

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF DECEMBER 13, 2012**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, December 13, 2012, at 7:30 P.M. at the Township Municipal Complex.

PRESENT: Mayor Brian Carlin, Delbert Rife, Councilman Michael Cantwell, Joseph Sabatino, Israel Rivera, Celeste Niles, Patricia Siboczy, Charleen George, Denis Germano, Esq., Board Solicitor, Scott Hatfield, PE, Board Engineer; Matt Witkowski, PE, Board Traffic Engineer, Joseph Augustyn, PP, Board Planner

ABSENT: Robert Davis, William Diamond, Lacy Walker

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 November 8, 2012 Regular meeting.

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

AYES: 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.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

DKR Holdings, LLC - Block 144, Lots 5, 5.02 & 6.

Application submitted for Final Major Subdivision approval.

Michael Magee, Esq. was present for the application. He introduced Jeff Richter, PE. (sworn in).

This application proposes the construction of 41 single-family dwelling units and two storm water management lots.

Mr. Magee gave an overview of the meeting that took place with Mr. Richter, Mr. Hatfield and the existing residents of Goodyear Lane to address their concerns. The residents do not want a sidewalk along the frontage of their homes. The applicant has also agreed to pay the entire sewer line connection fee of \$1,800 for each resident.

Mr. Hatfield reviewed his report of December 5, 2012.

Applicant is requesting a waiver for the Market Feasibility Study.

Mr. Richter stated that there have not been any further discussions with the utility companies regarding the rerouting of the utilities to the existing homes.

Mr. Hatfield stated that he would like to be included in all meetings regarding the utilities. Applicant agreed.

Mrs. Siboczy commended the applicant on the consideration given to existing residents.

Mr. Augustyn reviewed Mr. Rijs' report of July 3, 2012. Applicant has complied with all the items in the report. He stated that there is a minor issue with the relocation of a tree that can be discussed directly with the applicant.

Mr. Witkowski reviewed his report of November 5, 2012. He stated that all items in the report have been addressed.

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

Maryann Walsh – 20 Goodyear Lane (sworn in)

Ms. Walsh questioned phasing of the construction.

Mr. Germano explained how phasing works and stated there will be no phasing of the site improvements for this application.

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

MOTION made by Mayor Carlin and seconded by Mr. Walker to grant Final Major Subdivision approval, waiver for Market Feasibility Study, a DeMinimus exception for the installation of sidewalks for the existing dwellings on Goodyear Lane. Contingent upon Mr. Hatfield's report of December 5, 2012; Mr. Rijs' report of July 3, 2012 and Mr. Witkowski's report of November 5, 2012.

On the question, Mayor Carlin commended the applicant on their cooperation with the existing residents.

On roll call the following vote was recorded:

AYES: 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.

Burlington Coat Factory – Block 147.51, Lot 7.

Applicant is requesting Minor Site Plan approval.

Brian Guest, Esq. was present for the application. He introduced Robert Stout, PE (sworn in).

This application proposes to provide a paved cross access with the adjacent property that the applicant owns and intends to develop in Florence Township; and to construct a free-standing sign along the Route 130 frontage of the property.

Mr. Stout gave a site plan overview. He stated that applicant received approval from Florence Township on November 28, 2012. Applicant does not have a picture of the proposed sign but said they will comply with the Ordinance and obtain a sign permit from Burlington Township

Mr. Witkowski questioned the traffic report.

Mr. Stout stated that the traffic report that is going to be submitted to DOT will be the same that is submitted to the Board.

Mr. Augustyn reviewed his report of November 14, 2012. He suggested a monument style sign.

Mr. Stout stated that the Township Ordinance only allows for a free standing sign so a variance will be needed for a monument sign.

Mr. Germano stated it would be a design exception if the sign is set back out of the sight triangle for safety.

Mr. Stout stated that the sign will be set back out of the sight triangle.

Mr. Witkowski reviewed his report of December 13, 2012. He stated that he will submit a memorandum to the Board once he received and reviews the Traffic Impact Report.

Mr. Hatfield reviewed his report of December 3, 2012.

Applicant is requesting waivers for location of all ponds, streams, drainage ditches and watercourses within 500 feet of the site; all buildings, structures, wooded areas, easements, right-of-way signs, lights and paving within 100 feet of the site; and a complete landscaping plan.

Mr. Augustyn recommends approval of the waiver for the complete landscape plan.

Applicant is requesting a variance for Maximum Lot Coverage of 70.11% where 60% is permitted and the existing Lot Coverage is 70%.

Mr. Guest agreed to provide copies of the cross easements with Florence Township.

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. Walker to grant Minor Site Plan approval; waivers for location of all ponds, streams, drainage ditches and watercourses within 500 feet of the site; all buildings, structures, wooded areas, easements, right-of-way signs, lights and paving within 100 feet of the site; and a complete landscaping plan; a variance for Maximum Lot Coverage of 70.11% where 60% is permitted; and a design exception to allow a monument sign. Contingent upon Mr. Hatfield’s report of December 3, 2012; Mr. Augustyn’s report of November 14, 2012; Mr. Witkowski’s report of December 3, 2012; and an amendment to the plan to include the stop-bar. On roll call the following vote was recorded:

AYES: 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

Mr. Germano requested that the following resolutions be approved:

Occupational Training Center – Block 121, Lot 1.03.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to approve the above resolutions and that they be made part of November 8, 2012 minutes. On roll call the following vote was recorded:

AYES: 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.

Engineer’s Report

Mr. Hatfield stated that he has no report

Planner’s Report

Mr. Augustyn 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 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

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APPROVED: _____