

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF SEPTEMBER 10, 2015**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, September 10, 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; Charleen George; 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: Matthew Tomaszewski, Fire Official; Israel Rivera; Celeste Niles;

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 August 13, 2015 Regular meeting.

MOTION made by Mayor Carlin and seconded by Mr. Rife to approve the minutes of the August 13, 2015 Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Councilman Cantwell

Chairperson George declared the motion carried.

Correspondence

There was no correspondence to be filed.

Wilson Surf - Block 142 Lot 2. Application submitted for a Preliminary and Final Major Subdivision with bulk variances for 21 single family lots.

Andrew Weber, Esq. was present for the application. He introduced Bob Stout, PE; Brian Staugh, PP and James Vena, P.E., Traffic Engineer. All sworn in.

This application proposes the construction of 21 single-family dwelling units and one storm water management lot.

Mr. Stout reviewed an aerial photo from 2012, marked as Exhibit A-2, and the previously submitted color rendering, marked as Exhibit A-2. He then reviewed the currently proposed color rendering, marked as Exhibit A-3. He explained that this proposal has been reduced to 21 lots.

Mr. Stout stated that they need to apply for a permit from the NJDEP regarding the wetlands. All pesticides testing on each lot has been done with no positive findings. He reviewed the two color renderings of 2 different home elevations, marked as Exhibit A-4.

Mr. Vena stated that they have conducted a Traffic Study and submitted a Traffic Report dated August 14th.

Mr. Staugh offered testimony on the variances requested as well as the positive and negative criteria.

Mr. Stout reviewed the lot sizing comparison, marked as Exhibit A-5.

At this time an extensive discussion occurred regarding spacing between the proposed dwellings.

Mr. Hatfield reviewed his report of September 8, 2015.

Mr. Rijs reviewed his report of September 3, 2015.

Mr. Fishinger reviewed his report of April 28, 2015.

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

Ronald Fanucci – 26 Arrowhead Drive (sworn in)

Mr. Fanucci expressed concern with the detention basin.

Mr. Stout explained the function of the detention basin.

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

Mr. Hatfield recommended only preliminary approval at this time.

MOTION made by Mayor Carlin and seconded by Mr. Walker to grant a Preliminary Site Plan approval contingent upon Mr. Hatfield's report of September 8, 2015, Mr. Rijs' report of September 3, 2015; and Mr. Fishinger's report of April 28, 2015. 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: None

Chairperson George declared the motion carried.

Reports

Solicitor's Report

Mr. Germano requested approval of the following resolutions:

Edwardson, Thomas & Deborah – Block 145.30 Lots 9.01 & 9.02.

STAG Burlington, LLC – Block 99 Lot 2.

U.S. General Services Administration c/o Connor Construction, LLC – Block 154 Lot 1.

MOTION made by Mayor Carlin and seconded by Mr. Davis to approve the above resolutions and make them part of the August 2015 minutes. On roll call the following vote was recorded:

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

NAES: None

ABST: Councilman Cantwell

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. Davis 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:_____