

**TOWNSHIP OF BURLINGTON PLANNING BOARD  
BURLINGTON COUNTY, NEW JERSEY  
MINUTES OF OCTOBER 11, 2012**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, October 11, 2012, at 7:30 P.M. at the Township Municipal Complex.

**PRESENT:** Robert Davis, Mayor Brian Carlin, Delbert Rife, Councilman Michael Cantwell, Lacy Walker, Joseph Sabatino, Celeste Niles, Charleen George, Denis Germano, Esq., Board Solicitor, Scott Hatfield, PE, Board Engineer;

**ABSENT:** William Diamond, Councilman Michael Cantwell, Israel Rivera, Patricia Siboczy, Kevin Rijs, PP, Board Planner; Matt Witkowski, PE, Board Traffic Engineer

The presence of the Board Planner and Board Traffic Engineer was not required at this meeting.

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 September 13, 2012 Regular meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Walker to approve the minutes from the September 13, 2012 Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Mr. Davis, Mr. Rife

Chairperson George declared the motion carried.

**Correspondence**

Items of Correspondence are listed in Addendum I.

All items were received and filed.

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

Application submitted for change of Use Approval and Waiver of the Formal Requirement of Site Plan Review.

Michael Floyd, Esq. was present for the application. He introduced Pooja Parekh, Owner; Cornelia Regine Albrecht, VP; Rick Riccardi, PE; Mr. Epstein, VP of Operations; Bodo Albrecht, Consultant, Security and IT; and Carl Bones, PE. (all sworn in)

An aerial photograph of the site was marked as Exhibit A-1.

Mr. Riccardi gave an overview of the aerial photo and site plan that was previously approved, marked as Exhibit A-2. He also reviewed 9 photos of the existing building, marked as Exhibit A-3.

Mr. Floyd stated that the only site improvements are those requested by Mr. Hatfield in his review letter. Applicant agrees to all the requests in his report dated October 4, 2012.

Mr. Hatfield requested a copy of the Phase I Environmental Assessment. Applicant agreed.

Ms. Parekh gave an overview of the company and operations. She stated there will only be one shift. The hours of operation are 8am-5pm, there are 35 employees when in full production and there are deliveries once a day by a small truck.

Mr. Hatfield recommended that an independent professional assess the on site treatment process of the manufacturing process byproducts. Approval will be contingent upon the effluent being discharged from the site not being harmful to the Township's sewage treatment system.

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. Davis to grant approval contingent upon Mr. Hatfield's report of October 4, 2012 and applicant being able to fully address all concerns related to the sewerage being discharged from the site. 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: None

Chairperson George declared the motion carried.

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

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

Applicant proposes to subdivide an existing lot (34.97 acres) that is the current location of the American Asphalt Plant.

Mr. Barron explained that applicant is looking to subdivide an existing lot and create a new separate lot.

Mr. Brown explained that their company does asphalt manufacturing and the newly created lot will be utilized as a storage yard for the contracting part of the business.

Mr. Barron stated that a site plan will be submitted for the new use.

Mr. Germano stated that he has had prior conversations with the Applicant's Attorney and any improvements made on the site that were not on the original site plan will be addressed through a site plan amendment.

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 Minor Subdivision approval. 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: None

Chairperson George declared the motion carried.

### **Reports**

#### **Solicitor's Report**

Mr. Germano requested that the following resolutions be approved:

#### **WaWa Store #943, Rt. 541-Burlington-Mt. Holly Road**

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

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

NAES: None

ABST: Mr. Rife

Chairperson George declared the motion carried.

#### **Engineer's Report**

Mr. Hatfield stated that he has 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,

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**EILEEN LISS, SECRETARY**

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