

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF JUNE 14, 2012**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, June 14, 2012, at 7:30 P.M. at the Township Municipal Complex.

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

ABSENT: Robert Davis, William Diamond,

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 27, 2011;
- (b) Mailing written notice to the Courier Post on December 28, 2011, by certified mail, return receipt requested; hand delivered to the Burlington County Times on December 27, 2011, hand receipt obtained; and Legal Ad in the Burlington County Times on December 29, 2011;
- (c) Filing written notice with the Clerk of the Township of Burlington on December 27, 2011.

Approval of Minutes

Chairperson George requested a Motion to approve the minutes of the May 10, 2012 Regular meeting.

MOTION made by Mayor Carlin and seconded by Mr. Rife to approve the minutes from the May 10, 2012 Regular meeting. On roll call the following vote was recorded:

AYES: Mayor Carlin, Mr. Rife, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mrs. Niles, Mrs. Siboczy, 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.

C.R. England, Inc. – Block 149, Lots 1, 3, 4 & 5.

Applicant is requesting Amended Preliminary Site Plan approval for the entire site and Amended Final Site Plan approval for Phase 1 of the development of the property.

Charles Petrone, Esq. was present for the application. He introduced Robert Head, Operations Director and David Denton, PE. (both sworn in)

This application addresses certain deviations to Phase 1 of the Site Plan, which was previously approved in 2010. These deviations include a change in the number and configuration of the parking spaces for both trucks and tractor-trailers on the site and the installation of light and power supply poles within one of the parking areas.

Mr. Petrone stated that they would like to amend their application to include Amended Final Site Plan approval for Phase I. He explained that things have been done to the site by the plant manager that are not included in the plan and have caused further reconfiguration of the Phase I. The Plant Manger installed light posts for a new tenant which they did obtain construction permits for from the Township.

Mayor Carlin stated that there have been ongoing issues with this site.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to recognize Mr. Denton as an expert in the field of Engineering. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Mr. Denton gave a site plan overview, marked as Exhibit A-1. He reviewed the changes made to the site plan.

Mr. Hatfield stated that the prior approval did not include parking along the frontage of Route 130. He feels it would improve the site drastically if no parking were to be permitted in that area.

Mr. Witkowski questioned the 12'x30' parking spaces.

Mr. Denton stated that there is an increase in the number of 12'x30' parking spaces from 65 to 87. There are now 131 tractor and car spaces and 122 trailer spaces proposed.

Mr. Head agreed to eliminate the parking along Route 130.

Mr. Denton offered testimony on the basin.

Mr. Rijs questioned if there is an irrigation system.

Mr. Head stated that they do have a sprinkler system.

Mr. Rijs requested that applicant repair the broken sprinkler heads. Applicant agreed.

Mr. Hatfield reviewed his report of June 7, 2012.

Applicant stated that there have been no changes to the operations of the business.

Mayor Carlin requested confirmation that the berm will be enhanced to Mr. Rijs' satisfaction. Applicant agreed.

Mr. Witkowski reviewed his report of April 11, 2012.

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 Councilman Cantwell to grant Amended Preliminary Site Plan Approval and Amended Final Site Plan Approval for Phase I. Contingent upon certification from applicant's engineer that all improvements are complete, the berm will be enhanced, irrigation system will be repaired and a Deed of Consolidation will be submitted. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Chick-fil-A – Block 116, Lot 2.

Applicant is requesting a continuance to the July 12, 2012 meeting.

There was no public present for this application.

MOTION made by Mayor Carlin and seconded by Mr. Walker to grant a continuance to the July 12, 2012 meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Reports

Solicitor's Report

Mr. Germano requested that the following resolutions be approved:

Harry's Discount Patio Furniture and Pool – Block 145, Lot 2.03 & Lot 34.

321 Dulty's Lane/Whitesell Construction – Block 153, Lot 1.13.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to approve the above resolutions and that they be made part of the May 10, 2012 minutes. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Engineer's Report

Mr. Hatfield stated that he has no report.

Planner's Report

Mr. Rijs stated that he has no report.

Traffic Engineer's Report

Mr. Witkowski stated that he has no report.

Adjournment

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