

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF MARCH 12, 2015**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, March 12, 2015, at 7:00 p.m. at the Township Municipal Complex.

PRESENT: Robert Davis; Matthew Tomaszewski, Fire Official; Mayor Brian Carlin; Delbert Rife; Councilman Michael Cantwell (late); Lacy Walker; Joseph Sabatino; Charleen George; Denis Germano, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer;

ABSENT: Celeste Niles; Israel Rivera; Alan Warner; Kevin Rijs, PP, Board Planner and Janet Sharkey, PE, Board Traffic Engineer.

The presence of the Board Planner and Traffic Engineer 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.

Approval of Minutes

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

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

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

NAES: None

ABST: Mr. Walker

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Islamic Academy of Burlington County – Bock 109.31 Lot 5.03.

Applicant has requested a continuance to the April 9, 2015 meeting.

MOTION made by Mayor Carlin and seconded by Mr. Davis to grant a continuance to the April 9, 2015 meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Reports

Engineer's Report

Mr. Hatfield reported on the 2015 Capital Improvements. He reviewed the Proposed Capital Project Report. Mr. Hatfield stated that the report has been reviewed by the administration and governing body. There are a total of 20 projects. He reviewed the projects for 2015, which included: the Water Department, Sewer Department, Road Department, Police Department, Recreation Department and Township projects.

Councilman Cantwell arrived at this time in the meeting.

Solicitor's Report

Mr. Germano explained the addition to the Rules and Regulations regarding cell phones.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to adopt the Rules and Regulations including the amendment addressing cell phone use. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

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

Applicant is requesting Minor Subdivision approval.

Joseph Benning, Esq. was present for the application. He introduced Bob Mulford, PE, and Michael Joffe, Sherwood Managing Partner. Both were sworn in.

This application proposes to subdivide Lot 22.02 (1,243 acres), and create two building lots, one new 34,277 SF building lot (proposed Lot 22.06) along with the remainder of Lot 22.02 (19,887 SF).

Mr. Mulford reviewed his professional credentials to the Board.

A Motion was made by Mayor Carlin and seconded by Mr. Davis to accept Mr. Mulford as a Professional Engineer.

Mr. Mulford gave an overview of the Aero Photo of the Site, marked as Exhibit A-1; the Tax Map, marked as Exhibit A-2; and the Site Plan, marked as Exhibit A-3.

Mr. Mulford stated that he has spoken with Mr. Hatfield and agrees to comply with his report.

Mayor Carlin expressed his concern with there being 2 additional driveways so close to the park entrance.

Mr. Joffe stated that they can do a shared driveway but doesn't feel that it is aesthetically pleasing.

Samuel Joffe, other Managing Partner for Sherwood, was also present and sworn in. He stated that they have considered having one driveway but feels that it could cause issues with the owners about maintenance and parking.

Michael Joffe suggested separate driveways that share an apron at the road so there is only one curb cut but will be more aesthetically pleasing. The Board accepted this.

Mr. Hatfield reviewed his report of February 27, 2015.

Applicant stated that there will be a deed restriction to limit the total amount of additional impervious to no more than ¼ acres on both lots.

Mr. Mulford stated that there are no wetlands on the property to his knowledge.

Mr. Hatfield requested that the existing fire hydrant across the street be shown on the plans.

Mayor Carlin explained that the park will have additions made to it in the spring which include lighting for the hockey court. He suggested that any potential buyers be made aware.

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 grant minor subdivision contingent upon Mr. Hatfield's report of February 27, 2015. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

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,

EILEEN LISS, SECRETARY

kaa
APPROVED:_____