

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF AUGUST 11, 2016
REGULAR MEETING**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, August 11, 2016, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: Delbert Rife; Joseph Sabatino; Israel Rivera; Matthew Tomaszewski; Councilman Michael Cantwell; Mayor Brian Carlin; Celeste Niles; Lacey Walker; Alan Warner; Davon McCurry; Denis Germano, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; Joseph Augustyn, PP, Board Planner; Matthew Witkowski, PE, Board Traffic Engineer

ABSENT: Charleen George;

Meeting was called to order by Vice-chairman Rife; he opened the meeting by reading the "Statement of Minutes" as follows:

PUBLIC NOTICE of this meeting pursuant to the Open Public Meetings Act has been given by Planning Board in the following manner:

- (a) Posting written notice on the official bulletin board at the Township Municipal Complex on January 7, 2016;
- (b) Mailing written notice to the Courier Post on January 8, 2016, by certified mail, return receipt requested; hand delivered to the Burlington County Times on January 6, 2016, hand receipt obtained; and Legal Ad in the Burlington County Times on January 8, 2016
- (c) Filing written notice with the Clerk of the Township of Burlington on January 7, 2016.

Approval of Minutes

Vice-chairman Rife requested approval of the minutes of the June 9, 2016 Regular meeting.

MOTION made by Mr. Sabatino and seconded by Mayor Carlin to approve the minutes of the June 9, 2016 Regular meeting. On roll call the following vote was recorded:

AYES: All NAES: None

Vice-chairman Rife declared the motion carried.

Correspondence

There was no correspondence to be filed.

Matrix Realty, Inc. – Block 150 Lots 1, 1.02, 2 & 2.01.

Application submitted for preliminary and final Major Site Plan approval to construct a 531,000 sq. ft. warehouse building.

Glenn Pantell, Esq. was present for the application. He introduced Julie AlgeoPE, Site Engineer; Ken Griffin, Principal at Matrix; Raymond Liotta, PE; Karl Pehnke, Traffic Engineer; and Scott Murdoch, Architect. All were sworn in.

This application proposed the construction of a 531,000 square foot warehouse building along with appurtenant parking, utility, drainage, landscaping and lighting improvements.

Mr. Griffin gave an overview of the company.

The property listing was marked as Exhibit A-1.

Mr. Murdoch offered his professional credentials. Mayor Carlin made a motion to identify him as professional.

Mr. Murdoch reviewed the PB101 Architectural Floor Plan, marked as Exhibit A-2; the PB301 Architectural Elevations, marked as Exhibit A-3; and the Drawing of Primary Entrance, marked as Exhibit A-4.

Ms. Algeo offered her professional credentials. Mayor Carlin made a motion to identify her as professional.

Ms. Algeo reviewed the Aerial Photograph, marked as Exhibit A-5. She stated that applicant is in agreement to consolidate the 4 lots into one.

Ms. Algeo reviewed the Color rendering of the landscaping plan, marked as Exhibit A-6. She stated that there are 209 parking spaces including the 11 handicapped spaces.

Ms. Algeo reviewed the design exceptions requested and then the Matrix Alternative parking scheme, marked as Exhibit A-7. She then reviewed the proposed lot coverage with and without the bike path. She also reviewed the lighting and landscaping.

Mr. Pantell stated that with regard to the parking spaces they are proposing 209 with the initial building of the facility with the flexibility to add the proposed reserved spaces.

Mr. Pehnke offered his professional credentials. Mayor Carlin made a motion to identify him as a professional.

Mr. Pehnke gave an overview of the traffic study conducted.

Mr. Liotta has been previously qualified as a professional before this Board. He reviewed the positive and negative criteria.

Mr. Hatfield reviewed his report of August 3, 2016.

Applicant agreed to provide calculations and certifications that the drainage through the retaining wall will not have an adverse impact on the adjoining site.

Mr. Witkowski reviewed his report of July 11, 2016.

Mr. Augustyn reviewed his report of August 8, 2016.

At this time Vice-Chairman Rife opened the meeting to the public. There being no public comment that portion of the meeting was closed.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to grant Preliminary Site Plan approval, contingent up on Mr. Hatfield’s report of August 3, 2016; Mr. Witkowski’s report of July 11, 2016; and Mr. Augustyn’s report of August 8, 2016. On roll call the following vote was recorded:

AYES: Mr. Sabatino, Mr. Rivera, Mr. Tomaszewski, Councilman Cantwell, Mayor Carlin, Mrs. Niles, Mr. Warner, Mr. McCurry, Vice-chairman Rife

NAES: None

ABST: None

Vice-chairman Rife declared the motion carried. Application for Final Approval was continued.

Reports

Solicitor’s Report

Mr. Germano requested a MOTION to approve the following resolutions:

American Custom Drying – Block 123 Lot 4.01.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to approve the above resolutions and make them part of the June 2016 minutes. On roll call the following vote was recorded:

AYES: All NAES: None

Vice-chairman Rife declared the motion carried.

Cedar Properties, LLC – Block 118, Lots 3, 4, 5.02 and 5.03.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to approve the above resolutions and make them part of the June 2016 minutes. On roll call the following vote was recorded:

AYES: All NAES: None

Vice-chairman Rife declared the motion carried.

Engineer’s Report

Mr. Hatfield stated that he had no report.

Planner’s Report

Mr. Augustyn stated that he had no report.

Traffic Engineer’s Report

Mr. Witkowski stated that he had no report.

Adjournment

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to adjourn the meeting. On roll call the following vote was recorded:

AYES: All NAES: None

Vice-chairman Rife declared the motion carried.

RESPECTFULLY SUBMITTED,

EILEEN LISS, SECRETARY

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APPROVED: _____