partner with Sterling Properties to handle the rental process and managing of the site.

Ms. Michele Young of Maser Consulting gave her credentials and they were accepted. She presented the board with the specifics of the proposed site. The 65 acre site consists of 3 lots with 1 lot being deeded to the existing auto shop. The project will be set up in phases. Phase 1 – Multi-Family Apartments, Phase 2 – Affordable Townhome Flats, Phase 3 – Market Townhomes, Phase 4 – Market Townhomes.

With all roads remaining private in the community the condo reimbursement will be for the snow removal and street lighting. The township will set up the trash removal for this community as they do with other communities in town with private streets.

Ms. Young indicated the new pumping station infrastructure is part of this application, and will be for this community and surrounding areas as the regional pump station. The lighting was discussed briefly as well as the amenities that are being offered. Ms. Young discussed, phase 1 of the project that are the apartments having a clubhouse, pool, community gardens, and a dog park. The other phases will have amenities to include a tot lot for ages 2 to 5 years old, as well as several open space areas and walking path. Landscaping within the communities will consist of shade trees, evergreens, oriental grasses and specialty plants in the retention basin.

The applicant is still waiting for approvals from the other outside agencies, such as Burlington County Planning Board, Burlington County Soil Conservation, DEP and the MUA and have submitted the S1 & W1 forms.

Mr. Geiger explained that a total of 276 apartments within 8 buildings, will have 46 of them being affordable, they will be interspersed and offered 1, 2 & 3 bedrooms to comply with the UHAC rules. Phase 2 of this project will be affordable townhouse flats that will be rentals and consist of 3 buildings having 54 affordable and offered 1, 2 & 3 bedrooms with same sizes and appearances as the other units. The amenities being offered are for apartment's occupants only and do not include the townhome occupants. The board expressed concerns that teens need a place to go and with no amenities being offered for the townhomes, they would have to use township facilities located on Marne Highway and with no sidewalks on this road it becomes a safety concern.

Several exhibits were presented to show some of the roadway improvements. These improvements are part of the County plans as well as the Township's masterplan. The existing county ROW includes roadway improvements to a south bound right turn only lane. The intersection at Marne and Hartford has progression signals underground that are not connected. The improvements will be coordinated and timing will be done to make sure all traffic signals are in sync together.

Entered into evidence was A-1 an aerial exhibit, A-2 is overall aerial exhibit, A-3 Hartford-Marne Highway improvements before & after, A-4 Access exhibits, and A-5 is roundabout landscaping and development signage.

Board Planner Mr. Petrongolo reviewed his report dated August 30, 2018 & October 10, 2018 with a response being received on October 23, 2018, and noted the applicant has worked very closely with the professionals and most of his comments have been addressed with a few exceptions that they are working with the applicant on. The signage will be postponed till final approval at a later date.

At 9:10pm Vice-Chairman Cortese called for a motion to extend this public hearing beyond the one and one half hour limit, Deputy Mayor Riley made the motion to extend the public hearing and it was seconded by Ms. Conte. All present were in favor, and the motion was carried.

Board Engineer Mr. Long reviewed his report dated August 27, 2018, with a response received September 13, 2018 & October 23, 2018, most of the comments are submissions at final and all other comments they have agreed to comply with. Board Traffic Engineer Mr. Angelastro reviewed his report dated November 6, 2018 and have worked very closely with the applicants and who have agreed to comply with comments on this report since most of the traffic comments will be addressed with the County

on these County roads. An ordinance will be established with a no parking regulation on one side of the road and the applicant has agreed to comply. Fire Marshal Mr. McVey reviewed his report dated September 13, 2018 they have complied with many of the comments already and agreed to comply with the remaining comments.

Mr. Creigh Rahenkamp provided his credentials and they were accepted. Mr. Rahenkamp provided the testimony on the set aside amount for the affordable units. The intent was to distribute them by neighborhood so each side was 15%. The left side of the entrance are 276 apartments, 15% would be 41.24, they are providing 46, the right side of the entrance are the townhomes with 224 units 15% would be 27.6 and 54 units are being provided. This makes up where they are short giving them the 20% requirement. They are meeting the intent of the ordinance but a variance would be required by the board.

Vice Chairman Cortese opened the public portion at 9:53 pm. Ms. Smith of 3259 Marne Highway was sworn in by board solicitor Mr. Trimble, she was interested in being able to connect to water and sewer, and concerns about the improvements that have gone unanswered from the County since 2009 when she sent them letters. She wanted to know about fountains and aerators being in the ponds. Mr. Tim Wilkinson of 117 Hartford Road was sworn in by Board Solicitor Mr. Trimble and asked about solar panels being installed at this location. Ms. Doris Hemminger of 115 Hartford Road was sworn in by board solicitor Mr. Trimble, her concerns were about children cutting through her yard, traffic concerns when leaving her driveway, and trash being thrown on her driveway and grass areas. They have been waiting for years for this intersection to be improved. Seeing no further comments from the public, the public portion was closed at 10:49 pm. Board Solicitor Mr. Trimble reviewed the conditions as hairpin striping for parking spaces with garages, revise the plans to indicate the roads will be privately owned and maintained by the HOA, appropriate signs on the plans for the electric vehicle charging stations, sidewalks to be 6 ft. wide, address section C of Jay's report, address section D in regards to lighting in Jay's report, bulk trash days and times, locks on grills, dismantle trailer within 12 months or the first Certificate of Occupancy, ordinance for parking, sidewalk access to recreational on the east side of property, post title 39 on site, interconnect Hartford road and Marne Highway that is a county approval, and address existing pond and dam structure per county. Variances requested are 0 frontage, 15% COAH and from 18 to 16 units in the apartments.


Vice- Chairman Cortese called for a motion, and Deputy Mayor Riley made a motion with the conditions as stated and Mr. Pizzo seconded. Roll Call vote: Deputy Mayor Riley-Agree, Mr. Pizzo-Agree, Ms. Conte-Agree, Ms. Ingravallo-Agree, Mr. Naik-Agree, Mr. Pfeiffer – Agree and Vice-Chair Cortese-Agree and the motion was carried.

Board Secretary Ms. Hochreiter read the minor site plan alteration application PBP#1833 for Mount Laurel MUA , and Site Plan Waivers PBW 1835, PBW 1836 & PBW 1839 all approved by the construction official.

Deputy Mayor Riley wanted to thank the board for their hard work and asked for that to continue and he thanked the professionals for their years of service and commitment to Mount Laurel.

Vice Chairman Cortese called for a motion to adjourn the Regular meeting and Deputy Mayor Riley made a motion to adjourn at 11:03 PM, and Ms. Conte seconded the motion, all present were in favor and the motion was carried.

Respectfully Submitted,

  
Trish Hochreiter  
Planning Board Secretary

Adopted on: December 13, 2018