

**TOWNSHIP OF BURLINGTON PLANNING BOARD  
BURLINGTON COUNTY, NEW JERSEY  
MINUTES OF DECEMBER 12, 2013**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, December 12, 2013, at 7:30 P.M. at the Township Municipal Complex.

**PRESENT:** William Diamond, Robert Davis, Mayor Brian Carlin, Councilman Michael Cantwell, Lacy Walker, Israel Rivera, Joseph Sabatino, Delbert Rife, Celeste Niles, Charleen George, Denis Germano, Esq., Board Solicitor, Scott Hatfield, PE, Board Engineer;

**ABSENT:** Alan Warner, Matt Witkowski, PE, Board Traffic Engineer; and Kevin Rijs, PP, Board Planner

The presence of the Board Planner and Traffic Engineer 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 19, 2012;
- (b) Mailing written notice to the Courier Post on December 20, 2012, by certified mail, return receipt requested; hand delivered to the Burlington County Times on December 19, 2012, hand receipt obtained; and Legal Ad in the Burlington County Times on December 21, 2012;
- (c) Filing written notice with the Clerk of the Township of Burlington on December 19, 2012.

**Approval of Minutes**

Chairperson George requested a Motion to approve the minutes of the November 14, 2013 Regular meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Rife to approve the minutes from the November 14, 2013 Regular meeting. On roll call the following vote was recorded:

**AYES:** Mr. Davis, Chief Diamond, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mr. Rife, 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.

**Public Hearing**

Public hearing to determine whether certain properties in the Haines Industrial Center qualify as an area or areas in need of redevelopment and a Redevelopment Plan presentation.

Joseph Augustyn, P.P., A.I.C.P., was present for the public hearing. He introduced Terrance Huettl from Whitesell.

Joseph Augustyn, reviewed a report prepared by the Alaimo Group entitled "Haines Industrial Center Redevelopment- Preliminary Investigation and Smart Growth Redevelopment Plan, Block 153, Lots 1.01, 1.03 and 1.05; Block 154, Lot 12.05; and Block 154.01, Lot 1" ("Preliminary Investigation"). He explained the reasons why the study area satisfied a criterion for designation as an area in need of redevelopment.

At this time Chairperson George opened the meeting to the public. There being no public comment, that portion of the meeting was closed.

Mr. Huettl stated that the Florence Township side of the Center enjoys a competitive advantage over the Burlington Township side and that the draft redevelopment plan would better enable the developer to attract tenants to the study area.

The Board is in agreement that the draft redevelopment plan is consistent with the land use plan element of the Township master plan, and is reasonably calculated to promote the development of the Center in a manner consistent with that plan as well as with Smart Growth planning principles and objectives.

**MOTION** made by Mr. Davis and seconded by Mr. Walker, carried unanimously, that a recommendation be made to Township and Council to adopt the redevelopment plan for the designated portion of the Haines Industrial Center. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mr. Rife, Mrs. Niles, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

**Adjournment**

**MOTION** made by Mayor Carlin and seconded by Mr. Davis 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**

kaa  
APPROVED:\_\_\_\_\_