

**TOWNSHIP OF BURLINGTON
BURLINGTON COUNTY, NJ 08016
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, MARCH 16, 2016**

The reorganization meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, March 16, 2016, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: Mr. Gillespie; Mr. Mullen; Mr. Butler; 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;

ABSENT: Mrs. Horner; Matt Witkowski, PE, Board Traffic Engineer (presence not required)

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.

James W. Harris/Harris Fence Company – Block 139 Lot 4, R-40 Zone—1104 Jacksonville Road

Application submitted for a Use Variance and Site Plan Waiver to permit the operation of a fence company as a tenant.

James Pollino, Esquire was present for the application. He introduced James Harris, Applicant, and John Wendler, property owner. Both were sworn in.

Mr. Pollino explained that Mr. Harris looking to downsize his existing business from the Route 130 location to this proposed site.

Mr. Bal arrived at this time in the meeting.

Mr. Harris stated that the proposed location is strictly for offices and storage. There will be no showroom and no counter to serve customers. He explained that they will have 2 bobcats, 1 forklift and an air compressor.

Mr. Harris stated that he has 4 trucks with 14' beds that will be parked within the fenced area. He does not want retail walk-ins. He stated that deliveries would be once every 2 weeks. There will be 7-10 employees depending on the time of year. The hours of operation will be 7am-5:30pm. He added that he is not installing a business sign.

Mr. Hatfield reviewed his report of March 14, 2016.

Mr. Wendler stated that he is in the process of obtaining a site survey of his property.

Mr. Augustyn suggested certain species of trees for landscaping.

Mr. Harris agreed to an 8' fence to shield views from Rt. 295.

Mr. Augustyn reviewed his report March 14, 2016.

An extensive discussion occurred regarding the rental house on the property.

Mr. Harris stated that his lease agreement is for 5 years.

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

MOTION made by Mr. Gillespie and seconded by Mrs. Painter to grant a Use Variance and Site Plan Waiver to permit the operation of a fence company. Contingent upon Mr. Hatfield's report of March 14, 2016 and Mr. Augustyn's report of March 14, 2016. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairman Ransom declared the motion carried.

Miscellaneous

2016 Rules and Regulations

MOTION made by Mr. DiGiovanni and seconded by Mr. Farr to adopt the 2016 Rules and Regulations. On roll call the following vote was recorded:

AYES: All NAES: None

Chairman Ransom declared the motion carried.

Reports

Solicitor's Report – Mr. Aberant reported on the decision by Judge Haring in the TJC case, which upheld denial of the Use Variance.

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

FLDSJ at Burlington City, LLC – Block 144.04, Lot 16

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

AYES: Mr. Gillespie, Mr. Butler, Mrs. Painter, Mr. DiGiovanni, Mr. VanCamp, Mr. Carducci, Mr. Bal,

NAES: None

ABST: Mr. Mullen, Mr. Farr, Chairman Ransom

Chairman Ransom declared the motion carried.

Engineer's Report – Mr. Hatfield reported on the Johnson Specialized Transportation application. He stated that the applicant still has not submitted a site plan.

Planner's Report – Mr. Augustyn 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 February 17, 2016 Regular meeting.

MOTION made by Mr. Gillespie and seconded by Mr. Butler to approve the minutes from the February 17, 2016 Regular meeting. On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Butler, Mrs. Painter, Mr. DiGiovanni, Mr. VanCamp, Mr. Carducci, Mr. Bal,

NAES: None

ABST: Mr. Mullen, Mr. Farr, Chairman Ransom

Chairman Ransom declared the motion carried.

Adjournment

There being no further business, **MOTION** made by Mr. Farr and seconded by Mr. DiGiovanni 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