

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF MAY 10, 2012**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, May 10, 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, Lacy Walker, Joseph Sabatino, 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:

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 April 12, 2012 Regular meeting.

MOTION made by Mr. Sabatino and seconded by Mr. Rife to approve the minutes from the April 12, 2012 Regular meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Mr. Walker

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.

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

Mr. Magee, Esq. was present for the application. He requested a continuance to the July 12, 2012 meeting. He stated that they would like time to make a number of changes requested by the Board professionals as well as address concerns from the neighbors.

Mr. Germano explained to the public present for this application that the applicant has requested a continuance to the July meeting but they will be holding an informal meeting for the purpose of getting feedback from the public to be held in the adjoining room. He added that no further notice will be given for the July meeting.

MOTION made by Mayor Carlin and seconded by Mr. Walker to grant a continuance to the July 12, 2012 meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Harry's Discount Patio Furniture and Pool – Block 145, Lot 2.03 & Lot 34.

Applicant is requesting a Site Plan Waiver.

Mike Kouvatas, Esq. was present for the application. He introduced Mr. Lancaster, Applicant and Mr. Schienholtz, building owner. (both sworn in)

This application proposes a retail business in a 12,390 SF vacant building located at 1204 NJ State Highway Route 130 in a B-2 Highway Business Zone District.

Mr. Lancaster stated that he currently has a business in Pennsauken and explained the type of business that he has (pools & patio furniture).

Mr. Germano questioned if there will outdoor displays.

Mr. Lancaster stated that given how close the building is to Route 130 he is not going to have outdoor displays for safety reasons.

Mr. Germano stated that as a condition of approval applicant will submit a Corporate Ownership Disclosure. Applicant agreed.

Mr. Hatfield reviewed his report of May 3, 2012. He requested signage that states “do not enter” in the rear of the building to insure that traffic does not utilize the adjoining Farkas property for access to this site.

Mr. Schienholtz submitted a copy of the easement that has been in place for the last 40 years. He stated that he will comply with the signage request as well as eliminating two small parking spots requested by Mr. Hatfield.

Chief Diamond requested that the Fire Department be able to visit the site to become familiar with the location of the chemicals they have. Applicant agreed.

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. Rife to grant a site plan waiver contingent upon Mr. Hatfield’s report of May 3, 2012; “do not enter” sign to be installed; Corporate Ownership Disclosure to be submitted; no outside displays and the two requested parking spaces to be removed. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

321 Dulty’s Lane/Whitesell Construction – Block 153, Lot 1.13.

Applicant is requesting Minor Site Plan approval.

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

This application proposes minor modifications to include a paved drive aisle along the rear of the building and outdoor storage, on a site which currently contains an 188,294 SF office/warehouse building.

Mr. Huettl explained that they finished constructing this building in 2008 and it has sat empty since then. They now have a tenant for this building that is relocating from another location in their industrial park. The tenant is a steel wholesale company and they are requesting minor modifications to the building so they can operate properly.

Mr. Huettl gave an overview of the proposed modifications and site plan, marked as Exhibit A-1. He explained that the modifications consist of an entrance and exit door for trucks to be unloaded inside the building. It will accommodate two trucks at a time. The tenant gets 25 deliveries per day. There is an outdoor storage area proposed for pallets of steel as well.

Mr. Hatfield explained that the outdoor storage should be enclosed but based on the testimony given he recommends a design exception.

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

Applicant is requesting a partial waiver from providing all buildings, wooded areas, easements, rights-of-way, signs, lights and paving within 100 feet of the tract.

Applicant is requesting a partial waiver from submission of a complete landscape plan. Mr. Germano stated that the previously approved landscape plan will carry over to this application.

Applicant is requesting a variance to allow 72% lot coverage where 60% is permitted.

Applicant stated that they will submit additional drainage information and additional information on the storm water runoff calculations and design documentation as requested by Mr. Hatfield.

Mr. Witkowski reviewed his report of April 24, 2012.

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; partial waivers for providing all buildings, wooded areas, easements, rights-of-way, signs, lights and paving within 100 feet of the tract and submission of a complete landscape plan; and a bulk variance to allow 72% lot coverage where 60% is permitted. Contingent upon Mr. Hatfield’s report of April 27, 2012; Mr. Witkowski’s report of April 24, 2012; applicant will submit additional drainage information and additional information on the storm water runoff calculations and design documentation. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mayor Carlin, Mr. Rife, Councilman Cantwell, Mr. Walker, 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:

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

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

MOTION made by Mayor Carlin and seconded by Mr. Sabatino to approve the above resolutions and that they be made part of the April 12, 2012 minutes. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mayor Carlin, Mr. Rife, Councilman Cantwell, Mr. Walker, 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. 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

kaa
APPROVED:_____