

**TOWNSHIP OF BURLINGTON
BURLINGTON COUNTY, NJ 08016
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, JANUARY 20, 2016**

The reorganization meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, January 20, 2016, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: Mr. Gillespie, Mr. Mullen, Mr. Farr, Mrs. Painter, Mr. DiGiovanni, Mr. VanCamp, Mr. Carducci, Mr. Bal, Mr. Ransom, Mr. Aberant, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; Joseph Augustyn, PP, Board Planner; Matt Witkowski, PE, Board Traffic Engineer

ABSENT: Mr. Butler, Mrs. Horner

Chairman Ransom called the meeting to order. He 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 Zoning Board of Adjustment in the following manner:

- (a) Posting written notice on the official bulletin board at the Township Municipal Complex on January 7, 2016;
- (b) Mailing written notice to the Courier Post and Trenton Times on January 8, 2016, by certified mail, return receipt requested; delivered notice to the Burlington County Times on January 6, 2016, hand receipt obtained; and Legal Ad in the Burlington County Times on January 8, 2016;
- (c) Filing written notice with the Clerk of the Township of Burlington on January 7, 2016.

Swearing of Board Professionals

Mr. Aberant swore in all three Board professionals: Scott Hatfield, PE, Board Engineer; Joseph Augustyn, PP, Board Planner; and Matt Witkowski, PE, Board Traffic Engineer.

Brunscorp Realty, LLC – Block 104.38, Lots 1-48 & Block 104.39, Lot 1. Hidden Lake Village Salem Rd.

Application submitted for Amended Preliminary & Final Major Subdivision.

Timothy Prime, Esq. was present for the applicant. He introduced Jeff Rauch, PE; Mark Megee, Brunscorp Bank; and Michael Leib, Ryan Homes.

This application proposes the construction of 47 townhouses for age-restricted housing and two open space lots. This project is located along Salem Road in an R-12 Medium Density Residential Zoned District. The Property is also located in an Age-Restricted Overlay Zone.

Mr. Prime explained that the proposed development is for fee-simple age-restricted townhomes. There will be 47 lots, 17 of which are already constructed and 12 of which are occupied. There are 5 vacant units that the Bank is offering for sale, leaving 30 lots to be constructed. Applicant is looking to adjust the lot lines for those 30 lot lines to allow Ryan Homes the ability to build their standard home.

Applicant submitted color elevations to the Board, marked as Exhibit A-1.

Mr. Rauch reviewed the color rendering of the site plan, marked as Exhibit A-2; a color rendering of the patio separation, marked as Exhibit A-3; and the on-street parking summary, marked as Exhibit A-4.

Mr. Witkowski recommended 8' wide parking stalls to allow for a sufficient roadway width.

Mr. VanCamp requested the professional credentials of applicant's engineer.

Mr. Rauch offered his professional credentials to the Board.

Mr. Hatfield questioned the footprint of the new proposed units.

Mr. Leib stated that the new proposed units are 28' wide by 52' long.

At this time an extensive discussion occurred regarding the on-street parking. It was decided that the on-street Parking spaces would not be striped.

Mr. Hatfield reviewed his report of January 8, 2016.

Applicant is requesting variances for minimum width of buffer along tract boundary, minimum width of landscape area within buffer and minimum side yard setbacks for proposed patios.

Mr. Augustyn reviewed his report of January 18, 2016.

Mr. Prime stated that the HOA documents are in place but not fully functioning as of yet. He agreed to submit a copy of the HOA documents to the Board.

At this time Chairman Ransom opened the meeting to the public.

David Martin – 110 Hibiscus Drive. Sworn in.

Mr. Martin expressed concern about the current pile of dirt that was left when the construction originally started and has now been collecting debris.

Applicant reassured that the pile will be removed and debris will be cleaned up.

There being no further comment the public portion of the meeting was closed.

MOTION made by Mrs. Painter and seconded by Mr. Gillespie to grant amended preliminary & final major subdivision approval, contingent upon Mr. Hatfield's report of January 8, 2016 and Mr. Augustyn's report of January 18, 2016.

Mr. Mullen commended the applicant on this application. Mrs. Painter expressed her agreement with Mr. Mullen.

On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Mullen, Mr. Farr, Mrs. Painter, Mr. DiGiovanni, Mr. VanCamp, Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the motion carried.

Reports

Solicitor's Report – Mr. Aberant requested a motion to approve the following resolution:

Richard and Penni Smith

MOTION made by Mrs. Painter and seconded by Mr. Farr to approve the above resolution. On roll call the following vote was recorded:

AYES: Mr. Mullen, Mr. Farr, Mrs. Painter, Mr. VanCamp, Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: Mr. Gillespie, Mr. DiGiovanni

Chairman Ransom declared the motion carried.

Engineer's Report – Mr. Hatfield stated that he had no report.

Planner's Report – Mr. Augustyn stated that he had no report.

Traffic Engineer's Report – Mr. Witkowski stated that he had no report.

Zoning Report – Mrs. Liss stated that she had no report.

Approval of Minutes

Chairman Ransom requested a Motion to approve the minutes of the October 21, 2015 Regular meeting.

MOTION made by Mr. Farr and seconded by Mr. Mullen to approve the minutes from the October 21, 2015 Regular meeting. On roll call the following vote was recorded:

AYES: Mr. Mullen, Mr. Farr, Mrs. Painter, Mr. VanCamp, Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: Mr. Gillespie, Mr. DiGiovanni

Chairman Ransom declared the Motion carried.

Adjournment

There being no further business, **MOTION** made by Mr. Mullen and seconded by Mr. Butler carried unanimously, that this meeting be adjourned.

On roll call the following vote was recorded:

AYES: All NAES: None

Chairman Ransom declared the Motion carried.

There being no further business, Chairman Ransom adjourned the meeting.

Respectfully submitted,

Eileen Liss, Secretary

APPROVED: _____
/kaa