

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF APRIL 14, 2011**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, April 14, 2011, at 7:30 P.M. at the Township Municipal Complex.

PRESENT: Robert Davis; Mayor Brian Carlin; Councilman Michael Cantwell; Joseph Sabatino; Celeste Niles; Charleen George; Scott Hatfield, PE, Board Engineer

ABSENT: Chief William Diamond; Delbert Rife; Lacy Walker; Israel Rivera; Patricia Siboczy; Denis Germano, Esq., Board Solicitor; Kevin Rijs, PP, Board Planner and Matt Witkowski, PE, Board Traffic Engineer

Robert Kingsbury, Esq. was present for Denis Germano, Esq.

The presence of the Board Planner and the Board Traffic Engineer were 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 January 5, 2011;
- (b) Mailing written notice to the Courier Post on January 6, 2011, by certified mail, return receipt requested; hand delivered to the Burlington County Times on January 5, 2011, hand receipt obtained; and Legal Ad in the Burlington County Times on January 7, 2011;
- (c) Filing written notice with the Clerk of the Township of Burlington on January 5, 2011.

Approval of Minutes

Chairperson George requested a Motion to approve the minutes of the March 10, 2011 meeting.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to approve the minutes from the March 10, 2010 meeting. On roll call the following vote was recorded:

AYES: Mayor Carlin, Councilman Cantwell, Mr. Sabatino, Chairperson George

NAES: None

ABST: Mr. Davis, Mrs. Niles

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Swearing in of Professionals

Mr. Kingsbury swore in Scott Hatfield, PE.

Beneficial Bank – Block 105, Lots 5.02 & 5.04. 809 & 811 Sunset Road.

Applicant is requesting Minor Subdivision Approval.

Pat McAndrew, Esq. was present for the application. He introduced Robert Stout, PE and Joseph Coyle, VP of Beneficial Bank. (both sworn in)

This application proposes to reconfigure the lot lines of existing Lot 5.02 and 5.04, both of which contain one-story buildings along with appurtenant improvements. The subdivision will result in a change in the lot areas with Lot 5.02 decreasing from 192,258 SF and Lot 5.04 increasing from 51,520 SF to 147,412 SF. Both proposed lots are conforming lots, with the exception of the front and side yard setbacks for Lot 5.04, which are due to existing conditions.

Mr. Stout gave a site plan overview. They will have a cross-drainage agreement as well as a cross-access agreement.

Mr. Sabatino questioned if the access agreement will remain with the property when it is sold.

Applicant stated that the agreement will stay with the property.

Mr. Hatfield reviewed his report of April 8, 2011.

Applicant confirmed that there are no protective covenants, easements or deed restrictions. Applicant also confirmed that no utility easements will be needed.

Chairman 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 Minor Subdivision approval contingent upon Mr. Hatfield's report of April 8, 2011. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Reports

Solicitor's Report

Mr. Kingsbury requested a motion to approve the following resolution:

Endeavor Emergency Squad, Block 83, Lot 2, R-12 Zone, 1309 Rancocas Road.

MOTION made by Councilman Cantwell and seconded by Mr. Davis to approve the above resolution and that it be made part of the March 2011 minutes. On roll call the following vote was recorded:

AYES: Mr. Davis, Mayor Carlin, Councilman Cantwell, Mr. Sabatino, Chairperson George

NAES: None

ABST: Mrs. Niles

Chairperson George declared the motion carried.

Engineer's Report

Mr. Hatfield reported on CR England. He explained that they were originally requested to come before the Board because they made improvements without approval which affected the storm water management. They received Preliminary Site Plan approval in November 2009 and Final Site Plan approval in February 2010 but subsequent to those approvals they have not made any improvements to the site. He suggested a letter be sent to the applicant putting them on notice that they need to proceed with the improvements and offered to draw up the letter for the Board's review.

The Board agreed.

Adjournment

MOTION made by Mayor Carlin and seconded by Mr. Davis 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

kaa

APPROVED: _____