

**TOWNSHIP OF BURLINGTON PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY
MINUTES OF JUNE 10, 2010 MEETING**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, June 10, 2010, at 7:30 P.M. at the Township Municipal Complex.

PRESENT: Robert Davis, William Diamond, Mayor Stephen George, Celeste Niles, Councilman Brian Carlin, Lacy Walker, Charles Kelly, Joseph Sabatino, Israel Rivera, Chairperson Charleen George, Denis Germano, Esq., Robert Schreiber, PE, Board Engineer, Kevin Rijs, PP, Board Planner, Matt Witkowski, PE, Board Traffic Engineer

ABSENT: Delbert Rife

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 January 5, 2010;
- (b) Mailing written notice to the Courier Post on January 5, 2010, by certified mail, return receipt requested; hand delivered to the Burlington County Times on January 5, 2010, hand receipt obtained; and Legal Ad in the Burlington County Times on January 8, 2010;
- (c) Filing written notice with the Clerk of the Township of Burlington on January 5, 2010.

Approval of Minutes

Chairperson George requested a Motion to approve the minutes of the May 13, 2010 meeting.

MOTION made by Councilman Carlin and seconded by Mr. Davis to approve the minutes from the May 13, 2010 meeting. On roll call the following vote was recorded:

AYES: Mr. Davis, Mayor George, Mrs. Niles, Councilman Carlin, Mr. Walker, Mr. Kelly, Mr. Rivera, Chairperson George

NAES: None

ABST: Chief Diamond, Mr. Sabatino

Chairperson George declared the motion carried.

Correspondence

Items of Correspondence are listed in Addendum I.

All items were received and filed.

Whitesell Construction – 600 Richards Run. Block 153, Lot 1.05.

Applicant is requesting Preliminary Major Site Plan approval.

Lynn McDougall, Esq. was present for the application. She introduced Terrance Huettl, P.E. (sworn in)

This application proposes the construction of a 304,856 SF office/warehouse building along with appurtenant improvements. The application proposes to initially construct a 251,539 SF warehouse/office (Phase 1). Future plans for a 59, 650 SF building expansion (Phase 2) are mentioned on the plans as well.

Mr. Huettl stated that a portion of the property extends over the Burlington Twp. line into Florence Twp. They will be appearing before the Florence Twp. Planning Board on June 26th. He gave a site plan overview and explained that they are proposing a 250,000 SF building with an extension of 60,000 SF for future use.

Mr. Schreiber's report of June 8, 2010 was reviewed. Applicant is requesting a waiver for the detailed cost estimates.

Mr. Huettl stated that they will comply after they submit revised plans for final approval.

Applicant is requesting a Bulk Variance for minimum front yard setback of 60 feet where 75 feet is required. Mr. Huettl explained that the variance is only for a section of the front of the building.

Applicant is requesting a waiver for the groundwater mounding analysis and a design exception for 30' light poles where 25' is permitted.

Applicant is requesting a design exception for 125 car parking spaces where 359 spaces are required. Mr. Huettl explained that this design exception would be for Phase I. An extensive discussion occurred regarding the requested parking for Phase I & Phase II.

Applicant is requesting design exceptions for 18' car parking spaces where 20' is required; provide concrete wheel stops along the edge of the pavements in-lieu of curbing; and a 7 foot high monument sign along Richards Run where 8 feet above the elevation of the center line is required.

Mr. Rijs reviewed his report of June 7, 2010. He questioned the number of tenants for this building.

Mr. Huettl state that the building is intended for one tenant but can accommodate two.

Mr. Witkowski reviewed his report of June 2, 2010. He stated that he has spoken with the applicant earlier this week about his concerns. He recommended that signs prohibiting passenger cars from entering the trailer parking and loading areas be installed. Applicant will comply.

Mr. Huettl gave an overview of the loading docks proposed.

There was nobody present from the public for this application.

MOTION made by Councilman Carlin and seconded by Mr. Walker to grant Preliminary Major Site plan approval; Bulk Variance for minimum front yard setback of 60 feet where 75 feet is required; waiver for the groundwater mounding analysis; design exceptions for 30' light poles where 25' is permitted, 125 car parking spaces where 359 spaces are required, 18' car parking spaces where 20' is required, provide concrete wheel stops along the edge of the pavements in-lieu of curbing, and a 7 foot high monument sign along Richards Run where 8 feet above the elevation of the center line is required. Contingent upon Mr. Schreiber's report of June 8, 2010; Mr. Rijs' report of June 7, 2010; and Mr. Witkowski's report of June 2, 2010. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Miscellaneous

A. Master Plan Consistency Review – Renewable Energy System Ordinance

Councilman Carlin explained that this Ordinance was presented to Council for First Reading on June 8, 2010. He reviewed the Ordinance to the Board and stated that a determination has to be made that the Ordinance is consistent with the Master Plan.

Mrs. Niles questioned the removal of the energy system if it is no longer in use.

Mr. Rijs referred to Page 9 of the Ordinance which addresses abandonment.

MOTION made by Mayor George and seconded by Mr. Davis to find that the Ordinance is consistent with the Master Plan. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

Reports

Solicitor's Report

Mr. Germano requested a motion to approve the following resolution:

Michael R Stevens, LLC – Block 123, Lot 6, 9 Elbow Lane.

MOTION made by Mr. Walker and seconded by Councilman Carlin to approve the above resolution and that it be made part of the May 2010 minutes. On roll call the following vote was recorded:

AYES: Mr. Davis, Mayor George, Mrs. Niles, Councilman Carlin, Mr. Walker, Mr. Kelly, Mr. Rivera,
Chairperson George

NAES: None

ABST: Chief Diamond, Mr. Sabatino

Chairperson George declared the motion carried.

Engineer's Report

Mr. Schreibel stated that he has no report.

Planner's Report

Mr. Rijs stated he has no report.

Traffic Report

Mr. Witkowski stated he has no report.

Adjournment

MOTION made by Mr. Davis 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: _____