

**TOWNSHIP OF BURLINGTON PLANNING BOARD  
BURLINGTON COUNTY, NEW JERSEY  
MINUTES OF NOVEMBER 8, 2012**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, November 8, 2012, at 7:30 P.M. at the Township Municipal Complex.

**PRESENT:** Robert Davis, William Diamond, Mayor Brian Carlin, Delbert Rife, Councilman Michael Cantwell, Lacy Walker, Joseph Sabatino, Israel Rivera, Celeste Niles, Patricia Siboczy, Charleen George, Scott Hatfield, PE, Board Engineer; Matt Witkowski, PE, Board Traffic Engineer

**ABSENT:** Kevin Rijs, PP, Board Planner

Kevin Aberant, Esq. was present for Denis Germano, Esq., Board Solicitor.

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 October 11, 2012 Regular meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Davis to approve the minutes from the October 11, 2012 Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Chief Diamond, Councilman Cantwell, Mr. Rivera, Mrs. Siboczy

Chairperson George declared the motion carried.

**Correspondence**

Items of Correspondence are listed in Addendum I.

All items were received and filed.

**Occupational Training Center** – Block 121, Lot 1.03.

Applicant is requesting Amended Preliminary & Final Major Site Plan approval.

Kevin Sheehan, Esq. was present for the application. He introduced Joseph Bender, OTC, Executive Director and Jeffrey Richter, PE. (both sworn in)

This application proposes parking and handicap accessibility improvements to an existing site that is occupied by the Occupational Training Center, Inc. for use as administrative offices and assembly/packaging operations.

Mr. Bender explained that they underestimated the parking needs and need more spaces.

Mr. Richter gave a site plan overview.

Mr. Hatfield reviewed his report of November 5, 2012.

Applicant is requesting a bulk variance for maximum lot coverage of 63% where 60% is permitted and 58.3% exists.

Applicant is requesting waivers for location of all ponds, streams, drainage ditches and water courses within 500 feet of the site; traffic study; Environmental Impact Statement; and 25 parking spaces.

Mayor Carlin questioned the five parking spaces that are located next to loading areas and whether they could be relocated.

Chief Diamond suggested having one entrance for truck traffic only and the other for employee traffic.

Mr. Hatfield offered to conduct a site inspection and determine if those 5 parking spaces are necessary.

Mr. Witkowski reviewed his report of October 23, 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 Mr. Walker to grant Amended Preliminary & Final Major Site Plan approval; bulk variance for maximum lot coverage of 63% where 60% is permitted and 58.3% exists; Waivers for Traffic study, Environmental Impact Statement, 25 parking spaces, and location of all ponds, streams, drainage ditches and water courses within 500 feet of the site. Contingent upon Mr. Hatfield's report of November 5, 2012 and Mr. Witkowski's report of October 23, 2012. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, 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.

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

Applicant is requesting a continuance to the December 13, 2012 meeting.

**MOTION** made by Mayor Carlin, seconded by Mr. Walker to grant a continuance to the December 13, 2012 meeting. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, 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. Aberant requested that the following resolutions be approved:

**Pioneer Precious Metals Limited Liability Company** – Block 120.01, Lot 5.06, 360 Connecticut Drive.

**American Blacktop Co., Inc.**, - (American Asphalt) Block 153.02, Lot 1. 1701 River Road.

**MOTION** made by Mr. Sabatino and seconded by Mr. Walker to approve the above resolutions and that they be made part of October 11, 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, Mrs. Siboczy, Chairperson George

NAES: None

ABST: Chief Diamond

Chairperson George declared the motion carried.

**Engineer's Report**

Mr. Hatfield reported on Lennar. He explained that they would like to make certain units 2 feet deeper. He expressed his concerns to the applicant and they have addressed them. They will not impact Jennifer Lane, there will only be an additional 7,000SF added to the impervious coverage and there will not be an impact on the drainage.

**Traffic Engineer's Report**

Mr. Witkowski stated that he has no report.

**Adjournment**

**MOTION** made by Mayor Carlin and seconded by Mrs. Siboczy to adjourn the meeting. On roll call the following vote was recorded:

AYES: All      NAES: None

Chairperson George declared the motion carried.

RESPECTFULLY SUBMITTED,

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**EILEEN LISS, SECRETARY**

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