

**TOWNSHIP OF BURLINGTON PLANNING BOARD  
BURLINGTON COUNTY, NEW JERSEY  
MINUTES OF MAY 14, 2015**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, May 14, 2015, at 7:00 p.m. at the Township Municipal Complex.

**PRESENT:** Matthew Tomaszewski, Fire Official; Mayor Brian Carlin; Delbert Rife; Councilman Michael Cantwell; Lacy Walker; Charleen George; Celeste Niles; Alan Warner; Denis Germano, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; Joseph Fishinger, PE, Board Traffic Engineer

**ABSENT:** Robert Davis; Joseph Sabatino; Israel Rivera; Kevin Rijs, PP, Board Planner

The presence of the Board Planner was not required at this meeting.

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 6, 2015;
- (b) Mailing written notice to the Courier Post and Trenton Times on January 8, 2015, by certified mail, return receipt requested; delivered to the Burlington County Times on January 6, 2015, hand receipt obtained; and Legal Ad in the Burlington County Times on January 8, 2015;
- (c) Filing written notice with the Clerk of the Township of Burlington on January 6, 2015.

Mayor Carlin swore in Joseph Fishinger, PE, from Dewberry for Board Traffic Engineer.

**Approval of Minutes**

Chairperson George requested approval of the minutes of the March 12, 2015 Regular meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Davis to approve the minutes of the May 12, 2015 Regular meeting. On roll call the following vote was recorded:

AYES: Mr. Tomaszewski; Mayor Carlin; Mr. Rife; Councilman Cantwell; Mr. Walker; Mr. Warner; Chairperson George

NAES: None

ABST: Mrs. Niles

Chairperson George declared the motion carried.

**Correspondence**

There was no correspondence to be filed.

**Islamic Academy of Burlington County** – Bock 109.31 Lot 5.03.

Applicant has requested a continuance to the June 11, 2015 meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Rife to grant a continuance to the June 11, 2015 meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

**Lion – FGC Burlington, LLC** – Block 151 Lot 1.01.

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

Edward Hogan, Esq. was present for the application. He introduced Brian Peterson, Lion-FGC, and Richard Burrow, PE. Both were sworn in.

This application proposes to amend the prior site plan approval to make adjustments to proposed Building #1 based on the needs of the prospective tenant. Parking and access revisions are proposed to one of the buildings that will be part of Clarion Partner's Burlington Industrial Park. This 130.66 acre site is in an I-2 Industrial Zone on the former Hercules Plan and received preliminary and final site plan approval in January 2014 for the construction of four (4) new buildings with a total of 1,580,665 S.F. of warehouse and office space.

Mr. Peterson explained that their prospective tenant is H&M, a large clothing retailer. He stated that they will have 20 employees in the office and 3 shifts of 75 employees each in the warehouse for Phase I.

Mr. Burrow reviewed the aerial photo of the site, marked as Exhibit A-1; the site plan, marked as Exhibit A-2; the current site plan, marked as Exhibit A-3; the Site plan with parking, marked as Exhibit A-4; and the site plan without the future expansion, marked as Exhibit A-5.

Mr. Fishinger questioned the calculations for loading docks and parking spaces.

Mr. Burrow explained that for Phase I & II they will have 592 car spaces, 82 loading docks and 178 trailer spaces.

Mr. Hatfield reviewed his report of May 6, 2015.

**MOTION** made by Mayor Carlin and seconded by Mr. Cantwell to grant Amended Preliminary and Final Major Site Plan approval contingent upon Mr. Hatfield's report of May 6, 2015. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

**Reports**

**Solicitor's Report**

Mr. Germano requested approval of the following resolution:

**Sherwood Forest Homes, LLC** – 42 Pinewald Lane, Block 144, Lot 22.02.

**MOTION** made by Mayor Carlin and seconded by Councilman Cantwell to approve the above resolution and make it part of the March 2015 minutes. On roll call the following vote was recorded:

AYES: Mr. Tomaszewski, Mayor Carlin, Mr. Rife, Councilman Cantwell, Mr. Walker, Mr. Warner, Chairperson George

NAES: None

ABST: Mrs. Niles;

Chairperson George declared the motion carried.

**Engineer’s Report**

Mr. Hatfield stated that he had no report.

**Traffic Engineer’s Report**

Mr. Fishinger stated that he had no report.

**Adjournment**

**MOTION** made by Mr. Rife and seconded by Mr. Walker to adjourn the meeting. On roll call the following vote was recorded:

AYES: All      NAES: None

Chairperson George declared the motion carried.

RESPECTFULLY SUBMITTED,

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**EILEEN LISS, SECRETARY**

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