

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF MARCH 5, 2014**

The regular meeting of the Township of Burlington Planning Board was held on Wednesday, March 5, 2014, at 7:30 p.m. at the Township Municipal Complex.

PRESENT: Robert Davis, Matthew Tomaszewski, Mayor Brian Carlin, Delbert Rife, Lacy Walker, Joseph Sabatino, Celeste Niles, Charleen George, Denis Germano, Esq., Board Solicitor, Scott Hatfield, PE, Board Engineer and Matt Witkowski, PE, Board Traffic Engineer;

ABSENT: Delbert Rife; Councilman Michael Cantwell; Israel Rivera; Alan Warner; 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 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 February 5, 2014 meeting.

MOTION made by Mr. Davis and seconded by Mayor Carlin to approve the minutes of the February 5, 2014 regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Dynatec Systems, Inc. – 360 Connecticut Drive, Block 121.01, Lot 5.06, SPR#737.

Applicant is requesting a Change of Use Approval and Waiver of Site Plan Review to permit the Applicant's use of an existing light industrial, warehouse, distribution, and office facility.

Niall O'Brian, Esq. was present for the application. He introduced Tom Doherty, President of Dynatec. (sworn in)

This application is located in an I-2 Light Industrial Zone District, which contains an approximately 27,000 SF building that is currently vacant and will be utilized for a business involving the assembly of membrane water filtration systems.

Mr. Doherty offered testimony on the business operations. He stated that there are 10-15 deliveries a day, 17 employees and the hours of operation are 7am-3:30pm for the shop and 9am-5pm for the office.

Mr. Hatfield questioned the business operations at their current Jacksonville Road location, also in Burlington Township.

Mr. Doherty stated that their goal is to have all operations cease at that location and move everything to this site.

Mr. Germano questioned outside storage.

Mr. Doherty stated that they do have outside storage, polyethylene tanks which are 4-8' in diameter and 6-10' tall. They will be empty. He stated that they will have no more than 10 tanks at any one time.

Mr. Hatfield requested a copy of the Phase I Environmental Assessment once it is completed.

Applicant agreed.

Mr. Hatfield reviewed his report of March 3, 2014.

Applicant will comply with the report.

Mr. Witkowski reviewed his report of February 20, 2014. He stated that he received a response letter from the applicant, dated March 4, 2014. He recommended approval of the application.

Mr. Tomaszewski explained that they have used that property in the past for emergency helicopter landings and asked if they could continue to do so in the future.

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.

MOTION made by Mayor Carlin and seconded by Mr. Davis to grant Change of Use and Waiver of Site Plan contingent upon Mr. Hatfield's report of March 3, 2014, Mr. Witkowski's report of February 20, 2014 and applicant to submit their Phase I report to the Township Engineer upon completion. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Adjournment

MOTION made by Mr. Davis and seconded by Mr. Sabatino 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: _____