

**TOWNSHIP OF BURLINGTON PLANNING BOARD  
BURLINGTON COUNTY, NEW JERSEY  
MINUTES OF MARCH 10, 2016  
REGULAR MEETING**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, March 10, 2015, at 7:00 P.M. at the Township Municipal Complex.

**PRESENT:** Delbert Rife; Lacy Walker; 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:** n/a

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 February 11, 2016 Regular meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Walker to approve the minutes of the February 11, 2015 Regular meeting. 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: Mr. Rife, Mr. Rivera, Councilman Cantwell

Chairperson George declared the motion carried.

**Correspondence**

There was no correspondence to be filed.

**American Asphalt Company, LLC** – Block 153.02, Lot 1.02.

Application submitted for a Site Plan Waiver to add additional equipment to the site.

Jeffrey Baron, Esq. was present for the application. He introduced Jim Voytko, VP of Production and Operations, and Robert Stout, PE. Both sworn in.

This application proposes to install additional plant equipment that will allow for the processing of smaller “batches” of hot-mix asphalt.

Mr. Voytko stated there will be no change in the traffic circulation on site.

Mr. Walker questioned the existing batch house.

Mr. Voytko stated that the new equipment will act as its own separate batch house.

Mr. Stout have an overview of the site plan, marked as Exhibit A-1.

Mayor Carlin questioned the size of the small-batch truck.

Mr. Voytko stated a 5 ton truck, which is typical for small batches, is the size of an F350.

Applicant offered to direct truck drivers to Route 130 via Dulty’s Lane and make them aware of weight restrictions on Neck Rd.

Mr. Augustyn recommended replacing the plantings on the berm along Route 130 that are dead.

Mr. Witkowski stated he has no comment.

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 Councilman Cantwell to approve a site plan waiver to add additional equipment to an existing site, contingent upon Mr. Hatfield’s report of March 2, 2016. On roll call the following vote was recorded:

AYES: Mr. Rife, Mr. Walker, 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.

**Frontier Development, LLC** – Block 124, Lot 22.

Application submitted for Preliminary and Final Major Site Plan to construct four (4) additional retail uses on the site at 2601 Mt. Holly Road.

Duncan Prime, Esq. was present for the application. He introduced Robert Stout, PE and was sworn in.

This application proposes the demolition of an existing one-story 22,559 s.f. building formerly occupied by American Appliance, as well as a few other short term retail businesses, and the construction of 9,863 s.f. of retail space comprised of three separate retail uses in two building along with appurtenant site improvements.

Mr. Stout reviewed the 2011 aerial photograph, marked as Exhibit A-1, and a colorized rendering of the Landscape Plan, marked as Exhibit A-2.

Applicant is proposing 2 buildings with 3 occupants. The occupants will be Verizon, Starbucks and a Vitamin Shop.

Mr. Stout reviewed a colorized rendering of the loading area, marked as Exhibit A-3.

Mr. Stout reviewed the Verizon store elevations, marked as Exhibit A-4; Starbucks & Vitamin Shop side building elevations, marked as Exhibit A-5; Starbucks & Vitamin Shop elevations, marked as Exhibit A-6; Sign Elevations, marked as Exhibit A-7; and Verizon free standing sign, marked as Exhibit A-8.

At this time extensive discussions occurred regarding size of the free-standing sign.

Applicant agreed to work with the Board Professionals on the size of the sign.

Mr. Hatfield reviewed his report of March 4, 2016.

Mr. Augustyn reviewed his report of March 7, 2016.

Mr. Tomaszewski stated that he would like 2 water sources.

Applicant stated that he will work with the Fire Department with respect to the placement of the fire hydrant.

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

Mr. McCurry questioned how many cars Starbucks will generate during their peak hours.

Mr. Prime stated that information pertaining to the franchise operations is proprietary so he cannot provide a specific number. He stated that applicant is proposing a drive-through with a stacking ability larger than any other Starbucks in the immediate area and can assure that it is sufficient.

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 Mr. Sabatino to grant Preliminary and Final Major Site Plan approval contingent upon Mr. Hatfield’s report of March 4, 2016; Mr. Augustyn’s report of March 7, 2016; and Mr. Witkowski’s report of February 11, 2016. On roll call the following vote was recorded:

AYES: Mr. Rife, Mr. Walker, 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.

Miscellaneous

2016 Rules and Regulations

**MOTION** made by Mayor Carlin and seconded by Councilman Cantwell to adopt to approve the 2016 Rules & Regulations. 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 requested a MOTION to approve the following resolution:

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

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to approve the above resolution and make it part of the February 2016 minutes. 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: Mr. Rife, Mr. Rivera, Councilman Cantwell

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

Chairperson George declared the motion carried.

RESPECTFULLY SUBMITTED,

\_\_\_\_\_  
EILEEN LISS, SECRETARY

kaa  
APPROVED: \_\_\_\_\_