

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF JUNE 4, 2014**

The regular meeting of the Township of Burlington Planning Board was held on Wednesday, June 4, 2014, at 7:30 p.m. at the Township Municipal Complex.

PRESENT: Robert Davis; Matthew Tomaszewski, Fire Official; Mayor Brian Carlin; Councilman Michael Cantwell; Lacy Walker; Joseph Sabatino; Israel Rivera; Celeste Niles; Alan Warner; Charleen George; Denis Germano, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; Kevin Rijs, PP, Board Planner and Matt Witkowski, PE, Board Traffic Engineer;

ABSENT: Delbert Rife;

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 May 7, 2014 meeting.

MOTION made by Mr. Davis and seconded by Mayor Carlin to approve the minutes of the May 7, 2014 regular meeting. On roll call the following vote was recorded:

AYES: Mr. Davis, Mr. Tomaszewski, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, 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.

Harikumar Rajappan – 1805 Route 130, Burlington, NJ Block 148.05, Lots 1 & 2. I-1 Industrial-Light.

Applicant is requesting minor improvements to an existing site that will be occupied by the Koinchi Academy of Martial Arts.

Charles Petrone, Esq. was present for the application. He introduced Robert Stout, PE and Harikumar Rajappan.

Mr. Stout gave a site plan overview. He stated that design exceptions are requested for parking within 20' of the building and parking space size of 9'x18'.

Mr. Stout stated that the hours of operation will be 7:00am-9:00pm 7 days a week. The classes will last one hour and the maximum class size will be 20 students. The classes will not be back to back. There will be 15 minutes between each class. He stated that there are no deliveries to this facility.

Councilman Cantwell expressed concern with exiting the site onto Route 130.

Mr. Rajappan stated that he currently has his business in Florence. The classes range between 12-15 students. He hopes to grow to 20 students.

Mr. Germano stated that as a condition of approval no tournaments will be housed at this facility.

Mr. Hatfield suggested assessing the lighting after the facility is functioning and making recommendations at that time.

At this time an extensive discussion occurred regarding the need for additional parking.

Mr. Petrone proposed having applicant come back before the Board for additional parking within a year.

Mr. Hatfield reviewed his report of May 27, 2014.

Joe Kohr, Project Manager was present for the applicant and sworn in. Mr. Kohr stated that the existing pool on the site will be tested and maintained if it is found to be in good condition.

Applicant agreed that the pool will only be used for business purposes and not utilized after 7:00pm.

Mr. Witkowski reviewed his report of May 19, 2014. He recommended approval of the waiver for the Traffic Impact Report.

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. Walker to grant Minor Site Plan approval and design exceptions for parking within 20' of the building, parking space size of 9'x18' and lighting, contingent upon Mr. Hatfield's report of May 27, 2014 and Mr. Witkowski's report of May 19, 2014. On roll call the following vote was recorded:

AYES: Mr. Davis, Mr. Tomaszewski, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mrs. Niles, Mr. Warner, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

Joe Augustyn – discuss Redevelopment Document for Clarion/Neck Rd. Associates.

Mr. Augustyn explained the process and reviewed the draft of the Preliminary Investigation and Redevelopment Plan

The Board agreed to postpone the July 2nd meeting to August since there are no applications on the agenda. A notice will go out that a public hearing will take place at the August 6th meeting for Clarion Partners.

Reports

Solicitor – Resolutions

Mr. Germano requested a motion to approve the following resolution:

Woolston Construction Company – LLC, River Road, County Road 656. Bock 154.02, Lot 9.

MOTION made by Councilman Cantwell and seconded by Mr. Walker to approve the above resolution and made it part of the May 2014 minutes. On roll call the following vote was recorded:

AYES: Mr. Davis, Mr. Tomaszewski, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, 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 – Mr. Witkowski stated that he had no report.

Adjournment

MOTION made by Mr. Walker 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:_____