

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

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

PRESENT: Lacy Walker; Joseph Sabatino; Matthew Tomaszewski; Mayor Brian Carlin; Celeste Niles; Alan Warner; Davon McCurry; Charleen George; Denis Germano, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; Joseph Augustyn, PP, Board Planner; Matthew Witkowski, PE, Board Traffic Engineer

ABSENT: Delbert Rife; Israel Rivera; Councilman Michael Cantwell;

Meeting was called to order by Chairperson George; she 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

Chairperson George requested approval of the minutes of the January 15, 2016 Reorganization and Regular meetings.

MOTION made by Mayor Carlin and seconded by Mr. Walker to approve the minutes of the January 15, 2015 Reorganization and Regular meetings. On roll call the following vote was recorded:

AYES: Mr. Walker, Mr. Sabatino, Mr. Tomaszewski, Mayor Carlin, Mrs. Niles, Mr. Warner, Mr. McCurry, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

Correspondence

There was no correspondence to be filed.

Swearing in of all Board Professionals

Mr. Germano swore in Mr. Hatfield.

Lidl US, LLC – Block 116, Lots 1.01, 5, 5.05, 7.

Application submitted for Preliminary Major Site Plan approval to construct a grocery store.

Duncan Prime, Esq. was present for the application. He introduced Scott Logan, Lidl; Adam Gibson, PE; Kevin VanHise, Landscape Architect; and John Kauppila, PE. All sworn in.

This application proposes the construction of a 36,170 SF grocery store along with appurtenant site improvements.

Mr. Logan explained that they site consists of 16 acres. The proposed grocery store site will take up approximately 6 acres of the 16 acre property. He then reviewed the Image of the front of the store, marked as Exhibit A-1, and a color rendering of the site plan, marked as Exhibit A-2.

Mr. Logan reviewed the operations. There will be 30-35 employees. Currently there is 1 delivery per day in their Europe stores and they plan to continue that in the US. They are still trying to identify the hours of operation but most likely 6am to midnight. They currently have 2 distribution centers located in Virginia and North Carolina.

Mr. Kauppila gave a site plan overview.

Mr. VanHise reviewed the screening and buffering for the site. He stated that there will only be 2 loading spaces needed. He then reviewed an image of the rear of the store, marked as Exhibit A-3. They will provide additional screening along the site boundaries as requested by Mr. Augustyn.

Mr. Gibson reviewed the traffic.

Mr. Witkowski questioned a comparison to another United States store since there are no current stores open to obtain information from.

Mr. Hatfield reviewed his report of February 5, 2016. He requested architectural elevations and plans. He is not recommending final site plan approval at this meeting.

Mr. Hatfield questioned if applicant has a Letter of Interpretation.

Applicant agreed to provide a Phase I and an L.O.I., if applicable.

Mr. Augustyn reviewed his report of February 15, 2016.

Mr. Logan explained their shopping cart management program.

Mr. Prime stated that applicant is still working on their sign package.

Applicant agreed to provide bike racks but not the benches.

Mr. Hatfield questioned whether a back-up generator was proposed.

Mr. Logan stated that he will have answers by final approval.

Mr. Gibson reviewed an aerial photo of the site, marked as Exhibit A-4. He pointed out the bus stops on Rte. 541.

Mr. Witkowski reviewed his report of February 4, 2016. He requested a Traffic Signal Plan and configuration changes to the Kelly Drive approach.

At this time Chairperson George opened the meeting to the public.

William Tomer, Sr. – 1807 Mt. Holly Rd. (sworn in)

Mr. Tomer referenced the 1972 resolution regarding the purchase of the properties that front on Rt. 541.

Coreena Menk – 1805 Mt. Holly Rd. (sworn in)

Mrs. Menk requested clarification on the distance of the building and clearance from her home. She also had questions about the parking and buffering.

Applicant agreed not to clear any trees that buffered her home.

David Zimarowski – 1700 Mt. Holly Road (sworn in)

Mr. Zimarowski expressed concern with the new traffic pattern and what this will do with the existing traffic.

Felicia Zimarowski – 1700 Mt. Holly Road (sworn in).

Mrs. Zimarowski expressed concern with the tractor trailers on Rt. 541 and the traffic pattern.

There being no further public comment that portion of the meeting was closed.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to grant Preliminary Site Plan approval contingent upon Mr. Hatfield's report of February 5, 2016; Mr. Augustyn's report of February 15, 2016; and Mr. Witkowski's report of February 4, 2016. On roll call the following vote was recorded:

AYES: Mr. Walker, Mr. Sabatino, Mr. Tomaszewski, Mayor Carlin, Mrs. Niles, Mr. Warner, Mr. McCurry, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

Miscellaneous

Adoption of Board Professionals Resolution.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to adopt the resolutions for the Board Professionals. On roll call the following vote was recorded:

AYES: Mr. Walker, Mr. Sabatino, Mr. Tomaszewski, Mayor Carlin, Mrs. Niles, Mr. Warner, Mr. McCurry, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

Reports

Solicitor's Report

Mr. Germano stated that he had no report.

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

Chairperson George declared the motion carried.

RESPECTFULLY SUBMITTED,

EILEEN LISS, SECRETARY

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APPROVED: _____