

**PLANNING BOARD MEETING MINUTES**

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

Open Public Meeting Notice was read by Chairman Pizzo, noting that all postings, filings, and emailing's took place on January 18, 2017.

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

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

Chairman Pizzo, Vice-Chair Cassidy, Mayor Riley, Deputy Mayor Van Noord, Alt#1 Ms. Sarcone, Ms. Ingravallo, Mr. Cortese, Ms. Conte, Mr. Chatzidakis. Absent: Acting Township Manager Tomczyk, Alt#2 Mr. Allen.

Professionals in attendance:

Mr. Joseph Petrongolo – Board Planner, Mr. William Long – Board Engineer, Mr. Michael Angelastro - Board Traffic Engineer, Mr. Brian McVey – Fire Marshal, Mr. Christopher Norman - Board Solicitor, Ms. Gerry Bucci - Board Secretary.

Absent: None

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:

Mount Laurel Library, 100 Walt Whitman Ave, File SP#100, replacing the existing sign with 32 square foot Free Standing Monument Sign. Mr. Keith Tremble, attorney at law, for the Mount Laurel Library, described the proposed sign, noting that permit applications were in for review and was looking for a recommendation by the Planning Board as per the MLUL 40:55D-31. Mr. Tremble further noted that the sign will remain in the same location. Board Planner Mr. Petrongolo reported that the monument sign is to be filled in on the bottom, that it is consistent with the Master Plan and complies with the zoning ordinance. Chairman Pizzo called for a motion, and Ms. Conte made a motion to recommend the monument sign, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Resolution(s):

Virtua Medical Group, P.A., File SP#2200B, 1015 Briggs Road, **Resolution R-2017-03**, I Zone, Block 512, Lot 3, Minor Site Plan with Bulk Variance. Chairman Pizzo called for a motion, and Ms. Conte made a motion to approve the resolution R-2017-03, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Submission Waivers:

JRB Property Group LLC, 171 & 175 Hooton Road, Block 900, Lot 11 & 12, R-1 Zone, File SD#569A, Major Preliminary Subdivision, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Mr. Oberlander, attorney for the applicant, was present. Chairman Pizzo called for a motion, and Ms. Conte made a motion to grant the submission waivers, and Mr. Cortese seconded the motion. All present were in favor, and the motion was carried.

Fair Share Housing Development, Inc., Ark Road & Hovtech Blvd., Block: 302.15, Lot: 2 & 3, SAAD Zone, File SP#8021 & SD#704, Minor Subdivision with Major Preliminary Site Plan, Request for Completeness of Granting Submission Waivers. The Board Professionals recommended granting the submission waivers. Chairman Pizzo called for a motion, and Ms. Conte made a motion to grant the submission waivers, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Metro Storage, LLC, Route 38, Block 309, Lots 1 & 1.01, I – Zone, File SP#8009, Amended Preliminary & Final Site Plan with Bulk Variance, Request for Completeness of Granting Submission Waivers. Chairman Pizzo called for a motion, and Deputy Mayor Van Noord made a motion to grant the submission waivers, and Vice-Chair Cassidy seconded the motion. All present were in favor, and the motion was carried.

Public Hearing(s):

The Falls Group LLC, File SP#4527, 3320 Route 38, I - Zone, Block 304, Lot 1.02, Amended Final Site Plan with Bulk Variance to modify the layout of the ride pads in Phase 2. Chairman Pizzo read the application. Mr. David Wollman, attorney at law, represented the applicant and introduced those providing testimony; Randy Lahn of Falls Group LLC, Patrick Kane as the project engineer, and they were sworn in by Board Solicitor Mr. Norman. Mr. Wollman described the application to amend Phase 2C. Entered into evidence was an overall site plan as Exhibit A-11, a site plan showing new green and impervious surface as

Exhibit A-12, previously approved site plan as Exhibit A-13, a round ride pad with sample rides as Exhibit A-14 & A-15. Mr. Kane described the proposed modifications including the addition of a fire truck lane, the removal of the outdoor go cart track and removal of second food cart and replacing with ride pads. The large rectangle ride pad may be used for a few small rides or a large ride. The applicant noted the rides will meet the height limitation of a maximum height of 60 feet. The applicant would like the portable storage shed to remain until Phase 3. Board Planner Mr. Petrongolo reviewed his report dated March 23, 2017. Board Engineer Mr. Long reviewed his report dated March 24, 2017. Board Traffic Engineer Mr. Angelastro reviewed his report dated March 28, 2017, noting a new or modified NJDOT permit is not required. Fire Marshal Mr. McVey reviewed his report dated March 23, 2017. Chairman Pizzo opened the public portion at 7:30pm; seeing none, closed the public portion. Board Solicitor Mr. Norman reviewed the conditions as; the storage shed is temporary until phase 3, all rides to conform to the height limitation. Chairman Pizzo called for a motion, and Ms. Conte made a motion to approve the amended site plan application SP#4527 with the conditions stated, and Vice-Chair Cassidy seconded the motion. Roll Call Vote: Ms. Conte- agree, Vice-Chair Cassidy- agree, Mr. Chatzidakis- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Alt#1 Ms. Sarcone- agree, Deputy Mayor Van Noord- agree, Mayor Riley- agree, Chairman Pizzo- agree; motion carried.

Fair Share Housing Development Inc., File SP#8021 & SD#704, Ark Rd and Hovtech Blvd., Block 302.15 Lots 2 & 3, SAAD - Zone, Minor Subdivision with Major Preliminary Site Plan, to construct 71 units of senior affordable apartments in Phase I. Chairman Pizzo read the application. Mr. Damien Del Duca, attorney at law, represented the applicant and introduced those providing testimony; Ryan Headley as project engineer, David Danton as the project architect, Mike Brown as the project traffic engineer, and they were sworn in by Board Solicitor Mr. Norman. Mr. Del Duca described the property and the proposed application, noting the court orders and ordinance 2017-2 adopted by the Township. The units will be deed restricted for seniors and for low and moderate income. Entered into evidence was an aerial photo as Exhibit A-1, Phase I plan as Exhibit A-2, color rendering of Phase I as Exhibit A-3, building elevation and floor plan as Exhibit A-4. Mr. Del Duca noted they advertised for a major subdivision because the property is on a major arterial street, and requests an exception for a minor subdivision. Applicant requests a design waiver for open space. Applicant will provide down lighting fixtures. The development will include indoor recreation. Mr. Headley gave his credentials and they were accepted. Mr. Headley reviewed the phasing plan and the parking, noting that short term parking will be provided for delivery trucks. A diminimus exception from the RSIS is needed for parking. The applicant will talk to Shoprite and work with the Fire Marshal regarding the emergency access. The Board had concerns with parking and overflow on the road and at Shoprite. The possibility of phantom parking was discussed. Mr. Danton reviewed the indoor recreation and activities. The kitchen will be used for catering activities. May consider outdoor seating and gazebo. Board Planner Mr. Petrongolo reviewed his report dated March 22, 2017. Board Engineer Mr. Long reviewed his report dated March 24, 2017 for the site plan and March 28, 2017 for the subdivision. Board Traffic Engineer Mr. Angelastro reviewed his report dated March 29, 2017. Fire Marshal Mr. McVey reviewed his report dated March 23, 2017. The applicant submitted a response report dated March April 7, 2017. Chairman Pizzo opened the public portion at 8:25pm. Mr. Harvey Sklahl of 5609 Adelaide Drive was sworn in by Board Solicitor Mr. Norman. Mr. Sklahl had questions regarding the age and income limit, any additional traffic light, and had concerns regarding traffic and property value. Gary Weber of 5604 Adelaide Drive was sworn in by Board Solicitor Mr. Norman. Mr. Weber had concerns with age and younger family members, parking, and had questions regarding deed restrictions and ADA parking. Mr. Bill Baltrusaitis of Roosevelt Paper was sworn in by Board Solicitor Mr. Norman. Mr. Baltrusaitis had concerns with the impact on traffic and truck deliveries, any restrictions on trucks. Ms. Peggy Iannuzzi of 295 Fostertown Road was sworn in by Board Solicitor Mr. Norman. Ms. Iannuzzi had concerns with tree removal, landscaping, wildlife, nesting areas, open space, the use of the Township owned property, the ground slope and water runoff, and indicated that customers of the gym use the township property to park. Board Secretary Ms. Bucci noted that the applicant has approached the one and one half hours. Chairman Pizzo called for a motion and Ms. Conte made a motion to extend beyond the one and one half hour, and Deputy Mayor Van Noord seconded the motion. All present were in favor and the motion was carried. Board Solicitor Mr. Norman reviewed the conditions as the applicant needs a de minimus waiver from the RSIS, to request easements from Shoprite for emergency access, sidewalk relocation and pedestrian crosswalk, and the signage, parking, and outdoor recreation be deferred to final site plan, and deem it a minor subdivision rather than a major. Chairman Pizzo called for a motion, and Ms. Conte made a motion to approve the minor subdivision and preliminary site plan application SD#704 & SP#8021 with the conditions stated, and Deputy Mayor Van Noord seconded the motion. Roll Call Vote: Ms. Conte- agree, Deputy Mayor Van Noord- agree, Mr. Chatzidakis- agree, Mr. Cortese- agree, Ms. Ingravallo- agree, Alt#1 Ms. Sarcone- agree, Mayor Riley- agree, Vice-Chair Cassidy- agree, Chairman Pizzo- agree; motion carried.

Board Secretary Ms. Bucci reviewed the minor site plan alteration for SP#8023 that could not be released because of delinquent taxes.

Board Secretary Ms. Bucci reviewed the site plan waivers #8018, #8020, #8022, #8024, and #8025, which were all approved by the construction official.

Board Secretary Ms. Bucci reminded the Board Members to file their financial disclosure statement online before the end of April and any questions, to contact the Meredith Tomczyk.

Chairman Pizzo called for a motion to adjourn and Ms. Conte made a motion to adjourn at 9:05pm, and Deputy Mayor Van Noord seconded the motion. All present were in favor and the motion was carried.

Respectfully Submitted,



Gerry Bucci  
Planning Board Secretary

Adopted On: 5/11/17