

**TOWNSHIP OF BURLINGTON  
BURLINGTON COUNTY, NJ 08016  
ZONING BOARD OF ADJUSTMENT  
SPECIAL MEETING, FEBRUARY 27, 2014**

The special meeting of the Burlington Township Zoning Board of Adjustment was held on Thursday, February 27, 2014, at 7:00 P.M. at the Township Municipal Complex.

**PRESENT:** Mrs. Painter; Mr. Butler; Mr. Gillespie; Mr. Mullen; Mr. DiGiovanni; Ms. Howell, Mr. VanCamp, Mr. Ransom, Mr. Aberant, Esq., Board Solicitor; Mr. Hatfield, Board Engineer, Mr. Augustyn, Board Planner; Mr. Witkowski, Board Traffic Engineer

**ABSENT:** Mrs. Horner; Mr. Farr; Mrs. Craig; Mr. VanCamp;

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

- (a) Posting written notice on the official bulletin board at the Township Municipal Complex on February 21, 2014;
- (b) Mailing written notice to the Courier Post and Trenton Times on February 21, 2014, delivered notice to the Burlington County Times on February 19, 2014, hand receipt obtained; and Legal Ad in the Burlington County Times on February 21, 2014;
- (c) Filing written notice with the Clerk of the Township of Burlington on February 21, 2014.

**Correspondence**

Mrs. Painter read the correspondence as listed on Addendum I. All correspondence was received and filed.

**TJC Development, LLC** – 2315 Rancocas Road, Block 110, Lot 1, I-1 Zone with an Age Restricted Housing Overlay.

Applicant is requesting a Use Variance to develop a Non-Age Restricted residential townhouse development comprising seventy (70) units without any age-restrictions for the residents.

Frank Petrino, Esq. was present for the application. He introduced Jeff Otteau, Otteau Valuation Group, Inc.; Andrew Janiw, PP; and Scott Slagle, TJC.

This application requests a Use Variance, Building Height Variance, Lot Width Variance, and Lot Area Variance for a proposed seventy (70) unit "Non Age Restricted" residential townhouse development within Burlington's Light Industrial (I-1) Zoning District. The subject property also has an "Age Restricted (AR) conditional use zoning overlay.

Mr. Slagle gave an overview of Exhibit A-2, Map Delineating Five Tracts in the AR Overlay Zone, and Exhibit A-3, Conceptual Land Plan Targeted for young Professionals. He stated that TJC does have a Wetlands Letter of Interpretation from the DEP which was issued in 2012. He then gave an overview of Exhibit A-4, Front Elevation and Floor Plans, Proposed Townhomes and Exhibit A-5, Conceptual By Right Plan. He then referred to Exhibit A-10, Burlington Township 2008 Master Plan.

Mr. Hatfield referred to Exhibit A-5, Conceptual By Right Plan. He questioned the properties that are encroaching into the buffer.

Mr. Slagle stated that they could move the plans around.

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

Mr. Otteau offered testimony his market study and his professional opinion.

Mr. Augustyn referred to recent industrial applications that were approved.

An extensive discussion occurred regarding Mr. Otteau's Economic Feasibility Analysis and many questions challenging his opinions.

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

Tom Widzenas – 2315 Rancocas Road

Mr. Widzenas referenced a newspaper article where the Township gave tax abatements to the Haines Industrial Complex and questioned Mr. Otteau if this location would benefit from an industrial tax abatement.

Mr. Otteau explained the reason for tax abatements.

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

Mr. Janiw offered his credentials to the Board. He then gave an overview of Exhibit A-7, Aerial Map, and reviewed the positive and negative criteria of this application.

Mr. Janiw talked about the intensity of the use. He explained the DG Test and 3 categories. He explained the Eagle Group Analysis.

Mr. DiGiovanni questioned Mr. Janiw's knowledge of a successful Age Restricted development in South Jersey.

Mr. Janiw stated that most of his experience is in mid and North Jersey.

Mr. Petrino referred to the part of Mr. Otteau's analysis regarding Age Restricted Communities.

Mr. Hatfield questioned the applicant's reason for seeking a Use Variance and not taking an alternative route for this development.

Mr. Janiw stated that his is just the way the applicant decided to go and seek a Use Variance.

Mr. Augustyn questioned the similarity with this application and the Aqua Lane application since it has been mentioned quite a few times.

Mr. Janiw stated that the Aqua Lane similarity was with the Age Restricted community.

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

Mr. Witkowski questioned Mr. Janiw's traffic study.

Mr. Janiw stated that the traffic differs from the quantity and quality.

Mr. Aberant referenced the late hour and suggested a continuance to the March 19<sup>th</sup> meeting.

**MOTION** made by Mrs. Painter and seconded by Mr. Gillespie to grant a continuance to the March 19, 2014 meeting. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mr. Butler, Mr. Gillespie, Mr. Mullen, Mr. DiGiovanni, Ms. Howell, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

**Adjournment**

There being no further business, **MOTION** made by Mrs. Painter and seconded by Ms. Howell carried unanimously, that this meeting be adjourned.

On roll call the following vote was recorded:

AYES: All

NAES: None

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

Respectfully submitted,

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Debbie Painter, Secretary

APPROVED: \_\_\_\_\_  
/kaa