

**Mount Laurel Township Planning Board**  
**Regular Meeting Minutes**  
**May 10, 2018**

**Opening**

The regular meeting of the Mount Laurel Township Planning Board was called to order at 7:00 PM on May 10, 2018 by Chairman Cassidy.

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

Pledge of Allegiance/Moment of Silence was led by Chairman Cassidy.

**Roll Call**

Chairman Cassidy – Present, Vice Chairman Cortese-Absent, Mayor Van Noord-present, Deputy Mayor-present, Township Manager Tomczyk-present, Mr. Pizzo-present, Alt #1 Mr. Naik-present, Ms. Ingravallo-present, Ms. Conte-present, Mr. Allen-present.

**Appointment**

The following newly appointed Board Member took the Oath of Office, Michael Pfeiffer for a two year term as Alternate #2 and was sworn in by Board Solicitor Mr. Armano.

**Professionals in Attendance**

Mr. Joseph Petrongolo-Board Planner, Mr. William Long-Board Engineer, Mr. Michael Angelastro, Board Traffic Engineer, Mr. John Armano-Board Solicitor, Trish Hochreiter-Board Secretary,

Absent: Brian McVey-Fire Marshal

Planning Board Professionals were sworn in by Planning Board Solicitor John Armano

**Discussion Items/Correspondences**

Chairman Cassidy asked for Board Planner Mr. Petrongolo to give a brief summary on the Township Ordinances that are being presented. Mr. Petrongolo indicated the purpose is to perfect the standards of the Master Plan. The Master Plan update was adopted December 14, 2017 and within the amendment there were a series of Ordinance revisions & re-zone recommendations. This is the first round of changes coming through which are in accordance with the standards establish and reexamined. Ordinance #2018-3, Amendment to the Zoning Ordinance Chapter 154, section 154-43, addressing use regulations in Business Districts to allow convenience stores within motor vehicle service stations. Ordinance #2018-4, Amendment to Zoning Ordinance Chapter 154, section 154-56, to include Distribution Centers, Fulfillment Centers, Cross Dock Facility and Warehouses allowing them as permitted uses in the special restricted industrial zone and industrial zone. Ordinance #2018-5 amendment to allow Behavioral Health Care Facility, and Residential Medical Detoxification Centers allowing them as permitted uses in industrial zones. Mr. Petrongolo indicated two corrections Section 2 (e) remove five hundred and (g) remove five hundred and ask the Board to find this as appropriate to approve these changes and will not need to have a first reading since it will not change the intent of the Ordinance. Ordinance #2018-6 zoning regulations for the PUD zones this clarifies that each of these areas follow the standards as recommended within the Master Plan this is to fix and clarify. Ordinance #2018-7 to add standards and permission of electric vehicle charging station in our parking regulations providing for them to be permitted uses. Ordinance #2018-8 allows for professional, medical and general offices in Major Commercial Planned Development Districts, Business Districts, industrial Districts and Specially Restricted Industrial Districts. Ordinance #2018-11 revising and clarifying certain prohibitions relating to trailers and/or trailer cabins and not be permitted on a lot within any district with the exception of temporary trailers associated with ongoing construction activity.

Ordinance #2018-12 this is an amendment to revise the Code to ensure consistency with the applicable provisions of the Municipal Land Use Law at N.J.S.A. 40:55D-53 on Bonded Items. All of these Ordinances are in accordance and consistent with our masterplan and capture the goals. Board members are happy with the steps taken to make the appropriate changes. Board Engineer Mr. Long will work with the Board Planner Mr. Petrongolo to go through the Block and Lots on Ordinance #2018-6 and make sure they both agree and changes will go to Board Planner so they are available for Council on May 21, 2018 for any adjustments. Chairman Cassidy thanked the Professionals for their hard

work with the Ordinance & Masterplan and called for a motion and Ms. Conte made the motion to approve all the Ordinances as presented by the Board Planner and confirming they are consistent with our Master Plan with corrections to Ordinance #2018-5 (e) & (g) and Mr. Pizzo seconded the motion. Roll Call Vote: Ms. Conte, agree; Mr. Pizzo, agree; Mr. Allen, agree; Ms. Ingravallo, agree; Mr. Naik, agree; Township Manager Tomczyk, agree; Deputy Mayor Riley, agree; Mayor Van Noord, agree; and Chairman Cassidy, agree; motion carried.

**Adopting the Minutes:**

Chairman Cassidy called for a motion and Ms. Conte made a motion to approve the regular meeting minutes with a few minor corrections as amended of March 8, 2018 and Deputy Mayor Riley seconds the motion with the corrections as noted. All present were in favor except, Mr. Allen & Ms. Ingravallo who abstained, and the motion was carried

Chairman Cassidy called for a motion and Ms. Conte made a motion to approve the regular meeting minutes with a few minor correction as amended of April 12, 2018 and Deputy Mayor Riley seconds the motion with the corrections as noted. All present were in favor except, Mayor Van Noord & Chairman Cassidy, and the motion was carried.

**Resolutions:**

Bishops Gate, LLC, File #SP4953C, I-Zone, 2000 Bishops Gate Boulevard, Block 510.01, Lot 1, Minor Site Plan, Resolution R-2018-4. Board Chairman Cassidy called for a motion and Mayor Van Noord made the motion as amended to approve Resolution R2018-4, and Mr. Pizzo seconded the motion. All present were in favor, and the motion was carried.

Ramblewood Route 73 Associates, LLC, File #SP8A, B-Zone, 1155 NJSH Route 73, Block 1102.02, Lot 2, Major Preliminary and Final Site Plan with Bulk Variance, Resolution R-2018-5. Board Chairman Cassidy called for a motion and Deputy Mayor Riley made the motion as amended to approve Resolution R-2018-5 and Ms. Conte seconded the motion. All present were in favor except Mayor Van Noord who abstained, and the motion was carried.

**Temporary Use Permits:**

Academy Electric, the electrical contractors for Signature Place, #18-73-04, Briggs Road, Block 304, and Lots 3 & 3.01 requested 3 temporary use permits (2) 40' storage containers and (1) 20' office/storage container to be located for the construction of the apartments with (2) near building# 300 and the office trailer near building #2200 for a period of 1 year. Chairman Cassidy called for a motion and Ms. Conte made a motion to approve trailer PB#18-73-04 to be on the site until May 10, 2019, and Mr. Allen seconded the motion. All present were in favor, and the motion was carried.

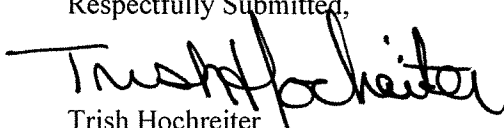
Board Secretary Ms. Hochreiter reviewed the Minor Site Plan Alterations PBP#1801 which was approved 04/27/18.

Board Secretary Ms. Hochreiter reviewed the Site Plan Waivers SPW#8071, #8073 & PBW18-02, which were approved by the Construction Official.

Board Engineer Mr. Long advised the board that an email was sent to Board Secretary Ms. Hochreiter to be passed along to the board that a video link for storm management needed to be watched by all board members by July 1, 2018 and to let Trish know when you have completed.

Chairman Cassidy called for a motion to adjourn, and Ms. Conte made a motion to adjourn at 7:30 pm, and Mayor Van Noord seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,



Trish Hochreiter  
Planning Board Secretary

Adopted on: June 14, 2018