

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF OCTOBER 1, 2014**

The regular meeting of the Township of Burlington Planning Board was held on Wednesday, October 1, 2014, at 7:30 p.m. at the Township Municipal Complex.

PRESENT: Robert Davis; Mayor Brian Carlin; Councilman Michael Cantwell; Lacy Walker; Joseph Sabatino; Charleen George; Alan Warner; Denis Germano, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; and Matt Witkowski, PE, Board Traffic Engineer;

ABSENT: Matthew Tomaszewski, Fire Official; Delbert Rife; Israel Rivera; Celeste Niles; Kevin Rijs, PP, Board Planner

The presence of the Board Planner was not required at this meeting.

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 September 3, 2014 meeting.

MOTION made by Mayor Carlin and seconded by Mr. Davis to approve the minutes of the September 3, 2014 regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Mr. Walker

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

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

Applicant is requesting a Site Plan Waiver for a proposed Retail Store (Dollar Tree).

Jennifer Smith, Esq. was present for the applicant. She introduced Matthew Seckler, PE, PTOE, PP and Nick Rassler, District Manager with Dollar Tree. Both were sworn in.

This site plan application is for a 0.79 acre site, which is located in a B-2 Business Zone District, contains a vacant 12,290 SF building that will be utilized as the retail store. This site was formerly operated by Harry's Discount Patio Furniture & Pool for which a Waiver of the Site Plan Approval was granted by the Board in May 2012.

Mr. Seckler gave an overview of the Aerial Exhibit, dated September 30, 2014, marked as Exhibit A-1. He stated that they will be using 11,215 SF of the building and 2,000 SF will be utilized for storage and electrical equipment. There are 31 existing parking spaces where 74 are required. He stated that there will be 12-14 employees, the hours are 9am-9pm and there will be 1-2 deliveries per week via tractor trailer.

Mr. Witkowski suggested that the trip generation be looked at from other similar sites. They studied a Dollar General and a different Dollar Tree. He gave the calculations from those two sites.

Mr. Seckler gave an overview of the Site Survey, dated August 28, 2014, marked as Exhibit A-2.

Mr. Hatfield suggested applicant obtain a sign permit.

Mr. Seckler gave an overview of the traffic pattern around the site.

Steven Yenowitz from Solomon Builders was present before the Board and sworn in.

Mr. Yenowitz gave an overview of the truck turn exhibit, dated October 1, 2014, marked as Exhibit A-3.

An extensive discussion occurred regarding truck turning on the site.

Mr. Hatfield suggested that once the applicant takes ownership that they file a deed of consolidation for the two lots.

Ms. Smith stated that her client is not present but she will talk to them about the consolidation.

Mr. Witkowski questioned the spikes in sales and customers during the holiday season.

Mr. Rassler stated that they have seen an increase in transactions per customer but not so much an increase in the number of customers.

Mr. Hatfield and Mr. Witkowski both stated that they are comfortable with the proposed parking plan.

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 approval of a site plan waiver, contingent upon Mr. Hatfield's report of September 25, 2014; deliveries only to be made during off hours; no outside storage or displays; two ADA parking spaces; application submitted for sign permit; and payment of taxes prior to the Certificate of Occupancy. 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: None

Chairperson George declared the motion carried.

Reports

Solicitor – Mr. Germano stated that he had no report.

Engineer's Report – Mr. Hatfield 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

kaa

APPROVED: _____