

**TOWNSHIP OF BURLINGTON PLANNING BOARD  
BURLINGTON COUNTY, NEW JERSEY  
MINUTES OF OCTOBER 8, 2015**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, October 8, 2015, at 7:00 p.m. at the Township Municipal Complex.

**PRESENT:** Robert Davis; Mayor Brian Carlin; Delbert Rife; Councilman Michael Cantwell; Lacey Walker; Joseph Sabatino; Israel Rivera; Celeste Niles; Charleen George; Alan Warner; Denis Germano, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; Joseph Fishinger, PE, Board Traffic Engineer;

**ABSENT:** Matthew Tomaszewski, Fire Official; and Kevin Rijs, PP, Board Planner

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 September 10, 2015 Regular meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Rife to approve the minutes of the September 10, 2015 Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Mr. Rivera; Mrs. Niles

Chairperson George declared the motion carried.

**Correspondence**

There was no correspondence to be filed.

**American Asphalt Company** – 1701 River Road – Block 153.02 Lot 1.02.

Applicant is requesting Minor Site Plan review to permit the construction of a temporary Storage building.

Jeff Baron, Esq. was present for the application. He introduced Bob Brown, Owner & President, and Robert Stout, PE. Both sworn in.

Application is proposing the construction of a "temporary" 10,500 SF storage building on the existing Asphalt Plant site. No other site improvements are proposed as part of this application.

Mr. Brown explained that he wants to start selling rock salt during the winter months and needs a covered structure so it doesn't get wet. It will be bulk rock salt for municipal type uses, not residential retail sale. He stated that the structure is only temporary to see if the sale of rock salt makes sense for their company. There will be no additional traffic or vehicles because of this use.

The Board determined that the structure did not meet the definition of a "temporary" structure.

Mayor Carlin stated that Mr. Stout has testified before this Board numerous times and made a motion to accept him as a professional.

Mr. Stout gave an overview of the Site Plan, marked as Exhibit A-1. He then reviewed the Architectural Plan of the proposed structure, marked as Exhibit A-2, and an aerial photo of the structure, marked as Exhibit A-3.

Mr. Stout stated that the maximum height of the structure will be 37 feet.

Mr. Germano stated if the activity changes then applicant will be required to come back before the Board.

Mr. Fishinger questioned if the asphalt plant is open during the winter.

Mr. Brown stated that the plant is only open during the winter if there is a demand.

Mr. Hatfield reviewed his report of October 5, 2015. He recommended approval of the requested waivers.

Mr. Fishinger reviewed his report of September 24, 2015. He recommended approval of the waiver for the Traffic Impact Study.

Mr. Baron requested that the Board consider voting on the resolution tonight with the application due to the time constraints with the winter coming.

Mr. Hatfield recommended that the applicant consult the Fire Official regarding access around the structure. Applicant agreed.

Chairperson George stated that there was no public present.

**MOTION** made by Mayor Carlin and seconded by Mr. Sabatino to grant Minor Site Plan approval as well as the Resolution for this application. Contingent upon Mr. Hatfield's report of October 5, 2015 and Mr. Fishinger's report of September 24, 2015. On roll call the following vote was recorded:

AYES: Mr. Davis; Mayor Carlin; 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's Report**

Mr. Germano stated that he had no report.

### **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 Mayor Carlin 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**

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