

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
May 18, 2021**

MEMBERS PRESENT:

Joseph Maguire
Lynn Gallo
Vincent D'Antonio
Walter Fazler
Georgette Castner
William Creeley
Lynne Gallo
Chetan Vajapay

STAFF PRESENT

Peter Clifford, Board Secretary
Melanie Levan ESQ, Board Attorney
Danielle Gsell, Recording Secretary
Michelle Taylor, P.P, A.I.C.P Board Planner
Frederick Turek, P.E., C.M.E, Board Engineer
Scott Taylor, Board Landscape Architect

Absent: Lynne Schill, Mark Williams

Mr. Maguire called the meeting to order in the Council Chambers at 7:01pm by reading the Open Public Meetings Act statement. A moment of silence was followed by the Pledge of Allegiance.

Roll call is as listed above.

This meeting was held via video conference (MS Teams)

RESOLUTIONS:

- ZBA#2021-11, Kumar Pankaj & Remya Mahadevan, 201 Winstead Avenue, Block 1002 Lot 33, Zone R-3, Bulk Variance for six (6') foot privacy fence.
 - A motion to approve this resolution was made by Mr. Fazler seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- ZBA#2021-14, Robert & Lori Salmons, 336 E. Central Avenue, Block 5905 Lot 5, Zone R-2, Bulk Variance to replace existing fence. Which is also a barrier for pool.
 - A motion to approve this resolution was made by Mr. Fazler seconded by Ms. Castner. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.
 - A motion to amend this resolution striking Mr. Creeley and adding Mr. Fazler was made by Mr. Maguire seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

- ZBA#2020-32, James and Lisa O'Donnell, 322 East Maple Avenue, Block 5602 Lot 28.02, Zone R-1A, Bulk Variance Relief for a proposed barn and garage.
 - A motion to approve this resolution was made by Mr. Fazler seconded by Ms. Gallo. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

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MINUTES:

- A motion to approve the April 20, 2021 Meeting Minutes with the addition of Mr. Creeley who was in attendance was made by Ms. Gallo seconded by Mr. Fazler. The roll call vote of eligible Board members was unanimous in favor. Motion Carried.

PUBLIC HEARING:

- **ZBA#2021-13, Gennady Gorel, 19 Castleton Lane, Block 6003 Lot 15, Zone R-2, Bulk Variance for in ground pool & decking.**

This application did not notice in time and will be heard at the Zoning Board Meeting in June 2021. New notice will be required.

- **ZBA#2021-12, Lockheed Martin Corp., 199 Borton Landing Road, Block 6700 Lot 10, Zone SRI, Preliminary & Final Site Plan, Use Variance & Conditional Use for Height Variance Relief.**

Ms. Levan gave a background on the new ordinance Town Council just adopted and why the applicant was coming before the Board even though the new ordinance would allow the applicant to construct the new building with no height variance required.

Ms. Rhonda Feld, Attorney for applicant, introduced herself and the witnesses to the Board.

Mr. Jim Miller- Professional Planner

Mr. Bob Stout- Professional Engineer

Mr. R. Jeffrey Haag- Manager of facilities at Lockheed Martin

Ms. Feld gave an overview of the application and why the applicant was coming before the Board. The applicant is looking for a variance to construct a new building aka Building 156 on the property in order to store, manufacture, and test complex launching systems prior sending them out to the ships to be installed. Ms. Feld introduced Mr. Haag so he could further explain the reason for needing the building to be that large and how they plan on utilizing the space. Mr. Haag testified they will be closing the location in Baltimore, MD that handles the manufacturing, storing and testing of the launch system so that the applicant can optimize their facilities use and reduce their carbon footprint. This construction will happen in 2 phases and will be done over a period of time. About 120 people work in the Baltimore plant and will be coming up to this facility when the construction is complete. However Mr. Haag does not feel that adding the additional people will cause any issues with parking or overcrowding the facility. Mr. Haag explained that the entire facility is not on the same schedule now and that will be continuing so again he did not foresee and issue with parking since constructing this building will warrant a loss of 296 parking spaces. Mr. Haag also testified and confirmed this new proposed building will comply with all use and performance standards.

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Mr. Bob Stout, Engineer, presented Exhibit A (aerial of current view) showing what the facility currently looks like without the proposed building on it. Exhibit B (close-up of building 156) Mr. Stout used this exhibit to show how the height of the new proposed building would fit in with the current buildings as well as the materials used on the building would match.

Exhibit C (Colored Site Rendering) showed the Board the two phases the proposed building will be built in as well as the walkways and emergency vehicle turn arounds that will be there. The lighting on the property will be 18ft. tall pole lights with downward 4000 kelvin lighting just like the rest of the complex.

Mr. Stout spoke in length about the Stormwater management systems on the property testifying the applicant would be bringing all the systems up to code as well as maintaining them as they should be. He presented Exhibit D (colored rendering of Marne Highway) showing the landscaping agreed upon between the applicant and the Board Landscape Architect. Exhibit E (floor plan and elevation for phase one only) and Exhibit F (exterior of proposed building) were presented to discuss the layout and elevations as well as materials being used to construct the proposed building. Mr. Maguire asked about how the manufacturing will be working and if the applicant anticipated having multiple shipments going out from this building a week. Mr. Haag explained some of the process of how the manufacturing will work and that he didn't anticipate more than one every 6 months or so.

Mr. Jim Miller, Professional Planner, was introduced to the Board to provide a small background on Lockheed Martin and some of their daily activities. He then provided the Board with his detailed positive and negative criteria on why he felt they should approve the application. He sighted the proposed building being in line with the Master Plan as well as fitting in with the current buildings on the property.

Ms. Michelle Taylor, Board Planner, spoke to her May 7, 2021 letter and how the applicant agreed to comply with all issues listed in the letter. Ms. Feld put on the record the applicant was willing to comply with all the items listed in that letter except the lighting and the landscape plan since they had spoken to the Landscape Architect and come up with a plan different from what Ms. Taylor had stated in her letter.

Mr. Turek spoke to the existing basins on the property and how they were being managed. He wanted to know if the annual reports were being filed on them. The applicant stated they had not been filing the reports as they should but would provide a current report and continue to final annually as they should have been doing. The applicant agreed to comply with all Fire Marshall's comments in his letter as well.

There were multiple questions from the Board regarding a comprehensive Storm Water Management Operations Report on all the drainage systems located on the Lockheed Martin Property. Mr. Stout and Ms. Feld asked the Board to give them until the end of 2021 to get together a Operations and Maintenance Manual for the all storm drains located on the property since this was a large undertaking for the applicant.

Ms. Feld provided a summary of the application and what they applicant was looking to have approved providing reasons for needing the approval as well as agreeing to conditions the Board would be putting into place for the approval.

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BOARD COMMENT:

Again there was much discussion about the Storm Water Management Systems and the Board being disappointed the applicant had not been filing the proper reports annually as they should have been. There was also disappointment expressed about the Township not following up on the fact the reports were not being filed. Mr. Clifford did state Director Jamanow was in the process of getting a comprehensive list of all storm water basins throughout the town and ensuring the proper reports are being filed. The Board also spoke about impervious coverage in which Mr. Maguire said the Board should be careful about placing conditions on items not related to the application in front of them since it could end badly for them.

- A motion to approve this Application with the following conditions:
 - Submit Operations and Maintenance Manual by End of 2021
 - Comply with submitting annual reports for Stormwater systems from 2020 going forward
 - Comply with Fire Marshall Letter Comments
 - Comply with Turek Letter Comments
 - Comply with Taylor Design Group Letter Comments
 - Plant 9 to 10 Trees along the heli-pad area that are only about 8ft. to 10ft. high

was made by Mr. D'Antonio seconded by Mr. Vajapay. The roll call vote of eligible Board Members unanimous in favor. Motion Carried.

With no further business to discuss, Mr. Vajapay made a motion, seconded by Ms. Gallo to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 9:41pm

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