

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF JUNE 9, 2016
REGULAR MEETING**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, June 9, 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; 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: Lacey Walker

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 May 12, 2016 Regular meeting.

MOTION made by Mayor Carlin and seconded by Mr. Rife to approve the minutes of the May 12, 2016 Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Chairperson George

Chairperson George declared the motion carried.

Correspondence

There was no correspondence to be filed.

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

Application submitted for Preliminary and Final Major Site Plan approval to construct a 19,600 SF retail shopping center.

Josh Broderson, Esq. was present for the application. He introduced Clifton Quay, PP & PE; Joshua Eckert, PP & Architect; Adam Catherine, PE & Traffic Engineer; and Vijay Vohra, a member of the family that will own and operate the Dunkin Donuts. All were sworn in.

This application proposes the construction of a 17,600 SF retail buildings (strip mall) and attached 2,000 SF coffee shop with a drive-thru along with appurtenant site improvements.

The following exhibits were submitted to the Board: Site Plan, Exhibit A-1; Color Rendering of Site Plan, Exhibit A-2; Aerial Photograph, Exhibit A-3; Proposed Signage, Exhibit A-4; Architectural Packet, Exhibit A-5.

Mr. Quay gave a site plan overview.

At this time an extensive discussion occurred regarding the entrance on Wedgewood Drive.

Mr. Eckert reviewed the Architectural Plans.

Mr. Vohra reviewed the operations of Dunkin Donuts. The hours of operation are 5am-10pm, there is 1 delivery a week, there are 5-6 employees, and the dumpster and recycling are picked up 1 time per week.

Mr. Rife questioned the delivery truck.

Mr. Vohra stated that typically it is a tractor trailer or smaller box truck that delivers donuts around 3-4am. He added that deliveries are not during peak hours.

Mr. Hatfield questioned the excessive signage requested by Dunkin Donuts. He stated that it is 80% more than the Ordinance allows.

At this time an extensive discussion occurred regarding signage. It was agreed that the applicant will seek approval for their sign package at another time after consulting the Board Engineers.

Mr. Catherine gave a site plan overview with respect to traffic.

Mr. Witkowski requested that applicant speak with the County about the reduced speed limit in front of the site.

Applicant agreed.

Mr. Hatfield reviewed his report of June 3, 2016. He recommended approval of the waiver for the Environmental Impact Statement.

At this time an extensive discussion occurred regarding the monument sign.

Mr. Hatfield asked applicant to confirm that none of the existing businesses will be part of the new strip mall.

Mr. Warner questioned the sight line distance on Wedgewood Drive.

Mr. Augustyn questioned the protection of the wetlands during construction.

Mr. Quay stated that they will have a tree protection fence.

Mr. Augustyn reviewed his report June 3, 2016.

Mr. Witkowski reviewed his report of May 9, 2016. He stated that he is holding is comments for the updated report. He did express concern with the stacking at the Dunkin Donuts drive through.

At this time an extensive discussion occurred regarding the drive through stacking.

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

Umesh Shah – existing business owner on the site. Sworn in.

Mr. Shah questioned if there is any consideration given to the existing businesses.

The applicant stated that the proposed spaces are already under contract or in negotiations.

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

MOTION made by Mayor Carlin and seconded by Rife to approve Preliminary and Final Major Site Plan approval to construct a 19,600 SF retail shopping center, contingent upon Mr. Hatfield’s report of June 3, 2016; Mr. Augustyn’s report of June 3, 2016 and Mr. Witkowski’s report of May 9, 2016. On roll call the following vote was recorded:

AYES: Mr. Rife, Mr. Sabatino, Mr. Rivera, Mr. Tomaszewski, Councilman Cantwell, Mayor Carlin, Mrs. Niles, Mr. Warner, Mr. McCurry, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

American Custom Drying – Block 123 Lot 4.01.

Applicant is requesting Amended Preliminary and Final Major Site Plan approval.

Melanie Levan, Esq. was present for the application. She introduced Robert Stout, PE and Adam Cabot, President and CEO.

This application proposes the construction of a 1,540 SF building addition; a stand-alone 5,000 SF warehouse; and a stand-alone 2,500 SF pole barn along with appurtenant parking, drainage and lighting improvements to serve the existing American Custom Drying facility.

Mr. Cabot explained that they are looking to expand to organize the site and make it more aesthetically pleasing. The goal is to remove the trailers off of the property. They anticipate hiring an additional 7 employees due to the expansion. It will be for 1st shift from 9am-5pm.

Mr. Witkowski questioned if there will be additional truck traffic.

Mr. Stout reviewed the areal site plan, Exhibit A-1; Colorized Rendering of Site Plan, Exhibit A-2; Floor Plan and Elevation of Office, Exhibit A-3; Warehouse Expansion, Exhibit A-4; and Color rendering of proposed sign, Exhibit A-5.

Mr. Hatfield reviewed his report of June 2, 2016. He recommended granting the waiver for the Environmental Impact Statement.

Mr. Augustyn recommended a waiver of the landscape plan.

Mr. Witkowski reviewed his report of May 20, 2016. He recommended granting a waiver for the Traffic Impact Report.

At this time Chairperson George 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 Mrs. Niles to grant amended Preliminary and Final Major Site Plan approval, contingent upon Mr. Hatfield’s report of June 2, 2016; and Mr. Witkowski’s report of May 20, 2016. On roll call the following vote was recorded:

AYES: Mr. Rife, Mr. Sabatino, Mr. Rivera, Mr. Tomaszewski, Councilman Cantwell, 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 requested a MOTION to approve the following resolutions:

Cone Levy, LLC – Block 98.08 Lot 1.

Masonic Charity Foundation of New Jersey – Block 133 Lots 101 and 1.02.

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

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

NAES: None

ABST: Chairperson George

Chairperson George 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

kaa
APPROVED: _____