

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

The regular meeting of the Township of Burlington Planning Board was held on Wednesday, November 5, 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; Charleen George; Alan Warner; 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 October 1, 2014 meeting.

MOTION made by Mr. Walker and seconded by Mayor Carlin to approve the minutes of the October 1, 2014 regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Mr. Tomaszewski, Mr. Rivera, Mrs. Niles

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

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

Applicant is requesting Minor Subdivision and Major Preliminary & Final Site Plan approval.

George Morris, Esq. was present for the application. He introduced Robert Stout, PE and Dan Smith, Balford Investments. Both were sworn in.

The first part of this application proposes to subdivide 1.5 acres from the existing Township owned lot (Lot 3.01) and consolidate it with the existing Balford Farms property (Lot 1). The conveyed property is proposed to be utilized as a truck parking area, which is the subject of a separate site plan application that is being reviewed concurrently with the referenced application.

Mr. Stout gave a site plan overview. He stated that the portion of the property proposed to be subdivided does not contain wetlands, but an LOI request has been submitted to the NJDEP.

Mr. German stated that there was no public present for this application.

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 grant Minor Subdivision approval contingent upon Mr. Hatfield's report of October 30, 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.

The next part of the application proposes the construction of forty-one additional truck parking spaces to serve the existing Balford Farms Facility.

Mr. Stout gave a site plan overview. He reviewed the Minor Subdivision 2007 aerial, marked as Exhibit A-1. He stated that they will create 41 parking spaces for trailers. The peak times are 2:00am-4:00am then again 1:00pm-3:00pm. He stated that this is not going to generate any new employees and is just for storage of the trailers.

Mr. Hatfield reviewed his report of October 30, 2014.

Applicant is requesting a waiver for the Environmental Impact Statement.

Mr. Hatfield recommends approval of the waiver contingent upon applicant obtaining a Letter of Interpretation for the wetlands.

Mr. Smith explained that they had trailers parked at the Dietz & Watson facility before it burned down. They are now housing those trailers on their property so the additional room is needed.

Mr. Witkowski reviewed his report of October 21, 2014. He stated that all items in his report have been addressed and recommends approval of the waiver requested for the Traffic Impact Report.

Mr. Germano stated that there was no public present.

MOTION made by Mayor Carlin and seconded by Mr. Davis to grant Amended Preliminary and Final Major Site Plan approval contingent upon filing of the Subdivision Plan, Mr. Hatfield's report of October 30, 2014 and Mr. Witkowski's report of October 21, 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.

Presentation by Joseph Augustyn, PP, AICP – Initial draft of Redevelopment documents for Exeter Property Group and Dolan Contractors, Inc.

Mr. Augustyn reviewed the two sites that are included in the initial draft. He stated that both sites meet the criteria for smart growth and recommended scheduling the public hearing for the December meeting.

Mr. Germano stated that the Board should be in agreement to schedule the public hearing.

The Board agreed.

Reports

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

Burlington Net Holdings – Block 145, Lots 2.03 & 34, SPR#741. 1204 North Route 130.

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

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

NAES: None

ABST: Mr. Tomaszewski, Mr. Rivera, Mrs. Niles

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

Vice-Chairman Davis declared the motion carried.

RESPECTFULLY SUBMITTED,

EILEEN LISS, SECRETARY

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APPROVED:_____