

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF MARCH 14, 2013**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, March 14, 2013, at 7:30 P.M. at the Township Municipal Complex.

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

ABSENT: Delbert Rife, Israel Rivera, Kevin Rijs, PP, Board Planner

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 29, 2012.

Approval of Minutes

Chairperson George requested a Motion to approve the minutes of the January 10, 2013 Reorganization and Regular meeting.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to approve the minutes from the January 10, 2013 Reorganization and Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Mr. Warner

Chairperson George declared the motion carried.

Swearing in of Board Members Alan Warner and the Board Professionals

Mayor Carlin swore in Alan Warner.

Mayor Carlin swore in Mr. Hatfield and Mr. Witkowski.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Center for Orthopedic & Spine PT – Block 132, Lot 26.02, 11 Cadillac Road.

Dr. Lawrence Ramiscal, Applicant, and June Felicioni, Property Owner, were both present for the application. (both sworn in).

This application requests a waiver of Site Plan. The 2.52-acre site, which is located at #11 Cadillac Road in a B-2 Highway Business Zone District, includes a 20,160 S.F. building, a portion (approximately 11,000 S.F.) of which will be utilized for the Applicant's Physical Therapy Business.

Dr. Ramiscal explained that he currently has a clinic in Willingboro where his lease is almost up and he would like to bring his practice back to Burlington Township. He stated that he specializes in sports therapy and needs more space for his business.

Mr. Hatfield reviewed his report of March 7, 2013.

Dr. Ramiscal offered testimony on the operations. He stated that they have personal training 6 days per week from 9:00am to 6:00pm. The training is done in groups on a scheduled basis. They currently have 4 employees including himself. One of the employees is part time. The maximum number of employees at any one time is 12 in the facility.

Mr. Hatfield questioned the improvements that are proposed to the site.

Dr. Ramiscal stated that they will be repaving the existing parking lot and also paving the stone area in front of building and will coordinate striping with Mr. Hatfield.

Mr. Hatfield recommended 12-15 parking spaces including 2 handicapped spaces and concrete bumper blocks.

Ms. Felicioni stated that the trailer parked in the rear of the site belongs to her and contains her property.

Dr. Ramiscal explained the proposed layout of the inside of the building.

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

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to grant site plan waiver contingent upon Mr. Hatfield's report dated March 7, 2013.

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

NAES: NONE

Reports

Solicitor's Report

Mr. Germano requested that the following resolutions be approved:

DKR Holdings, LLC - Block 144, Lots 5, 5.02 & 6.

Burlington Coat Factory – Block 147.51, Lot 7.

MOTION made by Mayor Carlin and seconded by Mr. Walker to approve the above resolutions and that they be made part of December 13, 2012 minutes. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Engineer's Report

Mr. Hatfield stated that he has no report and thanked the Board for the reappointment.

Planner's Report

Mr. Rijs stated that he has no report and thanked the Board for the reappointment.

Traffic Engineer's Report

Mr. Witkowski stated that he has no report and thanked the Board for the reappointment.

Adjournment

MOTION made by Mayor Carlin and seconded by Councilman Cantwell 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: _____