

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF APRIL 12, 2012**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, April 12, 2012, at 7:30 P.M. at the Township Municipal Complex.

PRESENT: Robert Davis (late), William Diamond, Mayor Brian Carlin, Delbert Rife, Councilman Michael Cantwell, Joseph Sabatino, Israel Rivera, Celeste Niles, Patricia Siboczy, Charleen George, Scott Hatfield, PE, Board Engineer; Kevin Rijs, PP, Board Planner; Matt Witkowski, PE, Board Traffic Engineer

ABSENT: Lacy Walker, Denis Germano, Esq., Board Solicitor,

Nancy Abbott, Esq. was present for Denis Germano, Esq., Board Solicitor.

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 27, 2011;
- (b) Mailing written notice to the Courier Post on December 28, 2011, by certified mail, return receipt requested; hand delivered to the Burlington County Times on December 27, 2011, hand receipt obtained; and Legal Ad in the Burlington County Times on December 29, 2011;
- (c) Filing written notice with the Clerk of the Township of Burlington on December 27, 2011.

Approval of Minutes

Chairperson George requested a Motion to approve the minutes of the March 8, 2012 Regular meeting.

MOTION made by Mayor Carlin and seconded by Mr. Rife to approve the minutes from the March 8, 2012 Regular meeting. On roll call the following vote was recorded:

AYES: Mayor Carlin, Mr. Rife, Councilman Cantwell, Mrs. Niles, Chairperson George

NAES: None

ABST: Chief Diamond, Mr. Sabatino, Mr. Rivera, Mrs. Siboczy

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Mr. Davis arrived at this time in the meeting.

IFCO Systems N.A., Inc., - Bock 152, Lot 1.04. 320 Dulty's Lane.

Applicant is requesting Minor Site Plan approval to reconfigure the existing loading area and install a prefabricated loading dock.

Christopher Quinn, Esq. was present for the application. He introduced Andrew Banff, PE, and John Taylor, IFCO. (both sworn in)

This application proposes the installation of eleven pre-manufactured loading docks along with minor appurtenant improvements for an existing pallet management and recycling business.

Mr. Quinn gave an overview of the application. He stated that the current loading dock is insufficient and can only accommodate 4 trailers. The proposed prefabricated loading dock accommodates 6 trailers. No additional employees are proposed, there will be no additional truck traffic and the hours of operation will stay the same.

Applicant is requesting a design exception for the loading space width of 14'.

Applicant's Site Plan was marked as Exhibit A-1 and the Landscape Plan was marked as Exhibit A-2.

Mr. Banff gave a site plan overview.

Applicant is requesting a waiver from submission of a Traffic Impact Report. Mr. Quinn stated that no additional truck traffic is proposed.

Mr. Rijs stated that the area he has suggested additional landscaping along the frontage of the property where the pallet storage is occurring in order to help screen them from view.

Mr. Hatfield reviewed his report of March 27, 2012.

Mr. Banff stated that the construction should take one month from start to finish.

Mr. Hatfield stated that he noticed an area during his site inspection that he feels should be paved. Applicant agreed to comply with the request.

Ms. Abbott stated that the additional lot coverage resulting from the paving (less than 0.5%) would be de minimus and no variance is required that area.

Mr. Witkowski reviewed his report of March 26, 2012. He recommended approval of the waiver for the Traffic Impact Report.

Chairperson George questioned the pallet area.

Chief Diamond stated that the fire marshal regulates that area.

Mrs. Niles questioned the pallet height.

Mr. Banff stated that the pallets are stacked to a 24 foot height, the maximum permitted.

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

MOTION made by Mayor Carlin and seconded by Mr. Davis to grant Minor Site Plan approval. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mayor Carlin, Mr. Rife, Councilman Cantwell, Mr. Sabatino, Mr. Rivera, Mrs. Niles, Mrs. Siboczy, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

Exeter Property Group, L.P. – Block 110, Lot 1 and Block 120.01, Lots 5.24 & 5.27. 200 Connecticut Drive.

Applicant is requesting Minor Subdivision approval.

This application proposes to subdivide existing Lots 1, 5.24 and 5.27 to create an additional proposed Block 120.01, Lot 5.28 (9.31 acres), which will be a undeveloped building lot.

Michael Floyd, Esq. was present for the application. He introduced Jason Honesty, Exeter and Tom Harp, PP. (both sworn in)

Mr. Floyd gave an overview of the application. He stated that there are no new site improvements proposed at this time.

Mr. Harp gave an overview of the site plan.

Applicant will provide any necessary cross easements.

Mr. Hatfield reviewed his report of March 26, 2012. Applicant will comply with the report.

Mr. Witkowski reviewed his report of March 22, 2012. He stated that there are no traffic related concerns.

At this time Chairperson George opened the meeting to the public.

Tom Widzenas – 2307 Rancocas Road. (sworn in)

Mr. Widzenas spoke in favor of the application.

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

MOTION made by Mayor Carlin and seconded by Mr. Davis to grant Minor Subdivision approval contingent upon Mr. Hatfield’s report of March 26, 2012. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mayor Carlin, Mr. Rife, Councilman Cantwell, Mr. Sabatino, Mr. Rivera, Mrs. Niles, Mrs. Siboczy, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

Reports

Solicitor’s Report

Mrs. Abbott requested that the following resolution be approved:

Moorestown Ecumenical Neighborhood Development, Inc. – Block 90, Lot 28 & Block 114, Lot 1.01 & 3. 1508 Mt. Holly Road.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to approve the above resolution and it is made part of the March 8, 2012 minutes. On roll call the following vote was recorded:

AYES: Mr. Davis, Mayor Carlin, Mr. Rife, Councilman Cantwell, Mrs. Niles, Chairperson George

NAES: None

ABST: Chief Diamond, Mr. Sabatino, Mr. Rivera, Mrs. Siboczy

Chairperson George declared the motion carried.

Engineer’s Report

Mr. Hatfield reviewed the 2012 Capital Improvement Project.

Planner’s Report

Mr. Rijs stated that he has no report.

Traffic Engineer’s Report

Mr. Witkowski stated that he has no report.

Adjournment

MOTION made by Mayor Carlin and seconded by Councilman Cantwell 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

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APPROVED: _____