

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF DECEMBER 3, 2014**

The regular meeting of the Township of Burlington Planning Board was held on Wednesday, December 3, 2014, at 7:30 p.m. at the Township Municipal Complex.

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

ABSENT: Delbert Rife; Councilman Michael Cantwell; Lacy Walker; 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 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 November 5, 2014 meeting.

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

AYES: Mr. Davis, Mr. Tomaszewski, Mayor Carlin, Mr. Sabatino, Mrs. Niles, Mr. Warner, 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.

Exeter Property Group – 499 Commerce Drive, Block 120.01 Lot 5.28.

Public hearing regarding Redevelopment Preliminary Investigation findings, recommendation, and determination by the Planning Board; Planning Board consideration regarding Redevelopment Plan recommendation to the Governing Body.

Joseph Augustyn, PP, was present before the Board for the presentation. He reviewed the preliminary investigation and conclusion.

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. Sabatino and seconded by Mayor Carlin to recommend to the Governing Body that the subject area meets the statutory requirements as a non-condemnation redevelopment area.

On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

MOTION made by Mayor Carlin and seconded by Mr. Davis to adopt a resolution recommending Township Council adopt the Redevelopment Plan. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Dolan Contractors, Inc. – 15 Campus Drive, Block 120 Lot 1.09.

Public hearing regarding Redevelopment Preliminary Investigation findings, recommendation, and determination by the Planning Board; Planning Board consideration regarding Redevelopment Plan recommendation to the Governing Body.

Joseph Augustyn, PP, was present before the Board for the presentation. He reviewed the preliminary investigation and conclusion.

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 recommend to the Governing Body that the subject area meets the statutory requirements as a non-condemnation redevelopment area.

On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

MOTION made by Mr. Sabatino and seconded by Mayor Carlin to adopt a resolution recommending Township Council adopt the Redevelopment Plan. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Wilson Surf, LLC – Block 142 Lot 2.

This application proposes a zoning change for a 23.5 acre tract located in the southeast corner of the Township along Columbus Road. The tract consists of one lot (Block 142, Lot 2). The applicant requests that the zoning district on this lot be changed from the R-20 Residential district to the former R-12 Cluster Planned Residential Development.

Andrew Weber, Esq. was present for the application. He introduced Larry Frankel, Owner; Mike Sullivan, PP; and Robert Stout, PE. All were sworn in.

Mr. Stout gave an overview of the colorized rendering of the site plan, marked as Exhibit A-1. He then reviewed the Burlington Township Zoning Map, marked as Exhibit A-2, and the Color Aerial photo of the proposed site, marked as Exhibit A-3.

Mr. Rijs submitted a Zoning Map with a more recent date for review, marked as Exhibit A-2a.

Mr. Stout reviewed the Lot Sizing Comparison, marked as Exhibit A-4. He also explained the design of the storm water runoff.

Mr. Sullivan reviewed the criteria that he feels makes this application consistent with the Master Plan. He then reviewed the Land Use Map from 2008, marked as Exhibit A-5, and offered testimony on the public benefit.

Mr. Rijs questioned Mr. Sullivan on his testimony.

Mr. Germano questioned Mr. Sullivan's testimony on the benefits to the public.

Mayor Carlin questioned why applicant is taking one of the last R-20 zoned tracts left in the Township and looking to rezone it.

Mr. Sabatino stated that the Master Plan is put in place for a reason and doesn't feel that it should be changed.

At this time an extensive discussion occurred regarding the economics and Master Plan.

Mr. Weber requested that the meeting be opened to the public and then a continuance allowing applicant time to consider the comments made by the Board and public.

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

Pete Green – 1732 Columbus Road. Sworn in.

Mr. Green expressed his concerns about the application.

Timothy Brock – 1812 Columbus Road. Sworn in.

Mr. Brock expressed concern with the area at the back of his property where things have been dumped.

Marie Mattera – 1806 Columbus Road. Sworn in.

Mrs. Mattera expressed concern with the safety, traffic and chemicals that have been dumped in the back.

Nicholas Gravino – 1823 Columbus Road. Sworn in.

Mr. Gravino expressed concern about the traffic and losing the quiet nature of the area.

Frand DeFeo – Santa Fe development. Sworn in.

Mr. DeFeo stated that he is opposed to the application.

Catherine Severi – 1816 Columbus Road. Sworn in.

Mrs. Severi expressed concern with losing the wildlife around her property.

Robert Brining – 1826 Columbus Road. Sworn in.

Mr. Brining expressed concern with his property being cut back to accommodate access to the proposed site.

Annmarie Bodnar – Sworn in.

Ms. Bodnar questioned the benefit that this application would have to the community.

Mr. Sullivan stated that the dedicated open space would benefit the community.

Ms. Bodnar stated that she feels this is more negative than positive.

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

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to grant a continuance to the January 7, 2015 meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Miscellaneous

2015 Meeting Dates – The Board discussed the meeting dates and agreed that the meetings will be held on the second Thursday of every month at 7:00pm beginning February 2015.

Reports

Solicitor – Mr. Germano requested that the following resolutions be approved and be made part of the November 2014 minutes.

Redevelopment for Dolan Contractors, Inc.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to recommend approval to Township Council. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to approve the above resolution and that it be made part of the November 2014 minutes. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Redevelopment for Exeter Property Group

MOTION made by Mayor Carlin and seconded by Mr. Davis to recommend approval to Township Council. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

MOTION made by Mrs. Niles and seconded by Mr. Sabatino to approve the above resolution and that it be made part of the November 2014 minutes. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Balford Investments, LLC – Block 123.01, Lot 1 & 3.01, 4 Manhattan Drive.

MOTION made by Mayor Carlin and seconded by Mr. Davis to approve the above resolution and that it be made part of the November 2014 minutes. On roll call the following vote was recorded:

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

NAES: None

ABST: None

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 – Mrs. Sharkey stated that she had no report.

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: _____