

**TOWNSHIP OF BURLINGTON PLANNING BOARD  
BURLINGTON COUNTY, NEW JERSEY  
MINUTES OF MARCH 8, 2012**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, March 8, 2012, at 7:30 P.M. at the Township Municipal Complex.

**PRESENT:** Robert Davis, Mayor Brian Carlin, Delbert Rife, Councilman Michael Cantwell, Lacy Walker, Israel Rivera, Celeste Niles, Patricia Siboczy, Charleen George, Denis Germano, Esq., Board Solicitor, Scott Hatfield, PE, Board Engineer; Kevin Rijs, PP, Board Planner; Matt Witkowski, PE, Board Traffic Engineer

**ABSENT:** William Diamond, Joseph Sabatino,

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 February 19, 2012 Regular meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Walker to approve the minutes from the February 19, 2012 Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Mr. Rife, Mr. Rivera, Mrs. Niles, Mrs. Siboczy

Chairperson George declared the motion carried.

**Correspondence**

Items of Correspondence are listed in Addendum I.

All items were received and filed.

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

Applicant is requesting preliminary and final major site plan approval.

Mr. Rivera and Mrs. Siboczy had to reclude themselves do to a conflict of interest with the School Board.

Charles Winnie, Esq. was present for the application. He introduced Robert Stout, PE; Matthew Reilly, President of MEND; Harry Marmorstein, CEO of DRANK Behavioral Center; Mary Johannesen, AIA; Nathan Mosley, PE; and Charles Lewis, Connor Realty, LLC. (all sworn in)

This application proposes the construction of a 75-unit apartment complex on the former Springside School site. The project is located on property that is owned by the Board of Education in what is the designated Route 541 Redevelopment Area #2.

Mr. Reilly gave an overview of MEND and the units that are proposed for the building. The proposed development will consist of 58 age-restricted units and 16 supportive/special needs units along with one apartment unit for a full-time property manager. The units will occupy the existing school building which will be rehabilitated, as well as a 20,000 SF building addition. He also stated that MEND is a non-profit organization but a payment will be made to the Township in lieu of taxes.

Mr. Reilly offered testimony on the formula for the 85 parking spaces that are proposed. He stated that there will be a deed restriction for age restricted housing only. They will also offer an access easement for the two adjacent properties that need to utilize the property to access their driveways.

Mr. Marmorstein offered testimony on the supportive housing and their role in recruiting tenants. He explained that there will be as many as 12 case managers that will visit the facility each week depending on the consumer and type of case.

Mr. Stout gave an overview of the color rendering site plan with a 2007 aerial photo superimposed under it, marked as Exhibit A-1. He offered testimony on the storm water management, wet pond, handicapped parking, traffic circulation, water and sewer, lighting and signage. He stated that the County has approved the access. They are requesting a waiver for the Environmental Impact Statement due to it being an existing site.

Mr. Mosley reviewed report dated January 11, 2012. He explained the trip generation rated used for his report as well as all of his findings.

Ms. Johannesen gave an overview of the conceptual perspective of the existing building with the addition, marked as Exhibit A-2. She offered testimony on the design of the addition as well as the inside of the apartments.

Mr. Hatfield reviewed his report of February 29, 2012. He recommended that the waiver for the Environmental Impact Statement be granted.

Applicant is requesting design exceptions for 18' long parking spaces and parking within 25' of the building.

Mr. Stout offered testimony on the size of the trash/recycling area.

Mrs. Niles questioned tenants with two vehicles.

Mr. Reilly explained that their experience has been one car per unit and most of their tenants are single.

Mr. Rijs reviewed his report of February 29, 2012. He questioned the treatment programs.

Mr. Marmorstein stated that all treatment programs are located off site.

Mr. Rijs questioned the yard area.

Mr. Reilly stated that he feels the proposed yard area is adequate.

Mr. Witkowski reviewed his report of February 8, 2012. He recommended low landscaping around the patio area for vehicle visibility.

Mayor Carlin questioned transportation.

Mr. Reilly stated that they do not provide transportation and feels that any exercise walking done by the tenants will be on site.

Chairperson George questioned the security system.

Mr. Lewis stated that there will be cameras at every door as well as a video system that will be connected to the tenant's televisions so they can see any visitors before buzzing them in. All tenants will have a key fob to get into the building as well as their apartment and a device to alert emergency services if they need help.

Mayor Carlin questioned the screening process for the tenants.

Mr. Marmorstein stated that they have multiple tools they use to determine if the person is independent and then if they meet all the requirements.

Mr. Davis questioned handicapped accessibility.

Ms. Johannesen explained that minor changes can easily be made to accommodate.

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

Sharon Bishop – 1901 Oxmead Road (sworn in).

Ms. Bishop owns the property at 1 Dresser Avenue and is concerned with the parking on Dresser Avenue with pedestrians and no sidewalks. She is also concerned with the traffic on

Dresser Avenue since there will be a no left turn allowed onto Rt. 541. She is concerned about the traffic study being conducted in December when she thinks the busiest time is during the summer months.

John Gaul – Rancocas Road (sworn in).

Mr. Gaul expressed concern that there will be adequate buffer where the site meets his property. He explained that fecal matter was found in the wetlands on his property when the school was in service but the source was never found. He expressed concern that there may be a leak in the sewer pipe.

Mr. Hatfield stated that all existing sewer lines are being replaced.

Sharon Bishop – (previously sworn in).

Ms. Bishop stated that she feels as though this area is seasonal in the respect that more people go to the Recycling Center and Lake when the weather is nicer.

Mr. Witkowski explained the acceptable times that a study is performed and areas that are considered seasonal. This is not a seasonal area.

George Sirak – (sworn in)

Mr. Sirak expressed concern with the smell coming from the trash compactor and a place for the kids to go that are currently skateboarding on that lot.

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

Mr. Hatfield explained the types of meetings that took place previously for this application. They were not “public” in nature.

**MOTION** made by Mr. Davis and seconded by Mrs. Niles to grant Preliminary and Final Major Site plan approval, waiver for the Environmental Impact Statement, and design exceptions for 18’ parking spaces, parking within 25’ of the building and a wet pond with a drainage area of less than 20 acres. Contingent upon Mr. Hatfield’s report of February 29, 2012, Mr. Rijs’ report of February 29, 2012 and Mr. Witkowski’s report of February 8, 2012.

On the question an extensive discussion occurred regarding traffic on Dresser Avenue.

On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

**MOTION** made by Mayor Carlin and seconded by Mr. Rife to authorize the Planning Board Engineer to contact the County regarding a request in reduction of speed on Rt. 541 in that area. On roll call the following vote was recorded:

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

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

**MOTION** made by Mr. Davis and seconded by Mr. Walker to approve the above resolution and it is made part of the February 19, 2012 minutes. On roll call the following vote was recorded:

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

NAES: None

ABST: Mr. Rife, Mrs. Niles

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 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,

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**EILEEN LISS, SECRETARY**

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