

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF JUNE 11, 2015**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, June 11, 2015, at 7:00 p.m. at the Township Municipal Complex.

PRESENT: Robert Davis; Matthew Tomaszewski, Fire Official; Mayor Brian Carlin; Delbert Rife; Lacy Walker; Joseph Sabatino; Charleen George; Celeste Niles; Alan Warner; Denis Germano, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; Joseph Fishinger, PE, Board Traffic Engineer; and Kevin Rijs, PP, Board Planner

ABSENT: Councilman Michael Cantwell; Israel Rivera;

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.

Approval of Minutes

Chairperson George requested approval of the minutes of the May 14, 2015 Regular meeting.

MOTION made by Mayor Carlin and seconded by Mr. Rife to approve the minutes of the May 14, 2015 Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Mr. Davis; Mr. Sabatino

Chairperson George declared the motion carried.

Correspondence

There was no correspondence to be filed.

WaWa – Block 118 Lot 1, SPR#718a.

Applicant is requesting Minor Site Plan Approval to install a new trash enclosure.

Tyler Prime, Esq. was present for the application. He introduced Douglas Grysko, PE, Dynamic Engineering (sworn in).

This application proposes the installation of a new trash enclosure for a trash compactor and cardboard recycling dumpster on a concrete pad adjacent to the rear of the store.

Mr. Prime explained that by switching to the new trash enclosure there will be less pickups. They are currently picking up daily and would go to 2-3 times a week. The pickup time would also decrease to about 5 minutes.

Mr. Grysko reviewed the site plan rendering, marked as Exhibit A-1. He stated that the enclosure will be surrounded by an 8 foot PVC fence.

Mrs. Niles arrived at this time in the meeting.

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 Mr. Walker and seconded by Mr. Sabatino to grant Minor Site Plan approval
On roll call the following vote was recorded:

AYES: Mr. Davis; Mr. Tomaszewski; Mayor Carlin; Mr. Rife; Mr. Walker; Mr. Sabatino; Mr. Warner; Chairperson George

NAES: None

ABST: Mrs. Niles

Chairperson George declared the motion carried

WaWa – Block 102 Lot 1.02, SPR#747.

Applicant is requesting Minor Site Plan Approval to install a new trash enclosure.

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Tyler Prime, Esq. was present for the application. He introduced Douglas Grysko, PE, Dynamic Engineering (sworn in).

This application proposes the installation of a new trash enclosure for a trash compactor and cardboard recycling dumpster on a concrete pad adjacent to the rear of the store.

Mr. Prime explained that by switching to the new trash enclosure there will be less pickups. They are currently picking up daily and would go to 2-3 times a week. The pickup time would also decrease to about 5 minutes.

Mr. Grysko reviewed the site plan rendering, marked as Exhibit A-1. He stated that the enclosure will be surrounded by an 8 foot PVC fence.

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 Mr. Walker and seconded by Mr. Sabatino to grant Minor Site Plan approval
On roll call the following vote was recorded:

AYES: Mr. Davis; Mr. Tomaszewski; Mayor Carlin; Mr. Rife; Mr. Walker; Mr. Sabatino; Mrs. Niles; Mr. Warner; Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried

Islamic Academy of Burlington County – Bock 109.31 Lot 5.03.

Applicant is requesting Major Preliminary & Final Amended Site Plan approval to expand the existing school to a 2 story building.

Pat McAndrew, Esq. was present for the application. He introduced John Martin, PE; Nathan Mosley, PE; Bill Nicholson, PP; and Mohammad Zaki.

This application proposes the construction of a 2-story, 3,185 S.F. addition for six high school classrooms, a Pre-K classroom, a kindergarten classroom, a daycare room and an expanded cafeteria for an existing Mosque and Private School.

Mr. Martin gave an overview of the site plan, marked as Exhibit A-1, and the first floor plan, marked as Exhibit A-2.

Mayor Carlin expressed concern with utilizing the basement and safety of the children being in the basement.

Mr. Zaki stated that they are proposing 6 additional classrooms for grades 8 through 12. The classes' average 10-12 students per class. He added that they have a Pre-K program that is currently operating.

Applicant is proposing an additional 42 parking spaces.

Mayor Carlin expressed concern with the Pre-K and daycare program that are currently operating with no approvals given.

At this time an extensive discussion occurred regarding the parking.

Mr. Zaki stated that if the parking continues to be a problem they will consider splitting the service.

Mr. Zaki explained that they daycare is only for the children of teachers within the school. They do not advertise the daycare. It is only for the convenience of the employees.

Another extensive discussion occurred regarding the parking.

Mr. Zaki stated that they do have a verbal agreement with the adjacent church to use their parking but his members have not used it. He added that it is a pretty far walk.

Mr. Fishinger questioned why they don't just split the service now instead of adding more parking.

Mr. Zaki stated that they had already spoke of additional parking when they received their initial approval so it is easier to expand the parking than to coordinate a second service.

Mr. Zaki stated that construction will be in 2 phases. The parking will be constructed in the first phase.

Mr. Nicholson gave an overview of a compilation of several diagrams, marked as Exhibit A-3.

At this time an extensive discussion occurred regarding the placement of the school addition.

Mr. Mosley offered testimony on the traffic and his analysis on the school addition and increase in students.

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

Kimberly Jonas-Farmer – 74 Amherst Drive (sworn in)

Ms. Jonas-Farmer expressed concern with privacy and listing to the school children.

Mr. Zaki stated that they have a very strict code of conduct.

Mr. Ringenary – 78 Amherst Drive (sworn in)

Mr. Ringenary expressed concern with his privacy and the view from a 2-story building.

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

Mr. Hatfield reviewed his report of June 3, 2015.

Mr. Rijs reviewed his report of June 1, 2015.

Mr. Fishinger reviewed his report of June 3, 2015.

Mr. McAndrew requested a continuance to allow applicant the opportunity to address the Board's and public's concerns.

MOTION made by Mayor Carlin and seconded by Mrs. Niles to grant a continuance to the July 2015 meeting. On roll call the following vote was recorded:

AYES: Mr. Davis; Mr. Tomaszewski; Mayor Carlin; Mr. Rife; Mr. Walker; Mr. Sabatino; 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:

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

MOTION made by Mayor Carlin and seconded by Mr. Rife to approve the above resolution and make it part of the May 2015 minutes. On roll call the following vote was recorded:

AYES: Mr. Tomaszewski; Mayor Carlin; Mr. Rife; Mr. Walker; Mrs. Niles; Mr. Warner; Chairperson George

NAES: None

ABST: Mr. Davis; Mr. Sabatino

Chairperson George declared the motion carried.

Engineer's Report

Mr. Hatfield stated that he had no report.

Planner's Report

Mr. Rijs 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,

EILEEN LISS, SECRETARY

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APPROVED: _____