

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF FEBRUARY 9, 2012**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, February 9, 2012, at 7:30 P.M. at the Township Municipal Complex.

PRESENT: Robert Davis, William Diamond, Mayor Brian Carlin, Councilman Michael Cantwell, Lacy Walker, Joseph Sabatino, Charleen George, Denis Germano, Esq., Board Solicitor, Scott Hatfield, PE, Board Engineer; Kevin Rijs, PP, Board Planner; Matt Witkowski, PE, Board Traffic Engineer

ABSENT: Delbert Rife, Israel Rivera, Celeste Niles, Patricia Siboczy,

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 January 12, 2012 Reorganization and Regular meetings.

MOTION made by Mr. Walker and seconded by Chief Diamond to approve the minutes from the January 12, 2012 Reorganization and Regular meetings. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mayor Carlin, Mr. Walker, Mr. Sabatino,
Chairperson George

NAES: None

ABST: Councilman Cantwell

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Power House Church International – Block 104.14, Lot 16. R-12 Zone.

Application submitted for a conditional use to place a church in an existing strip shopping center.

Pat McAndrew, Esq. was present for the application. He introduced Pastor Humphrey Tetley. (sworn in)

Mr. McAndrew submitted two pictures for the Board taken in the middle of December, both marked as Exhibits A-1 and A-2. He explained that the location is currently vacant and seats a maximum of 25 people.

Pastor Tetley stated that there is one service on Sunday from 10am-1pm and there may be services during the week from 6pm-7pm as needed. There are currently 10 people in the congregation and hoping to grow to 25 people.

Mr. Witkowski reviewed his report of January 26, 2012.

Mr. McAndrew stated that they have no objection to the report.

Mr. Witkowski questioned weddings and funerals.

Pastor Tetley stated that no weddings or funerals will be held at this location.

Mr. Witkowski requested that 3 parking spaces towards the rear of the lot be restriped.

Mr. McAndrew stated that he will consult the landlord regarding the striping.

Mr. Witkowski stated that he has visited the site and feels there is adequate parking.

Mr. Hatfield stated that he has no concerns from an engineering standpoint.

Chairperson George questioned how the congregation will handle weddings and funerals.

Pastor Tetley stated they will arrange to hold those types of events at a larger facility.

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

MOTION made by Mayor Carlin and seconded by Mr. Walker to permit a conditional use to place a church in an existing strip shopping center. Contingent upon Mr. Witkowski's report of January 26, 2012 and restriping of 3 parking spaces at the rear of the lot. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

Miscellaneous

Review of Rules and Regulations

Mr. Germano explained that there has been a change to the rule to declare an application complete as well as added a rule that applies to substitution to the Chair when the Chairperson and Vice-Chairperson are not present.

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to adopt the Rules and Regulations and to include the modification and added rule. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, Chairperson George

NAES: None

ABST: None

Chairperson George declared the motion carried.

Reports

Solicitor's Report

Mr. Germano explained that MEND'S Springside School project did not receive a density bonus for affordable housing from the NJ Low Income Housing Association and he has been requested to write a letter to address the matter.

MOTION made by Mayor Carlin and seconded by Councilman Cantwell to authorize the Solicitor to submit a letter to the NJ Low Income Housing Association regarding the Springside School project not receiving a density bonus for affordable housing. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mayor Carlin, Councilman Cantwell, Mr. Walker, Mr. Sabatino, 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. Rijs stated that he has no report.

Traffic Engineer's Report

Mr. Witkowski stated that he has no report.

Adjournment

MOTION made by Chief Diamond and seconded by Mr. Walker 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: _____