

**TOWNSHIP OF BURLINGTON
BURLINGTON COUNTY, NJ 08016
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, AUGUST 19, 2015**

The regular meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, August 19, 2015, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: Richard Ransom; Debbie Painter; Toni Horner; Joseph Butler; David Gillespie; Daniel Carducci; Scott Hatfield, Board Engineer; Joseph Augustyn, Board Planner; Joseph Fishinger, Board Traffic Engineer

ABSENT: Matthew Farr; Jeff Mullen; David Vancamp; Joseph DiGiovanni; Varinder Bal; Kevin Aberant, Esq., Board Solicitor;

Denis Germano, Esq. was present for Kevin Aberant, Esq., Board Solicitor.

Chairman Ransom's absence was due to a conflict of interest.

Vice-Chairman Gillespie 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 6, 2015;
- (b) Mailing written notice to the Courier Post and Trenton Times on January 8, 2015, by certified mail, return receipt requested; delivered notice to the Burlington County Times on January 6, 2015, hand receipt obtained; and Legal Ad in the Burlington County Times on January 8, 2015;
- (c) Filing written notice with the Clerk of the Township of Burlington on January 6, 2015.

Correspondence

There was no correspondence.

FLDSJ at Burlington City, LLC – Block 144.04 Lots 1.01, 7 and 8.01. Elma Avenue and Neck Road.

Applicant is seeking a Use Variance and Bulk Variances to demolish existing structures and proposes to construct 2 single family detached homes on Elma Ave. and 5 townhouses fronting on Neck Road.

Pat McAndrew, Esq. was present for the application. He requested a continuance due to only five Board members present.

Mr. Germano explained to the public present for the application that for this type of variance requested by the applicant that a quorum of 5 Board members need to be in favor of the application for it to be approved. He also stated that this would be the only notice the public will receive of the application being heard at the September meeting.

MOTION made by Mrs. Painter and seconded by Mr. Butler to grant a continuance to the September meeting. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mrs. Horner, Mr. Butler, Mr. Gillespie, Mr. Carducci, Vice-Chairman Gillespie

NAES: None

ABST: None

Vice-Chairman Gillespie declared the Motion carried.

Reports

Solicitor's Report – Mr. Germano requested approval of the following resolution:

LPG Properties, LLC – Block 153 Lot 21.01, 511 Neck Road.

MOTION made by Mrs. Painter and seconded by Mr. Butler to approve the above resolution and make it part of the July 2015 minutes. On roll call the following vote was recorded:

AYES: All NAES: None

Vice-Chairman Gillespie declared the Motion carried.

Engineer’s Report – Mr. Hatfield reported on Johnson’s Specialized Transportation. Applicant’s attorney, Mr. McAndrew was present before the Board and gave an update on the applicant’s status with the property. He explained that the large building cannot be completed because the property is owned by K. Hovnanian. He stated that applicant did have intentions on completing the building and had retained Mr. Mancini to do the work. Applicant will be back before the Board with a phasing plan.

Mr. Hatfield suggested that applicant amend his application to omit the building and utility approvals and submit another application at the time and he is able to move forward with the building.

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

Traffic Engineer’s Report – Mr. Fishinger stated that he had no report.

Approval of Minutes

Vice-Chairman Gillespie requested a Motion to approve the minutes of the July 15, 2015 Regular meeting.

MOTION made by Mr. Butler and seconded by Mrs. Horner to approve the minutes from the July 15, 2015 Regular meeting. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mrs. Horner, Mr. Butler, Mr. Gillespie, Mr. Carducci, Vice-Chairman Gillespie

NAES: None

ABST: None

Vice-Chairman Gillespie declared the Motion carried.

Adjournment

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

On roll call the following vote was recorded:

AYES: All NAES: None

Vice-Chairman Gillespie declared the Motion carried.

There being no further business, Vice-Chairman Gillespie adjourned the meeting.

Respectfully submitted,

Eileen Liss, Secretary

APPROVED: _____

/kaa