

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF JULY 11, 2013**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, July 11, 2013, at 7:30 P.M. at the Township Municipal Complex.

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

ABSENT: None

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 May 9, 2013 Regular meeting.

MOTION made by Mayor Carlin and seconded by Chief Diamond to approve the minutes from the May 9, 2013 Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Councilman Cantwell, Mr. Rivera, Mr. Warner

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Colgate Palmolive – Block 121 Lot 1.04, SPR # 728: Amended Preliminary and Final Major Site Plan application submitted for review.

Pat McAndrew, Esq. was present for the application. He introduced Mike Menendez, Plant Manager and Mike Avila, PE. (both sworn in)

This application proposed the construction of a 25,852 SF building addition and appurtenant parking, drainage lighting improvements to serve the existing Colgate Palmolive facility. An additional access drive along Elbow Drive is also proposed. This 6.93 tract is located at the intersection of Connecticut Drive and Manhattan Drive in an I-1 Industrial Zone.

Mr. Menendez offered testimony on the operations. He stated that there are 27 employees on one shift. The shift hours are 7am-3pm. There is a second shift proposed as they increase their volume and then a third. The hours of the proposed second shift are 2:30pm -10:30pm.

Mr. Avila offered an overview of his professional credentials

MOTION made by Mayor Carlin, seconded by Councilman Cantwell and carried unanimously to accept Mike Avila as a Professional in the field of Engineering.

Mr. Avila gave a site plan overview. He then reviewed Mr. Hatfield's report dated July 3, 2013.

Applicant is requesting a waiver for the Environmental Impact Statement, design exception for the groundwater mounding analysis and design exception for the proposed increase in parking spaces from 57 to 66, which is still less than the 110 spaces required by the code.

Mr. Hatfield explained that the applicant has been requested to make improvement revisions to the proposed access adjacent to their property which is located within an access easement on the Township property in order to accommodate a future use.

Mr. Hatfield reviewed additional items on his report dated July 3, 2013.

Mr. Avila stated that there is no additional signage proposed just relocation of the existing signage which they will present to the Board.

Mr. Avila provided testimony on the requested design exceptions.

Mr. Witkowski reviewed his report of June 17, 2013. He questioned the car and truck entrances.

Mr. Germano stated that the Fire Department has requested that a fire connection sign be installed.

Applicant agreed.

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

MOTION made by Mayor Carlin and seconded by Mr. Walker to grant Preliminary and Final Major Site Plan approval; waiver for the Environmental Impact Statement, design exception for the groundwater mounding analysis and design exception for the proposed increase in parking spaces from 57 to 66, which is still less than the 110 spaces required by the code. Contingent upon Mr. Hatfield's report of July 3, 2013 and Mr. Witkowski's report of June 17, 2013. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Exeter 200 Connecticut DE, LLC – Block 120.01, Lot 5.28, SPR # 726: Preliminary and Final Major Site Plan application submitted for review.

Mike Floyd, Esq. was present for the application. He introduced Thomas Allman, Exeter Property Manager; Thomas Bechard, PE; Dave Horner, PE, Traffic Engineer; and George Wilson, Architect. (all sworn in)

This application proposes the construction of a 97,500 SF warehouse/office “spec” building on Commerce Drive along with appurtenant parking, drainage, landscaping and lighting improvements. This 9.31 acre tract is located within the Crossroads Business Center between the 200 Connecticut Driven and 122 Kissel Road sites. The land is currently vacant and has historically been utilized to store trailers for the existing warehouse/office facility located at 200 Connecticut Drive.

Thomas Bechard offered his professional credentials to the Board.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell, carried unanimously to recognize Thomas Bechard as a Professional in the field of Engineering.

Mr. Bechard gave an overview of the subdivision, marked as exhibit A-1; the conceptual site plan, marked as exhibit A-1; and the rendered site plan, marked as exhibit A-3.

George Wilson offered his professional credentials to the Board.

MOTION made by Mayor Carlin, seconded by Mr. Davis and carried unanimously to recognize George Wilson as a professional in the field of architecture.

Mr. Wilson offered testimony on the building elevations.

Mr. Horner gave an overview of the Traffic Impact Report. He stated that he does not feel that there will be a significant enough increase in traffic as a result of this application to warrant any improvements to the existing roadways serving the three Exeter properties.

Mr. Witkowski reviewed his report of June 14, 2013. He stated that he has discussed with Mr. Hatfield looking into the accident reports at the intersection of Elbow Lane and Connecticut Drive over the past few years to see if there is a significant issue to be addressed. If so, it would not be at the applicant’s expense since it’s an existing condition.

Mr. Allman offered testimony on the Exeter Property Management and spec buildings.

Mr. Hatfield reviewed his report of July 3, 2013.

Applicant is requesting design exceptions for: 100 car parking spaces where 149 are required; 12.5’ wide loading spaces where 15’ is required; and parking spaces located within 20’ of the building.

Mr. Augustyn reviewed Mr. Rijs’ report of July 8, 2013.

Mr. Allman stated that the maximum number of tenants that they would have is three.

At this time Chairperson George opened the meeting to the public.

Tom Widzenas – adjacent property owner (sworn in)

Mr. Widzenas questioned the proposed storm water management with the 100 year storm and impact on his property.

Mr. Bechard stated that the system will handle that storm.

Mr. Hatfield reassured Mr. Widzenas that the storm water management system will be constructed in accordance with the Approved Plans and the proposed improvements will not create any adverse drainage impact on his property.

There being no further public response that portion of the meeting was closed.

MOTION made by Mayor Carlin and seconded by Mr. Davis to grant Preliminary and Final Major Site Plan approval design exceptions for: 100 car parking spaces where 149 are required; 12.5' wide loading spaces where 15' is required; and parking spaces located within 20' of the building. Contingent upon Mr. Hatfield's report of July 3, 2013, Mr. Witkowski's report of June 14, 2013, Mr. Rijs' report of July 8, 2013; applicant will modify plans to include recommendations of professionals; applicant will submit information as requested and parking report. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Exeter 122 Kissel, LLC – Block 120.01, Lot 5.27, SPR # 725: Preliminary and Final Major Site Plan application submitted for review.

Mike Floyd, Esq. was present for the application. He introduced Thomas Allman, Exeter Property Manager; Thomas Bechard, PE; Dave Horner, Traffic Engineer; and George Wilson, Architect. (all sworn in)

This application proposes the construction of a 36,000 SF building addition to an existing 150,815 SF warehouse/office building along with appurtenant parking, drainage and lighting improvements. This 15.78 acre tract is located at 122 Kissel Road within the Crossroads Business Center. The site currently contains the aforementioned building along with 162 automobile parking spaces, 14 truck loading spaces, storm water management facilities and various other site utilities/amenities typically serving this type of facility. The building is presently occupied.

Mr. Bechard gave overviews of the minor subdivision plan, marked as exhibit A-1; the conceptual plan, marked as exhibit A-2; and the rendered site plan, marked as exhibit A-3.

Mr. Allman offered testimony on the current tenants in this building.

Mr. Horner stated that it is his professional opinion that the proposed parking is adequate.

Mr. Hatfield reviewed his report of July 3, 2013.

Applicant is requesting design exceptions for the 10" DIP conveying runoff from the trench drain on the east side of the building where the minimum diameter permitted is 12"; decrease in the number of car parking spaces from 162 to 98; and 12.5' wide loading spaces where 15' is required.

Mr. Augustyn stated that all the items in their report have been addressed in testimony.

Mr. Witkowski stated that all the items in his report have been addressed in testimony.

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

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to grant Preliminary and Final Major Site plan approval, design exceptions for the 10" DIP conveying runoff from the trench drain on the east side of the building; the proposed fire lane along the rear of the building is 20' wide and approximately 10' from the building where Section 15:4-4 of the Code requires fire lanes to be 25' wide and setback a minimum of 25' from any structure; decrease in the number of car parking spaces from 162 to 98; and 12.5' wide loading spaces where 15' is required. Contingent upon Mr. Hatfield's report of July 3, 2013, Mr. Rijs' report of July 1, 2013 and Mr. Witkowski's report of June 14, 2013. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Exeter 200 Connecticut DE, LLC – Block 120.01, Lot 5.24, SPR #727: Preliminary and Final Major Site Plan application submitted for review.

Mike Floyd, Esq. was present for the application. He introduced Thomas Allman, Exeter Property Manager; Thomas Bechard, PE; Dave Horner, Traffic Engineer; and George Wilson, Architect. (all sworn in)

This application proposes access, parking, loading, drainage and lighting improvements serving an existing 148,507 SF warehouse/office building. No building expansion is proposed. This 11.02 acre tract is located at 200 Connecticut Drive within the Crossroads Business Center also has frontage on Kissel Road and Commerce Drive. It currently contains the aforementioned building along with 69 automobile parking spaces, 35 truck loading spaces, storm water management facilities and various other site utilities/amenities typically serving this type of facility. During the recent site visit, it appeared that the building, which had previously been occupied by Brennan Transportation, is presently vacant.

Mr. Bechard reviewed the minor subdivision overall site plan, marked as exhibit A-1; conceptual site plan, marked as exhibit A-2, and the rendered site plan of Connecticut Drive, marked as exhibit A-3.

Applicant is requesting a Bulk Variance for Maximum Lot Coverage of 65.35% where 60% is permitted.

Mr. Avila offered testimony on the bulk variance and noted that the overall lot coverage of the three Exeter sites which have been presented to the Board is under 60%.

Mr. Allman offered testimony on the proposed tenant that will be occupying 42% of this building. They are signing the lease in August and have 25 employees.

Mr. Hatfield reviewed his report of July 3, 2013.

Mr. Augustyn stated that all the items in their report have been addressed in testimony.

Mr. Witkowski stated that all the items in his report have been addressed in testimony.

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

MOTION made by Mayor Carlin and seconded by Mr. Walker to grant Preliminary and Final Major Site Plan approval, Applicant is requesting a Bulk Variance for Maximum Lot Coverage of 65.35% where 60% is permitted.

Contingent upon Mr. Hatfield's report of July 3, 2013, and Mr. Witkowski's report of June 14, 2013. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Adjournment

MOTION made by Mr. Walker and seconded by Mayor Carlin 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: _____