

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF FEBRUARY 5, 2014**

The regular meeting of the Township of Burlington Planning Board was held on Wednesday, February 5, 2014, at 7:30 p.m. at the Township Municipal Complex.

PRESENT: Robert Davis, Matthew Tomaszewski, Mayor Brian Carlin, Delbert Rife, Councilman Michael Cantwell, Lacy Walker, Joseph Sabatino, Israel Rivera (late), Celeste Niles, Alan Warner, Charleen George, Denis Germano, Esq., Board Solicitor, Scott Hatfield, PE, Board Engineer and Matt Witkowski, PE, Board Traffic Engineer;

ABSENT: Delbert Rife; Kevin Rijs, PP, Board Planner

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 December 31, 2013;
- (b) Mailing written notice to the Courier Post and Trenton Times on December 30, 2013, by certified mail, return receipt requested; hand delivered to the Burlington County Times on December 31, 2013, hand receipt obtained; and Legal Ad in the Burlington County Times on January 3, 2014;
- (c) Filing written notice with the Clerk of the Township of Burlington on December 31, 2013.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Whitesell Construction, Co., Inc., - 250 Daniels Way, Block 154, Lot 12.05, SDR#470.

Applicant is requesting Minor Subdivision approval.

Lynn McDougall, Esq. was present for the application. She introduced Terrance Huettl, PE.

Mr. Huettl gave an overview of the aerial photograph, marked as Exhibit A-1, of the site. He then reviewed the subdivision plan, marked as Exhibit A-3, and then a magnified color rendering of Lot 12.05, marked as Exhibit A-2. Applicant is proposing to subdivide existing Lot 12.05 (72.74 acres) to accommodate the development of a 677,815 SF warehouse/office building and appurtenant improvements on a 55.87-acre portion of the property to be designated as Lot 12.08. Proposed Lot 12.09 (16.87 acres) will remain undeveloped.

Mr. Germano stated that there is no public present for this application.

MOTION made by Mayor Carlin and seconded by Mr. Davis to approve the resolution granting Minor Subdivision approval contingent upon Mr. Hatfield's report of January 30, 2014. On roll call the following vote was recorded:

AYES: Mr. Davis, Mr. Tomaszewski, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mrs. Niles, Mr. Warner, Chairperson George.

NAES: None

ABST: None

Chairperson George declared the motion carried.

Whitesell Construction, Co., Inc., - 250 Daniels Way, Block 154, Lot 12.05, SPR#735.

Applicant is requesting Preliminary & Final Major Site Plan approval for Phase 1 and Preliminary Major Site Plan approval for Phase 2.

Lynn McDougal, Esq. was present for the application. She introduced Terrance Huettl, PE and Karl Pehmke, PE, both sworn in.

Mayor Carlin made a MOTION to accept Karl Pehmke, PE as a professional in the field of Traffic Engineering.

Mr. Huettl gave an overview of the aerial photograph of the site and surrounding area of the Haines Industrial Center, marked as Exhibit A-1. He then reviewed the site plan, marked as Exhibit A-2, and a magnified color rendering site plan, marked as Exhibit A-3.

Mr. Huettl explained that the tenant for this building will be Burlington Coat Factory and their use of the building is to store things for long periods of time. He stated that due to the nature of the use the employee count will be low as well as the truck traffic. He then offered testimony on the proposed Phase I & Phase II.

Mr. Hatfield reviewed Mr. Augustyn's report of January 29, 2014.

Mr. Huettl explained that there is a fence around the site for security but anything beyond that is at the tenant's discretion. He reviewed the four signs that are proposed.

Mr. Hatfield reviewed his report of January 30, 2014.

Mr. Huettl offered testimony on the proposed 9'x18' long car parking spaces.

Mr. Witkowski reviewed his report of January 17, 2014. He stated that he conducted his own trip generation analysis and found that this use would generate more required parking spaces than proposed by the applicant. He questioned if the applicant would be willing to add parking spaces if the need arises by the tenant or requested by the Township Engineer.

Mr. Huettl agreed that parking spaces will be added as needed.

Mr. Hatfield stated that this site will be served by Florence Township for water and sanitary sewer.

Mr. Pehmke offered testimony on the proposed parking and design exceptions requested.

Mr. Huettl gave an overview of the proposed lighting around the site.

Mr. Germano stated that nobody from the public was present for this application.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to approve the resolution granting Preliminary & Final Major Site Plan approval for Phase 1 and Preliminary Major Site Plan approval for Phase 2. Contingent upon Mr. Hatfield's report of January 30, 2014, Mr. Augustyn's report of January 29, 2014, Mr. Witkowski's report of January 17, 2014. On roll call the following vote was recorded:

AYES: Mr. Davis, Mr. Tomaszewski, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mrs. Niles, Mr. Warner, Chairperson George.

NAES: None

ABST: None

Chairperson George declared the motion carried.

Mr. Rivera joined the Board at this time in the meeting.

Miscellaneous

A. Review Rules & Regulations

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to adopt the Rules & Regulations. On roll call the following vote was recorded:

AYES: Mr. Davis, Mr. Tomaszewski, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mrs. Niles, Mr. Warner, Chairperson George.

NAES: None

ABST: None

Chairperson George declared the motion carried.

Reports

Solicitor – Resolutions

Mr. Germano requested approval of the following resolution:

Lion-FGC Burlington, LLC – Block 150 Lot 3, Block 151 Lot 1, Block 153.01 Lot 1, Block 153.02 Lots 2 & 3.

MOTION made by Mayor Carlin and seconded by Mr. Davis to approve the above resolution and that it be made part of the January 2014 minutes. On roll call the following vote was recorded:

AYES: Mr. Davis, Mr. Tomaszewski, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mrs. Niles, Mr. Warner, Chairperson George.

NAES: None

ABST: None

Chairperson George declared the motion carried.

Adjournment

MOTION made by Mr. Davis and seconded by Mr. Sabatino 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: _____

