

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF MAY 12, 2016
REGULAR MEETING**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, May 12, 2016, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: Delbert Rife; Lacey Walker; Joseph Sabatino; Israel Rivera; Matthew Tomaszewski; Councilman Michael Cantwell; Mayor Brian Carlin; Celeste Niles; 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 March 10, 2016 Regular meeting.

MOTION made by Mayor Carlin and seconded by Mr. Walker to approve the minutes of the March 10, 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.

Cone Levy, LLC – Block 98.08 Lot 1.

Application submitted for a Minor Site Plan review adding a one-story addition to the existing building and revisions to the parking layout.

Gary Zangerle, Esq. was present for the application. He introduced Dr. Levy and William Nicholson, PE. Both sworn in.

Applicant is proposing minor revisions to an existing site occupied by Dr.'s Eye Care, an optometrist and eye glass business. Specifically, the applicant proposes to install a one-story building addition, which will require some to the parking layout.

Mr. Nicholson reviewed Sheet 1 of Site Plan Set, marked as Exhibit A-1.

Mr. Hatfield reviewed his report of April 22, 2016. He reviewed all waivers requested.

Mr. Augustyn questioned the extension of the sidewalk.

Mr. Hatfield recommended the sidewalk be extended along the sides of the building addition. Applicant agreed.

Mr. Augustyn questioned Dr. Levy if he has found the solar panel car port to be beneficial.

Dr. Levy stated yes, it has been very beneficial for customers parking and financially beneficial as well.

Mr. Nicholson stated that the addition will not have an adverse impact on drainage.

Mr. Witkowski reviewed his report of April 1, 2016. He recommends approval for the waiver of the Traffic Impact Statement.

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 approve Minor Site Plan approval, contingent upon Mr. Hatfield's report of April 22, 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

NAES: None

ABST: None

Vice-chairman declared the motion carried.

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

Application submitted for a General Development Plan. The application is requesting approval for 61 age-restricted duplex units for a total of 122 units and 106 age-restricted apartment units.

John Gillespie, Esq. was present for the application. He introduced Jennifer Schwalm, President of Ashlar Creative Solutions; Robert Stout, PE; and Nathan Mosley, PP. All sworn in.

Applicant is requesting approval of a General Development Plan for the phased construction of 228 residential dwelling units consisting of 61 duplexes and 106 apartment dwelling units.

Mr. Gillespie explained the GPD Ordinance.

Ms. Schwalm reviewed how the proposed units relate to their exiting services and information on all of their services. She added that the proposed units are considered independent living with service options.

Ms. Schwalm stated that they are currently seeking residency and care agreements from the State for this project.

Mr. Stout reviewed the 2011 aerial photo, marked as exhibit A-1; Magnified aerial photo of the subject property, exhibit A-2; Phase I & Phase II, exhibit A-3; Apartment Complex, exhibit A-4; Phase 1, 2 & 3 and Apartment complex, exhibit A-5; Architectural Renderings of Proposed units, exhibit A-6; and photo of apartment building in Lafayette Hill, exhibit A7.

Mr. Augustyn reviewed his report of May 5, 2016.

Mr. Wisnewski reviewed his report of April 20, 2016.

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

At this time Vice-chairman Rife opened the meeting to the public.

Mrs. Bell, Burlington Township Schools. Sworn in.

Mrs. Bell stated that she wants to be sure that the units that are going to back up to the High School are well aware of the activities, such as band practice, that occur on the adjacent school property, some of which occur on nights and weekends. There being no further public comment that portion of the meeting was closed.

Mr. Gillespie reviewed the application for the Board.

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

NAES: None

ABST: None

Vice-chairman Rife declared the motion carried.

Reports

Solicitor’s Report

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

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

Frontier Development, LLC – Block 124, Lot 22.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to approve the above resolutions and make them part of the March 2016 minutes. 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

NAES: None

ABST: 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: _____