

**Mount Laurel Planning Board
Re-Organization Meeting Minutes
January 10, 2019**

Reorganization Meeting was called to order by Temporary Chairwoman Conte at 7:00pm.

Open Public Meeting Notice was read by Temporary Chairwoman Conte noting that all postings, filings & emailing will take place on January 16, 2019.

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

Roll Call taken by Board Secretary Ms. Hochreiter - Members in attendance: Temporary Chairwoman Conte, Mayor Folcher, Councilman Pritchett, Township Manager Tomczyk, Mr. Allen, Mr. Cassidy, Mr. Cortese, Alt #1- Mr. Naik, Alt #2 – Mr. Pfeiffer, Mr. Pizzo, Absent: Mr. Ingravallo

The following newly appointed or reappointed Board Members took the Oath of Office –Mayor Folcher for a one year term as a Class I Member, Township Manager Meredith Tomczyk for a one year term as a Class II Member, Councilman Pritchett for a one year term as a Class III Member, Andrew Pizzo for a four year term as a Class IV Member, Michael Pfeiffer for a two year term as Alternate #2, and all were sworn in by Board Solicitor Mr. Armano.

Reorganization – Nominations for Appointments:

Temporary Chairwoman Conte calls for nominations for Chairperson. Township Manager Tomczyk made a motion to nominate Joseph Cortese and was seconded by Mayor Folcher. Roll Call Vote: Township Manager Tomczyk-agree, Mayor Folcher – agree, Mr. Allen- agree, Mr. Cassidy- agree, Temporary Chairwoman Conte- agree, Mr. Naik Alt #1 –agree, Mr. Pizzo- agree, Councilman Pritchett-agree; motion carried.

Chairman Cortese calls for nominations for Vice-Chairperson. Township Manager Tomczyk made a motion to nominate Ms. Conte for Vice-Chairperson and was seconded by Mayor Folcher. Roll Call Vote: Township Manager Tomczyk- agree, Mayor Folcher- agree, Mr. Allen –agree, Mr. Cassidy - agree, Mr. Naik Alt #1- agree, Mr. Pizzo - agree, Councilman Pritchett - agree, Chairman Cortese – agree; motion carried.

Chairman Cortese calls for nominations for Secretary. Township Manager Tomczyk made a motion to nominate Trish Hochreiter for Secretary and was seconded by Mayor Folcher. Roll Call Vote: Township Manager Tomczyk- agree, Mayor Folcher – agree, Mr. Allen –agree, Mr. Cassidy-agree, Mr. Naik Alt#1– agree, Mr. Pizzo- agree, Councilman Pritchett –agree, Vice Chair Conte– agree, Chairman Cortese– agree; motion carried.

Chairman Cortese calls for nominations for Assistant Secretary. Township Manager Tomczyk made a motion to nominate Susanna O’Hagan for Assistant Secretary and was seconded by Mayor Folcher-agree. Roll Call Vote: Township Manager Tomczyk-agree, Mayor Folcher-agree, Mr. Allen – agree, Mr. Cassidy – agree, Mr. Naik Alt#1- agree, Mr. Pizzo-agree, Councilman Pritchett- agree, Vice Chair Conte– agree, Chairman Cortese- agree; motion carried.

Planning Board in compliance with Ordinance 2005-19 and N.J.S.A. 19:44A-20.4 et seq.

Chairman Cortese calls for the Appointment of Board Solicitor. Mr. Cassidy made a motion to appoint Trimble & Armano as Board Solicitor and was seconded by Mayor Folcher. Roll Call Vote: Mr. Cassidy – agree, Mayor Folcher – agree, Mr. Allen -agree, Mr. Cassidy – agree, Mr. Naik Alt#1- agree, Mr. Pizzo-agree, Township Manager Tomczyk- agree, Councilman Pritchett-agree, Vice Chair Conte-agree, Chairman Cortese- agree; motion carried.

Chairman Cortese calls for the Appointment of Board Engineer. Mr. Pizzo makes a motion to appoint Alaimo Group Consulting Engineers as Board Engineer and was seconded by Mr. Allen. Roll Call Vote: Mr. Pizzo – agree, Mr. Allen – agree, Mr. Cassidy-agree, Mr. Naik Alt#1 – agree, Township Manager Tomczyk- agree, Councilman Pritchett- agree, Mayor Folcher-agree, Vice-Chair Conte – agree, Chairman Cortese-agree; motion carried.

Chairman Cortese calls for the Appointment of Board Land Planner. Mr. Allen made a motion to appoint Remington and Vernick Engineers as Board Land Planner and was seconded by Mr. Cassidy. Roll Call Vote: Mr. Allen- agree, Mr. Cassidy- agree, Mr. Naik Alt#1- agree, Mr. Pizzo- agree, Township Manager Tomczyk- agree, Councilman Pritchett- agree, Mayor Folcher – agree, Vice Chair Conte – agree, Chairman Cortese - agree; motion carried.

Chairman Cortese calls for the Appointment of Board Traffic Engineer. Mr. Cassidy made a motion to appoint Remington and Vernick Engineers as Board Traffic Engineer and was seconded by Mr. Pizzo. Roll Call Vote: Mr. Allen – agree, Mr. Cassidy- agree, Mr. Pizzo- agree, Mr. Allen – agree, Mr. Naik Alt #1- agree, Township Manager Tomczyk- agree, Councilman Pritchett- agree, Mayor Folcher – agree, Vice Chair Conte- agree, Chairman Cortese- agree; motion carried.

Chairman Cortese calls for the Appointment of Board Conflict Engineer. Mr. Allen made a motion to appoint CME Associates as Board Conflict Engineer and was seconded by Mr. Cassidy. Roll Call Vote: Mr. Allen- agree, Mr. Cassidy- agree, Mr. Naik Alt #1 - agree, Mr. Pizzo –agree, Township Manager Tomczyk – agree, Councilman Pritchett –agree, Mayor Folcher –agree, Vice Chair Conte – agree, Chairman Cortese – agree; motion carried

Chairman Cortese calls for a motion to adopt the resolution for the 2019 Meeting Schedule, Designation of Newspaper and Setting of Fees for persons requesting Schedules and Notices, Mr. Pizzo made a motion to adopt the resolution and was seconded by Mr. Cassidy. Roll Call Vote: Mr. Pizzo – agree, Mr. Cassidy - agree, Mr. Allen – agree, Mr. Naik Alt #1- agree, Township Mayor Tomczyk- agree, Councilman Pritchett- agree, Mayor Folcher – agree, Vice Chair Conte agree, Chairman Cortese- agree; motion carried.

Chairman Cortese calls for a motion to adopt the By-Laws. Vice Chair - Conte made a motion to adopt the By-Laws and was seconded by Mr. Cassidy. Roll Call Vote: Vice-Chair Conte- agree, Mr. Cassidy- agree, Mr. Allen, - agree, Mr. Naik Alt #1- agree, Mr. Pizzo – agree, Township Mayor Tomczyk- agree, Councilman Pritchett – agree, Mayor Folcher- agree, Chairman Cortese- agree; motion carried.

The following newly appointed Chairman Cortese & Vice-Chair Conte took the Oath of Office and were sworn in by Board Solicitor John Armano.

Chairman Cortese called for a motion to adjourn the Reorganization Meeting and Ms. Conte made the motion to adjourn at 7:13pm and was seconded by Mr. Cassidy. All present were in favor and the motion was carried.

REGULAR MEETING

Opening

The Regular Meeting called to order by Chairperson Cortese at 7:15pm.

Open Public Meeting Notice was read at the Reorganization Meeting.

Pledge of Allegiance/Moment of Silence was observed at Reorganization Meeting

Roll Call

This was done at the Reorganization meeting no change in attendance.

Professionals in Attendance

Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. James Winckowski – Conflict Engineer, Mr. Michael Angelastro – Traffic Engineer, Mr. Brian McVey – Fire Marshal, Mr. John Armano – PB Solicitor, Trish Hochreiter – PB Secretary, and Board Professionals were sworn in by the Planning Board Solicitor Mr. Armano.

Adopting Minutes:

Chairman Cortese called for a motion and Vice Chair Conte made a motion to approve the Regular Meeting Minutes of December 13, 2018 and Mr. Pizzo seconds the motion. All present were in favor except, Mr. Allen, Councilman Pritchett & Mayor Folcher who abstained, and the motion was carried.

Resolutions:

Resolution #R-2018-12, Route 38, Ark Road & Fostertown Road, recommending Council to designate this area in need of Redevelopment or an area in need of Rehabilitation. Chairman Cortese called for a motion and Mr. Pizzo made a motion to approve the resolution, and Vice-Chair Conte seconded the motion. All present were in favor, except Township Manager Tomczyk, Councilman Pritchett and Mayor Folcher & Chairman Cortese who abstained, and the motion was carried.

Resolution #R-2018-13, Marne Developers – 3233, 3253 & 3257 Marne Highway, Block 215, Lot 15, 15.01 & 15.02, MH-MF- Zone, SD#707, SP#8048A, Major Preliminary Subdivision & Major Preliminary Site Plan. Chairman Cortese called for a motion and Mr. Cassidy made a motion to approve the resolution, and Mr. Pizzo seconded the motion. All present were in favor, except Mr. Allen, Township Manager Tomczyk, Councilman Pritchett, Mayor Folcher & Chairman Cortese who abstained, and the motion was carried.

Resolution #R-2019-1, Mount Laurel Township – 1051 Church Road, Block 1003, Lot 1.02, R-2019-1, PBD#1841, Minor Subdivision. Chairman Cortese called for a motion and Vice-Chair Conte made a motion to approve the resolution, and Mr. Cassidy seconded the motion. All present were in favor, except Mr. Allen, Councilman Pritchett, Mayor Folcher, Chairman Cortese who abstained, and the motion was carried.

Resolution #R-2019-2, JRB Properties – 171 & 175 Hooton Road, Block 900, Lots 11 & 12, SD569B, Final Major Subdivision. Chairman Cortese called for a motion and Mr. Pizzo made a motion to approve the resolution, and Mr. Cassidy seconded the motion. All present were in favor, except Mr. Allen, Councilman Pritchett, Mayor Folcher, and Chairman Cortese who abstained, and the motion was carried.

Resolution #R-2019-3, EEE Associates, LLC – 127 Ark Road, Block 302.15, Lot 12 & 12.04, PBP#1831, amended final site plan with bulk variance for sign. Chairman Cortese called for a motion and Vice-Chair Conte made a motion to approve the resolution, and Township Manager Tomczyk seconded the motion. All present were in favor, except Mr. Allen, Councilman Pritchett, Mayor Folcher, and Chairman Cortese who abstained, and the motion was carried.

Temporary Use Permit:

Ethel Lawrence – Educational Trailer, Resolution #18-73-05, 1 Ethel Lawrence Blvd, Block 601, Lot 35, R-3 Zone, is a Temporary Office Trailer for educational use, 1,584 square feet to be located near the North West edge of the property to remain for 12 months for the purpose of education for the children. Township Manager Tomczyk requested that a 30 day extension be given, and the Board Secretary would

reach out to the applicant and to attend the next Planning Board Meeting on February 14, 2019. It was made clear to Ethel Lawrence that a one year extension would be given, but they would need to move forward in the direction of having a permanent structure for this service. The Board would like testimony at the next meeting on why this has not been done yet. Chairman Cortese called for a motion and Township Manager Tomczyk made the motion for a 30 day extension and Vice-Chair Conte seconded the motion. Roll Call Vote: Township Manager Tomczyk – Agree, Vice-Chair Conte – Agree, Mr. Allen – Agree, Mr. Cassidy – Agree, Mr. Naik – Agree, Mr. Pizzo – Agree, Councilman Pritchett – Agree, Mayor Folcher – Agree, and Chairman Cortese and the motion was carried.

Public Hearings:

Mount Laurel MUA (Devonshire pump station) File PBP#1834, Block 215, Lot 19.01, **Amended Preliminary & Final Site Plan with Bulk Variance, to replace the existing building, install a fence and repave the access drive.** Planning Board Engineer William Long recused himself and Jim Winckowski from CME the conflict engineer sat in for this application. Mr. Charles Fooks of the Alaimo Group, a professional engineer represented the applicant and provided his credentials, he was sworn in by the Board Solicitor and were accepted by the Board. Mr. Fooks explained the location of pump station and the proposed changes to include removal of the electrical building with a new building to house the electrical components, reconstruction of entrance drive to allow MUA employees to easily maneuver their vehicles to leave site, a vinyl earth tone fence to replace the dilapidated chain-link fence currently on-site.

Board Planner Jay Petrongolo reviewed his report dated October 18, 2018 with no objections to the variances and submission waivers, proposed wall mounted light must be downlight and will submit revised plans, transformers are owned by PSEG and are not in the fenced in lot and can be accessed for PSEG personnel. Conflict Board Engineer Jim Winckowski reviewed his report dated November 30, 2018 with no objections to waivers or variances as applicant has provided testimony and has agreed to changes. Water will continue to run in the same direction with no impact on-site. Board Traffic Engineer Michael Angelastro & Fire Marshal Mr. McVey have no comments for this project.

Chairman Cortese opened the public portion at 7:40 pm, with no comments from the public Chairman Cortese closed the public portion at 7:41 pm. Board Solicitor Mr. Armano reviewed the conditions as a lighting detail will be provided on revised plans and in accordance with the Townships lighting standards and work with the Township Planner to minimize residential impact, and applicant will provide a vinyl fence beige in color. Chairman Cortese called for a motion and Vice-Chair Conte made the motion to approve application PBP#1834 with conditions as stated and Mr. Cassidy seconded the motion. Roll Call Vote: Vice-Chair Conte-agree; Mr. Cassidy-agree; Mr. Allen-agree; Alt #1 Mr. Naik-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Councilman Pritchett-agree; Mayor Folcher-agree; Chairman Cortese-agree; motion carried.

Planning Board Engineer William Long was welcomed back to the professionals table at 7:45 pm.

The Ferber Company File PBP#1837, 3047 Route 38, Block 302.15, Lot 12.04, **proposed demolition of an existing friendly's restaurant and proposes construction of a 3,470 SF Chase Bank with drive thru services and associated improvements.** Mr. Burns, attorney at law, represented the applicant and introduced those providing testimony; Jeffrey Martell & Matt Seckler both Engineers & Planners with the Stonefield Engineering Firm were sworn in by the Board Solicitor and were accepted by the Board. Mr. Martell describe the business operations, including the staff, hours, deliveries, and trash. Entered into evidence was Exhibit A-1 dated 1/1/19 overall aerial view, Exhibit A-2 dated 1/2/2019 aerial view, Exhibit A-3 dated 1/2/19 site plan rendering, Exhibit A-4 site plan rendering of friendly's, Exhibit A-5 Image Façade Sign Detail. Sidewalks will be provided on side and front (Route 38) there will be a 24% deduction of impervious coverage, from 77% to 53% runoff rate changes, water quality benefits, reduction in the utilities.

Board Planner Mr. Petrongolo reviewed his report dated November 12, 2018 and indicated that the applicant has agreed to comply with all comments, they have reduced signage and will satisfy the affordable housing obligation. Board Engineer Mr. Long reviewed his report dated November 5, 2018 and indicated the applicant has agreed to comply with all comments. Board Traffic Engineer Mr. Angelastro indicated all comments will be complied with. Fire Marshall Mr. McVey reviewed his report dated November 6, 2018 and indicated that all the fire departments concerns have been addressed and agreed to test the hydrants.

Chairman Cortese open the public portion at 8:49 pm. Township resident Pat Halbe expressed her concerns about taking down the Friendly's restaurant that has been a huge part of many children lives in this area and pointed out that there is an empty bank that is across the parking lot that can be used. Seeing no further comments from the public, Chairman Cortese closed the public portion at 8:54 pm. Mr. Armano reviewed the conditions as the applicant has agreed to comply with all requests and recommendations of the Board Professional, as well as work with the professionals on lighting design, landscape designs, crosswalk approval for pedestrian safety, to provide a phase 1 pesticide investigation and report, and slab, affordable housing obligation, and to create easement of sign on Shop-rite property. Chairman Cortese called for a motion, and Mr. Cassidy made a motion with the conditions as stated and Township Manager Tomczyk seconded the motion. Roll Call vote: Mr. Cassidy-agree; Township Manager Tomczyk-agree; Mr. Allen-agree; Mr. Naik-agree; Mr. Pizzo-agree; Councilman Pritchett – disagree; Mayor Folcher-agree; Vice-chair Conte-disagree; Chairman Cortese-agree; motion carried.

Board Secretary Ms. Hochreiter read the site plan waivers PBW#1840, PBW#1842 both approved by the construction official.

Chairman Cortese called for a motion to adjourn the Regular meeting and Vice Chair Conte made a motion to adjourn at 9:05 pm and Mr. Cassidy seconded the motion, all present were in favor and the motion was carried.

Respectfully Submitted,



Trish Hochreiter
Planning Board Secretary

Adopted on: February 25, 2019