

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

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

PRESENT: Robert Davis, Mayor Brian Carlin, Councilman Michael Cantwell, 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

ABSENT: William Diamond, Joseph Sabatino; 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 19, 2012.

Approval of Minutes

Chairperson George requested a Motion to approve the minutes of the July 11, 2013 Regular meeting.

MOTION made by Mayor Carlin and seconded by Mr. Walker to approve the minutes from the July 11, 2013 Regular meeting. On roll call the following vote was recorded:

AYES: Mr. Davis, Mayor Carlin, Councilman Cantwell, Mr. Rivera, Mr. Warner, Mr. Rife, Mr. Walker, 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.

John J. Ferry – Block 114.07, Lots 13 & 14, 1210 Neck Road.

Application submitted for Minor Subdivision approval.

Charles Petrone, Esquire was present for the application. He introduced John Ferry, Applicant, and William Nicholson, PE. (both sworn in).

This application proposes to consolidate and subdivide Lots 13 & 14 (2.16 acres) to create two new building lots [proposed Lots 13.01 (0.96 ac) & 14 (0.50 ac.)]. Existing Lot 13, which currently contains a single-family dwelling, will be reduced in size from 1.95 acres to 0.55 acres, but will still be a conforming lot and the dwelling will remain.

Mayor Carlin stated that Mr. Nicholson has previously testified before this Board and made a motion to accept him as a professional in the field of Engineering.

Mr. Nicholson gave a site plan overview, marked as Exhibit A-1. He reviewed the storm water management improvements. He explained that the soil borings have been done and found some hydraulically restrictive soils that need to be removed.

Mayor Carlin expressed concern with the proposed location of the driveways and school driveway with the school buses.

Mr. Hatfield stated that turn-around style driveways were proposed to help with the visibility when exiting the property and reduce backing out.

An extensive discussion occurred regarding the deed restrictions on impervious coverage.

Mr. Hatfield reviewed his report of September 9, 2013.

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

Charles Morreale – 1216 Neck Road (sworn in)

Mr. Morreale expressed concern with the storm water runoff onto his property. He also stated that there is no sidewalk in front of his home. The sidewalk stops at his property line. He requested that the Township consider extending it in front of his property.

Mr. Hatfield addressed the storm water runoff.

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

Mr. Hatfield requested a copy of the easement agreement for the proposed sanitary sewer collector that will serve the three (3) proposed lots.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to grant Minor Subdivision approval contingent upon Mr. Hatfield's report of September 9, 2013. On roll call the following vote was recorded:

AYES: Mr. Davis, 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.

American Asphalt Co., Inc., - Block 153.02, Lot 1.01 and Block 153.02, Lock 1.02. 1701 River Road.

Applicant is requesting Minor Site Plan approvals for Lot 1.01 and Lot 1.02.

Jeff Baron, Esq. was present for the application. He introduced Robert Brown, Principal, and Robert Stout, PE. (both sworn in)

This application proposes a Contractor's Storage Yard on Property that is presently part of the American Asphalt Plant on River Road (CR #656). The proposed facility will be utilized by a contracting business operated by the applicant and that only minor improvements are proposed as part of this application.

Mayor Carlin stated that Mr. Stout has previously testified before this Board and made a motion to accept him as a professional in the field of Engineering.

Mr. Stout gave a site plan overview, marked as Exhibit A-1.

Mr. Baron stated that the County application is currently pending.

Mr. Brown stated that they currently have 13 employees which consist of 8 drivers and 5 workers on site. Their hours of operation are 7:00am to 3:30pm Monday through Friday. He then explained the need for the stockpiles.

Mr. Hatfield questioned the County status.

Mr. Baron stated that the subdivision is still in the review status with the County but he feels comfortable that it will be approved since applicant has made all the requested changes.

Mr. Hatfield reviewed his reports of September 9, 2013 for both applications. He questioned the impervious coverage.

Mr. Baron stated that they will calculate the impervious coverage and if they exceed the maximum permitted they will come back before the Board.

Mr. Witkowski reviewed his letter dated August 6, 2013.

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 Minor Site Plan approval for Lots 1.01 and Lot 1.02; waivers for: the landscaping plan; location of all utilities; storm drainage system and drainage calculations; pavement construction detail; locations and details of all signs; construction details; copies of any protective covenants, easements and deed restrictions applying to the site; detailed cost estimates for the proposed construction of the site improvements for bond calculation purposes; traffic impact report; and environmental impact statement; and a design exception not to pave the area where there is heavy truck traffic. Contingent upon applicant to amend plan to include the and lot coverage calculation; subdivision approval from the County; Mr. Hatfield's report of September 9, 2013 and Mr. Witkowski's letter of August 6, 2013. On roll call the following vote was recorded:

AYES: Mr. Davis, 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.

Reports

Solicitor's Report

Mr. Germano requested the following resolutions be approved:

Colgate Palmolive – Block 121 Lot 1.04, SPR # 728

Exeter 200 Connecticut DE, LLC – Block 120.01, Lot 5.28, SPR # 726

Exeter 122 Kissel, LLC – Block 120.01, Lot 5.27, SPR # 725

Exeter 200 Connecticut DE, LLC – Block 120.01, Lot 5.24, SPR #727

MOTION made by Mayor Carlin and seconded by Mr. Walker to approve the above resolutions and that they be made part of the July 2013 minutes. On roll call the following vote as recorded:

AYES: Mr. Davis, 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.

Engineer’s Report

Mr. Hatfield stated that he had no report.

Traffic Report

Mr. Witkowski stated that he had no report.

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: _____