

PLANNING BOARD MEETING MINUTES

Regular Meeting was called to order by Acting Chair Pizzo at 7:00pm.

Open Public Meeting Notice was read by Chairman Chatzidakis, noting that all postings, filings, and emailing's took place on January 15, 2016.

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

Roll Call was taken by Board Secretary Ms. Bucci - Members in attendance:

Chairman Chatzidakis, Vice-Chair Pizzo, Councilman Van Noord, Acting Township Manager Tomczyk, Alt#2 Ms. Sarcone, Mr. Cortese, Mr. Cassidy.

Absent: Mayor Bobo, Ms. Ingravallo, Ms. Conte.

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. Christopher Norman - Board Solicitor, Board Secretary Ms. Gerry Bucci.

Absent: Mr. Michael Angelastro – Board Traffic Engineer.

Board Professionals were sworn in by the Planning Board Solicitor Mr. Christopher Norman: Mr. Joseph Petrongolo, Mr. William Long, Mr. Michael Angelastro, Mr. Brian McVey.

Discussion Items/Correspondence:

Chairman Chatzidakis reviewed the email from David Oberlander, attorney at law representing the applicant JRB Property Group, requesting an Extension of Review Time for the Major Preliminary Subdivision SD#569A until February 28, 2016. Chairman Chatzidakis called for a motion and Vice-Chair Pizzo made a motion to approve the extension of review time until February 28, 2016, and Councilman Van Noord seconded the motion; motion carried.

Adopting Minutes:

Chairman Chatzidakis called for a motion on adopting minutes and Councilman Van Noord made a motion to approve the Regular Meeting Minutes of November 10, 2016, and Mr. Cortese seconded the motion. All present were in favor, except Mr. Cassidy who abstained, and the motion was carried.

Resolution(s):

150 Mt. Laurel Medical Center, File SP#4497B, 150 Century Pkwy, Resolution R-2016-29, Industrial Zone, Block 1311, Lot 1.06, Minor Site Plan with Bulk Variances. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to adopt the Resolution R-2016-29, and Vice-Chair Pizzo seconded the motion. All present were in favor, except Mr. Cassidy who abstained, and the motion was carried.

Extension of Approval Time Application:

Tuscano, File SD#383A, 121 Hartford Road, R-3 & PUD Zone, Block 301, Lots 20.01 & 19.01, Application for Extension of Time for recording the Minor Subdivision approved by the Planning Board with the adoption of Resolution R-2016-14, which is due to expire January 5, 2017. Chairman Chatzidakis read the application. Mr. Marshal Family, attorney at law, representing the applicant, explained they are waiting on County approval regarding the dedication of a right-of-way easement to the County and need an extension. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the 190-day extension and adopt the Resolution R-2016-30, and Mr. Cortese seconded the motion. and the motion was carried. Roll Call Vote: Councilman Van Noord- Agree, Mr. Cortese- Agree, Mr. Cassidy- Agree, Alt #2 Ms. Sarcone- Agree, Acting Township Manager Tomczyk- Agree, Vice-Chair Pizzo- Agree, Chairman Chatzidakis- Agree; motion carried.

Submission Waivers:

Horizon Healthcare Services, File SP#6547B, 250 Century Pkwy, Ind. Zone, Block 1311, Lot 1.04, Minor Site Plan w/Bulk Variance, Request for Completeness of Granting Submission Waivers. Board Professionals recommend granting the submission waivers. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to grant the submission waivers, and Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Public Hearing(s):

Horizon Healthcare Services, Inc., File SP#6547B, 250 Century Pkwy, I Zone, Block 1311, Lot 1.04, Minor Site Plan with Bulk Variance for tenant fit-out with parking variance. Chairman Chatzidakis read the application. Ms. Barbara A. Casey, attorney at law, represented the applicant and introduced those providing testimony; Mr. Scott Winger as the Project Architect, Ms. Anne Anderson as the Project Planner, Mr. Sean

Keyes of Horizon Healthcare Services, and they were sworn in by Board Solicitor Mr. Norman. Ms. Casey noted that Horizon will be the sole occupant of this building. Mr. Scott Winger and Ms. Anne Anderson gave their credentials and they were accepted. Mr. Keyes described the project, the amenities, the business, the employee schedule, and parking. Mr. Winger described the circulation, the valet parking layout, the temporary valet shacks, and truck turning plan that was distributed at the meeting. Ms. Anderson described the positive and negative criteria. The adjacent property is deed restricted wetlands and cannot be obtained for additional parking. The applicant agrees to notify emergency services in advance of having a large company meeting. Entered into evidence was the Truck Turning Plan as A-1, and the Parking Layout with Valet Parking as A-2. Board Planner Mr. Petrongolo reviewed his report dated November 17, 2016. Board Engineer Mr. Long noted that he did not do a report since there was no drainage impact or proposed lighting. Board Traffic Engineer Mr. Angelastro reviewed his report November 21, 2016. Fire Marshal Mr. McVey reviewed his report dated November 18, 2016. Chairman Chatzidakis opened the public portion at 7:45pm; seeing none closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as the applicant to comply with the Professionals reports, obtain a parking variance, and provide a 10 day notice to emergency services before holding a large company meeting. Chairman Chatzidakis called for a motion and Councilman Van Noord made a motion to approve the application SP#6547B with the conditions stated, and Vice-Chair Pizzo seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Vice-Chair Pizzo- Agree, Mr. Cassidy- Agree, Mr. Cortese- Agree, Alt #2 Ms. Sarcone- Agree, Acting Township Manager Tomczyk- Agree, Chairman Chatzidakis- Agree; motion carried.

Metro Storage LLC, File SP#8009, Route 38, I Zone, Block 309, Lot 1 & 1.01, Major Preliminary & Final Site Plan for Self-Storage Facility consisting of 5 buildings. Chairman read the application. Mr. John P. Wyciskala, attorney at law, represented the applicant and introduced those providing testimony; Mr. Brad Bohler as the Project Engineer, Mr. Corey Chase as the Project Traffic Consultant, Mr. Paul Ricci as the Project Planner, Mr. Robert Heilman of Metro Storage, and they were sworn in by Board Solicitor Mr. Norman. Mr. Wyciskala described the project as one climate controlled one story building with four smaller one story buildings. Entered into evidence was an aerial view as Exhibit A-1, a color site plan rendering as Exhibit A-2, and a color building elevation as Exhibit A-3. Mr. Bohler reviewed the site plan, parking, employees, lighting, and signage. Mr. Heilman described the building characteristics and business operation. Board Planner reviewed his report dated November 17, 2016. Variance required for parking, for buffer, drive aisle, type of activity use of drive aisle, short term delivery truck, and design waiver for lighting. Lots to be consolidated, COAH fee required, sidewalk required. Board Engineer Mr. Long reviewed his report dated November 9, 2016. Design Waiver for inlets in the drive aisle and the Manning's "n" valve 0.013. Board Traffic Engineer Mr. Angelastro reviewed his report dated November 21, 2016. Fire Marshal Mr. McVey reviewed his report dated November 18, 2016. The applicant agreed to work with the professionals on the landscaping. Applicant will remove building #5 to eliminate the need for the buffer variance. Applicant will provide sidewalk where it can and a payment in lieu where it cannot; such as wetlands, bridge area, steep grade. Chairman Chatzidakis opened the public portion at 9:01pm. Les Runkewich of 1305 Yarmouth Lane was sworn in by Board Solicitor Mr. Norman. Mr. Runkewich had concerns with the proximity of the project to his home, the removal of trees, and sufficient buffer. Megan Quigley of 1105 Yarmouth Lane was sworn in by Board Solicitor Mr. Norman. Ms. Quigley had concerns with the lighting, hours of operation, and fencing. Chairman Chatzidakis called for a motion to extend the public hearing beyond one and one half hours, and Councilman Van Noord made a motion to extend the public hearing, and was seconded by Mr. Cortese. Ms. Quigley further concerns with the landscaping, wetlands, underground tanks, and noise from alarms. Seeing no further comments from the public, Chairman Chatzidakis closed the public portion at 9:21pm. Mr. Ricci noted that they will move the ADA space, reduce the facade sign facing Route 38 to 3 feet in height. Board Solicitor Mr. Norman reviewed the conditions as Preliminary Site Plan only, work with professionals on the landscaping, increase drive-aisle width, relocate the ADA space, install sidewalk and/or pay fee, no outside storage, no storage of flammable materials, widening buffer, light poles moved five feet from curbs, hours of operation 6am to 10pm, lights off one hour before opening and one hour after closing, architectural design of the buildings shall conform to the elevation exhibits, pay the COAH fee, variance for one facade sign at 40 s.f. facing westbound Route 38. Chairman Chatzidakis called for a motion and Vice-Chair Pizzo made a motion to approve the application SP#8009 for Preliminary Site Plan only with the conditions stated, and Mr. Cortese seconded the motion. Roll Call Vote:

Vice-Chair Pizzo- Agree, Mr. Cortese- Agree, Mr. Cassidy- Agree, Alt #2 Ms. Sarcone- Agree, Acting Township Manager Tomczyk- Agree, Councilman Van Noord- Agree, Chairman Chatzidakis- Agree; motion carried.

Chairman Chatzidakis called for a motion to appoint a temporary chair for the January 12, 2017 Reorganization Meeting and Councilman Van Noord made a motion to appoint LT. Col. Retired Timothy Cassidy as Temporary Chair, and Acting Township Manager Tomczyk seconded the motion. Roll Call Vote: Councilman Van Noord- Agree, Acting Township Manager Tomczyk- Agree, Mr. Cassidy- Agree, Mr. Cortese- Agree, Alt #2 Ms. Sarcone- Agree, Vice-Chair Pizzo- Agree, Chairman Chatzidakis- Agree; motion carried.

Board Secretary Ms. Bucci noted items for review in the Board Members packets for the 2017 Reorganization Meeting.

Board Secretary Ms. Bucci reviewed the minor site plan alteration SP#2103B, which was denied.

Board Secretary Ms. Bucci reviewed the site plan waiver SPW#8011, which was approved.

Board Secretary Ms. Bucci read a resolution of appreciation for former Board Member Christopher Howard. Chairman Chatzidakis called for a motion and Vice-Chair Pizzo made a motion to adopt the resolution of appreciation, and Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Chairman Chatzidakis called for a motion to adjourn the Regular Meeting and Vice-Chair Pizzo made a motion to adjourn at 9:38pm and Councilman Van Noord seconds the motion. All present were in favor, and the motion was carried.

Respectfully Submitted,


Gerry Bucci
Planning Board Secretary

Adopted On: _____

1/12/17