

**TOWNSHIP OF BURLINGTON PLANNING BOARD  
BURLINGTON COUNTY, NEW JERSEY  
MINUTES OF JANUARY 7, 2015**

The regular meeting of the Township of Burlington Planning Board was held on Wednesday, January 7, 2015, at 7:30 p.m. at the Township Municipal Complex.

**PRESENT:** Robert Davis; Matthew Tomaszewski, Fire Official; Delbert Rife; Councilman Michael Cantwell; Lacy Walker; Joseph Sabatino; Israel Rivera; Celeste Niles; Charleen George; Alan Warner; Denis Germano, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; Kevin Rijs, PP, Board Planner and Janet Sharkey, PE, Board Traffic Engineer;

**ABSENT:** Mayor Brian Carlin

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 December 31, 2013;
- (b) Mailing written notice to the Courier Post and Trenton Times on December 30, 2013, by certified mail, return receipt requested; hand delivered to the Burlington County Times on December 31, 2013, hand receipt obtained; and Legal Ad in the Burlington County Times on January 3, 2014;
- (c) Filing written notice with the Clerk of the Township of Burlington on December 31, 2013.

**Approval of Minutes**

Chairperson George requested a Motion to approve the minutes of the December 3, 2014 meeting.

**MOTION** made by Mr. Davis and seconded by Mrs. Niles to approve the minutes of the December 3, 2014 regular meeting. On roll call the following vote was recorded:

AYES: Mr. Davis, Mr. Tomaszewski, Mr. Walker, Mr. Sabatino, Mrs. Niles, Mr. Warner, Chairperson George

NAES: None

ABST: Mr. Rife, Councilman Cantwell, Mr. Rivera

Chairperson George declared the motion carried.

**Correspondence**

Items of Correspondence are listed in Addendum I.

All items were received and filed.

**Wilson Surf, LLC** – Block 142 Lot 2.

Applicant has requested a continuance to the February 12, 2015 meeting.

**MOTION** made by Councilman Cantwell and seconded by Mr. Walker to grant a continuance to the February 12, 2015 meeting. On roll call the following vote was recorded:

AYES: Mr. Davis, Mr. Tomaszewski, Mr. Rife, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mrs. Niles, Mr. Warner, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

**ARI Realty Management, LLC** – Block 108, Lot 1.02, 511 Elbow Lane.

Applicant is requesting a Minor Site Plan Waiver.

Michael Floyd, Esq. was present for the application. He introduced Matt Bell, ARI and was sworn in.

This site is located in an I-2 Light Industrial Zone District and contains a 100,774 SF building that is currently vacant and proposed to be utilized for a business involving the manufacturing and distribution of cabinets & countertops.

Mr. Bell gave an overview of the business. He explained that it is geared towards apartments. They distribute from New York to Virginia. He then offered testimony on the operations. There are 105 employees; 8 of which are located in Maryland, 25 are drivers, 15 in sales and 70-80 employees will be at this site during the day. The hours of operation are 6:30am-7pm. The trucks are loaded 9pm-5am, which is usually done by 3 employees. They have 10-15 26' trucks. Their busiest season is the summer. They receive 5-10 deliveries per day. They have covered dumpsters and a compactor for recycled material.

Mr. Hatfield reviewed his report of December 23, 2014. Applicant will comply with the report.

Mr. Bell stated that there is no outside storage.

Mr. Bell stated that they will comply with Section 330-24 of the Township Code.

Mr. Hatfield questioned the signage.

Mr. Bell stated that they have not thought about the signage yet but will come back before the Board if it does not meet the Township code.

Mr. Floyd stated that there are no changes to the storm water management system, lighting, drainage, and ingress/egress so he feels that a waiver of site plan is justified.

Mr. Rijs reviewed his report of December 30, 2014. Applicant will comply with the report.

Mrs. Sharkey reviewed her report of December 23, 2014. She questioned if the ADA spaces are included on the site.

Mr. Bell stated that the required ADA spaces are included.

Mrs. Sharkey requested that all broken lights in the parking lot be replaced. Applicant agreed.

Mr. Tomaszewski questioned the hazardous waste.

Mr. Bell explained that the only substance they use would be the overspray of glue from laminate flooring.

Mr. Tomaszewski requested that applicant dispose of the waste properly. Applicant agreed.

At this time Chairperson George opened the meeting to the public. There being no public comment that portion of the meeting was closed.

Mr. Bell questioned the timeframe he will be given to make repairs since the concrete cannot be fixed until the weather warms up.

Mr. Germano stated that a temporary Certificate of Occupancy will be given and the Township Engineer will coordinate a timeframe for completion.

**MOTION** made by Councilman Cantwell and seconded by Mr. Walker to grant a waiver of Minor Site Plan, contingent upon Mr. Hatfield’s report of December 23, 2014; Mr. Rijs’ report of December 30, 2014; and Mrs. Sharkey’s report of December 23, 2014.

AYES: Mr. Davis, Mr. Tomaszewski, Mr. Rife, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mrs. Niles, Mr. Warner, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

**Reports**

**Solicitor** – Mr. Germano stated he has no report and thanked the Board for the reappointment.

**Engineer’s Report** – Mr. Hatfield stated he has no report and thanked the Board for the reappointment.

**Planner’s Report** – Mr. Rijs stated he has no report and thanked the Board for the reappointment.

**Traffic Engineer’s Report** – Mrs. Sharkey stated she has no report and thanked the Board for the appointment.

**Adjournment**

**MOTION** made by Councilman Cantwell 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:\_\_\_\_\_