

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF AUGUST 11, 2011**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, August 11, 2011, at 7:30 P.M. at the Township Municipal Complex.

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

ABSENT: Patricia Siboczy

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 July 14, 2011 meeting.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to approve the minutes from the July 14, 2011 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, Chairperson George

NAES: None

ABST: Niles

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Masonic Charity Foundation – Block 133 & 134, 902 Jacksonville Road.

Applicant is requesting Minor Subdivision approval.

Victoria Fannon, Esq. was present for the application. She introduced Mark Malinowski, PE. (sworn in)

This application proposes to reconfigure the lot lines of several existing contiguous lots all under the ownership of the Mason Charity Foundation. The subdivision and lot consolidation will result in an overall decrease in the number of building lots from six (6) to four (4).

Mr. Malinowski gave a site plan overview. He explained that the reasoning for certain lots to be subdivided and not others. There is a total of 231.32 acres of the tract.

Mr. Hatfield reviewed his report of May 5, 2011. He stated that the right-of-way dedication will have to be reviewed and accepted.

Mayor Carlin questioned the possibility of changing the curve on Oxmead Road.

Mr. Malinowski stated that realigning the curve in the road is not something that was investigated as part of this application.

At this time Chairperson George opened the meeting to the public. There being no public comment that portion of the meeting was closed.

Applicant is requesting a waiver to allow the site plan at a smaller scale than the 1"=100' required.

MOTION made by Mayor Carlin and seconded by Mr. Davis to grant Minor Subdivision approval and a waiver to allow the site plan at a smaller scale than the required 1"=100', contingent upon Mr. Hatfield's report of May 5, 2011. 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, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

PSM Donut, LLC – Block 103, Lots 2.12 & 2.13. 1007 Sunset Road.

Applicant is requesting a continuance to the September 8, 2011 meeting.

MOTION made by Mayor Carlin and seconded by Chief Diamond to grant a continuance to the September 8, 2011 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, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

Lutheran Social Ministries – Block 121, Lot 1.01.

Applicant is requesting Amended Major Site Plan approval.

Keith McWhirk, Esq. was present for the application. He introduced Mark Malinowski, PE; Mary Johannesen, Architect; and Jason Konek, Executive Director of Project Development and Plan Operations. (all sworn in)

This application proposes a 1,758 SF reduction in the building footprint, a reduction in the area of a freestanding sign and certain other minor revisions to the previously approved Site Plan for the corporate headquarters of the Lutheran Social Ministries.

Mr. McWhirk requested that the previously approved site plan be marked as Exhibit A-1 and the proposed site plan be marked as Exhibit A-2.

Mr. Malinowski gave an overview of the approved and proposed site plans.

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

Mr. McWhirk requested that the previously approved building layout and elevations be marked as Exhibit A-3 and the proposed building layout and elevations be marked as Exhibit A-4.

Ms. Johannesen gave an overview of both the approved and proposed building layout and elevations.

Mr. Witkowski reviewed his report of August 8, 2011.

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 Chief Diamond to grant amended major site plan approval contingent upon Mr. Hatfield’s report of August 8, 2011 and Mr. Witkowski’s report of August 8, 2011. 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, 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:

US Home Corp / Lennar – Block 98, Lots 7 & 8, Beverly Road & Aqua Lane.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to approve the Preliminary Major Subdivision resolution and that it be made part of the July minutes. 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, Chairperson George

NAES: None

ABST: Niles

Chairperson George declared the motion carried.

US Home Corp / Lennar – Block 98, Lots 7 & 8, Beverly Road & Aqua Lane.
Resolution to adopt and memorialize Site Plan approval.

MOTION made by Mr. Walker and seconded by Mayor Carlin to adopt and memorialize the Preliminary Site Plan approval for US Home Corp/Lennar. 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, Chairperson George

NAES: None

ABST: Niles

Chairperson George declared the motion carried.

Engineer’s Report

Mr. Hatfield submitted the County Route 541 Corridor Redevelopment Preliminary Investigations to the Board for review.

Planner’s Report

Mr. Rijs stated that he had no report.

Traffic Engineer’s Report

Mr. Witkowski stated that he had no report.

Islamic Academy of Burlington County – (Four Acres Swim Club). Block 109.31, Lot 5.03. 613 Sunset Road.

Mayor Carlin and Chairperson George excused themselves from the Board for this application due to a conflict of interest.

Applicant is requesting Preliminary and Final Major Site Plan approval for a Proposed House of Worship and School.

Pat McAndrew, Esq. was present for the application. He introduced Mohammed Zaki, Founding Board Member and William Nicholson, PE.

This application proposes the construction of a 2-story 7,515 S.F. Mosque with appurtenant drainage, parking, lighting and landscaping improvements. There is also a Private/Parochial School accessory use for the same building.

A fact sheet submitted by the applicant was marked as Exhibit A-1.

Mr. Zaki offered testimony on the operations and reviewed the fact sheet.

The Building Elevations were marked as Exhibit A-2 and the Floor Plan was marked as Exhibit A-3.

Mr. Zaki gave an overview of the Building Elevations and Floor Plan.

Mr. Rijs questioned if lectures will be held at the facility.

Mr. Zaki stated that they sometimes have a guest speaker with no more than 30 people attending.

Mr. Witkowski referenced the trip generation manual and parking generation manual. He stated that the fourth edition addresses a Mosque. He recommended working with the applicant and utilizing the manual to determine how many parking spaces will be required for peak periods of use.

Mr. Zaki agreed.

The applicant indicated they were willing to place a cap of 90 people allowed to utilize the site. Mr. Germano recommended applicant work with the manual instead of placing a cap on the number of people allowed to attend worship services.

The Site Plan was marked as Exhibit A-4.

Mr. Germano explained to the public the focus of this hearing and that it also serves as public notice for next month's meeting.

MOTION made by Mr. Sabatino and seconded by Mr. Walker to grant a continuance to the September 8, 2011 meeting. On roll call the following vote was recorded:

AYES: Chief Diamond, Mr. Rife, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mrs. Niles, Vice-Chairman Davis

NAES: None

ABST: None

Vice-Chairman Davis declared the motion carried.

Adjournment

MOTION made by Mayor Carlin and seconded by Councilman Cantwell 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: _____