

**TOWNSHIP OF BURLINGTON PLANNING BOARD  
BURLINGTON COUNTY, NEW JERSEY  
MINUTES OF SEPTEMBER 8, 2011**

The regular meeting of the Township of Burlington Planning Board was held on Thursday, September 8, 2011, at 7:30 P.M. at the Township Municipal Complex.

**PRESENT:** Robert Davis; Chief William Diamond; Mayor Brian Carlin; Delbert Rife; Lacy Walker; Joseph Sabatino; Israel Rivera; Patricia Siboczy; Charleen George; Mr. Kingsbury, Esq., Board Solicitor; Scott Hatfield, PE, Board Engineer; Kevin Rijs, PP, Board Planner; Matt Witkowski, PE, Board Traffic Engineer

**ABSENT:** Councilman Michael Cantwell; Celeste Niles

Mr. Kingsbury, Esq. was present as Board Solicitor.

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, 2011;
- (b) Mailing written notice to the Courier Post on January 6, 2011, by certified mail, return receipt requested; hand delivered to the Burlington County Times on January 5, 2011, hand receipt obtained; and Legal Ad in the Burlington County Times on January 7, 2011;
- (c) Filing written notice with the Clerk of the Township of Burlington on January 5, 2011.

**Approval of Minutes**

Chairperson George requested a Motion to approve the minutes of the August 11, 2011 meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Davis to approve the minutes from the August 11, 2011 meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: Mrs. Siboczy

Chairperson George declared the motion carried.

**Correspondence**

Items of Correspondence are listed in Addendum I.

All items were received and filed.

**PSM Donut, LLC** – Block 103, Lots 2.12 & 2.13; 1007 Sunset Road.

Applicant is requesting a continuance to the October 13, 2011 meeting.

**MOTION** made by Mayor Carlin and seconded by Mr. Walker to grant a continuance to the October 13, 2011 meeting. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

**Islamic Academy of Burlington County** – (Four Acres Swim Club). Block 109.31, Lot 5.03; 613 Sunset Road.

Applicant is requesting a continuance to the September 29, 2011 meeting.

**MOTION** made by Mayor Carlin and seconded by Chief Diamond to grant a continuance to the September 29, 2011 meeting. On roll call the following vote was recorded:

AYES: Mr. Davis, Chief Diamond, Mr. Rife, Mr. Walker, Mr. Sabatino, Mr. Rivera, Mrs. Siboczy

NAES: None

ABST: Mayor Carlin, Chairperson George

Chairperson George declared the motion carried.

**Tecoppa Real Estate, LLC c/o Dr. Scott Dorfner** – Block 105, Lots 5.04; 811 Sunset Road.

Application submitted for Minor Site Plan Waiver.

Cheryl Ann Walters, Esq. was present for the application. She introduced Dr. Scott Dorfner and Mark Malinowski, PE. (both sworn in)

This application proposes a medical office building on the site that was formerly part of the adjacent Beneficial Bank.

Dr. Dorfner explained that he would like to relocate his family practice. There will be four offices in the proposed building. He will occupy one of the offices with the other three being reserved for specialty practices.

Mr. Malinowski gave a site plan overview. He stated that the applicant will re-seal the cracks in the parking lot and restripe as needed.

Mr. Hatfield stated that more than 6 handicapped parking spaces will be required if there is an orthopedic office.

Applicant stated that they are willing to work with Mr. Hatfield on the handicapped spaces.

Mr. Hatfield's report of August 25, 2011 was reviewed.

Mr. Malinowski stated that the applicant will provide concrete bumper blocks for all parking spaces adjacent to the curb ramps or where the sidewalk is less than 6 feet in width.

Mr. Hatfield stated that based on the type of use he feels that all of his recommendations should be carried out by the applicant.

Chairperson George expressed concern that the applicant is only willing to partially comply with the recommendations.

Mayor Carlin stated that since the building has been vacant for 5 years he would like to see it occupied. He suggested that the applicant submit a list of repairs to the Board Engineer to determine which ones are acceptable.

Mr. Davis stated that he is comfortable with Mr. Hatfield's recommendations.

Ms. Walters expressed concern with the discrepancy of items that are to be repaired and replaced. She requested clarification as to the areas in question.

Mrs. Siboczy stated that she agrees with Mr. Hatfield's recommendations to replace the areas in question but understands applicant's position to be cost efficient.

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

Mr. Malinowski stated that all existing outdoor items will remain the same with the exception of the ADA parking spaces and repairs to be made.

**MOTION** made by Mayor Carlin and seconded by Mr. Davis to grant Minor Site Plan Waiver contingent upon Mr. Hatfield's report of August 25, 2011. Applicant agreed to work with the Board Engineer on replacement and/or repairs. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

**Occupational Training Center** – Block 121, Lot 1.03.

Applicant is requesting Minor Site Plan approval.

Kevin Sheehan, Esq. was present for the application. He introduced Joseph Bender, OTC, Executive Director and Jeffrey Richter, PE. (both sworn in)

This application proposed minor improvements (seal coating and pavement repairs, accessible parking and pavement striping) on an existing site that is proposed to be occupied by the Occupational Training Center, Inc. for use as administrative offices and assembly/packaging operations.

Mr. Richter gave a site plan overview.

Applicant is requesting waivers for location of all ponds, streams, drainage ditches and water courses within 500 feet of the site; submission of storm drainage system and drainage calculations; provisions for soil erosion and sediment control; and submission of a traffic study.

Mr. Bender explained their operation and the recycling portion that they currently have on Hancock Lane. He stated that in the next few years they will be going to a single screen for recycling and will require more space. The proposed site will be for bench work assembly. They will have 165 clients and 40 regular employees. The regular staff have hours of 8:00am-4:30pm. The clients arrive by bus at 8:30am and depart at 3:00pm.

Mr. Witkowski referred to an email he had received from the applicant to clarify testimony. He recommended approval of the waiver for a Traffic Impact Report.

Mr. Witkowski reviewed his report of August 25, 2011. He recommended Stop Bars be added at the intersections of the main parking area with the circulation drive. Applicant agreed.

Mr. Rijs reviewed his report of August 24, 2011.

Mr. Hatfield reviewed his report of August 25, 2011. He recommended approval of the design exception to provide 70 parking spaces where 138 are required.

Mr. Bender stated that there will be 4-6 deliveries per day by either box trucks or tractor trailer trucks.

Mr. Hatfield questioned signage.

Mr. Sheehan stated that all signage will be code compliant.

Mr. Hatfield questioned the size of the building.

Mr. Bender stated that the building is 62,000SF.

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. Sabatino to grant Minor Site Plan approval; waivers for: location of all ponds, streams, drainage ditches and water courses within 500 feet of the site; submission of storm drainage system and drainage calculations; provisions for soil erosion and sediment control; and submission of a traffic study; and a design exception to provide 70 parking spaces where 138 are required. Contingent upon Mr. Hatfield's report of August 25, 2011; Mr. Witkowski's report of August 23, 2011; and Mr. Rijs' report of August 24, 2011. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

**Rimtec** – Block 95, Lot 9.01.

Applicant is requesting Preliminary and Final Major Site Plan approval.

Pat McAndrew, Esq. was present for the application. He introduced Jeffrey Richter, PE and Ray Johnston, VP Rimtec. (both sworn in)

This application proposes the construction of access, parking and drainage improvements and two (2) well houses for existing wells on the site.

Mr. Johnston gave an overview of the company. He stated that they have 76 employees, 56 are hourly and 20 are salaried. There are 20 administrative employees. They currently have 3 shifts working 5 days per week. The shift hours are 7am-3pm, 3pm-11pm and 11pm-7am. He explained that they are looking to consolidate the employee and truck entrances. They currently are using the Color Rite entrance for their trucks.

Mr. Hatfield questioned the proposed entrance location and the County's request to have it located further to the West.

Mr. Richter reviewed the proposed entrance on the site plan and location of the County's request.

Mr. Hatfield suggested applicant contact the three property owners across the street and provide adequate screening for them to shield headlight glare.

Mr. Richter gave a site plan overview.

Mr. Bender explained that they are requesting approval for a second sign at the new entrance. The sign will be large like the existing one to be safely viewed by tractor trailer truck drivers.

Mr. Richter reviewed the proposed landscaping.

Mr. Rijs recommended plantings on both sides of the entrance.

Mr. Richter agreed and stated that they will work with the Board Planner on the landscaping.

Mr. Hatfield reviewed his report of August 29, 2011.

Applicant is requesting a sign variance for one freestanding sign with a maximum area of 110 SF where 100 SF is permitted.

Applicant is requesting waivers for location of all ponds, streams, drainage ditches and watercourses within 500 feet of the site; submission of a Traffic Impact Report and Environmental Impact Statement.

Applicant is requesting bulk variances for front yard setback of 12.4' where 350' is required and side yard setback of 10' where 25' is required. Both are due to existing conditions.

Mr. Rijs questioned if the 8' long fluorescent lights that shine on the sign are shielded.

Mr. Richter stated that the lights are shielded to control spillover.

Applicant is requesting a waiver for 116 parking spaces and a design exception from the requirement to install concrete parking bumpers in-lieu-of curb around the perimeter of the new parking areas.

Mr. Rijs reviewed his report of August 30, 2011. He requested the number of trees that will be removed to accommodate the proposed entrance.

Mr. Richter stated that 4 or 5 trees on the one side will be removed.

Mr. Witkowski reviewed his report of August 22, 2011. He questioned truck arrival times.

Mr. Johnston stated that most of the deliveries arrive before 6am but they may have a couple throughout the night.

Mr. Witkowski recommended approval of the waiver for a Traffic Impact Report.

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

Beverly Millbourne – 1602 Beverly Road. (sworn in)

Ms. Millbourne expressed concerns with the vibrations of the trucks affecting the foundation of her home.

Mr. Richter stated that the vibrations from the trucks should not affect her home.

Ms. Millbourne expressed concern with the fumes from the vehicles and noise.

Mr. Richter stated that the trucks should only be idling after they enter the parking area.

Mr. Johnston invited Ms. Millbourne to come see him personally if she has any problems.

Daren Fredrickson – 1703 Beverly Road. (sworn in)

Mr. Fredrickson stated that he had a concern about the distance from the sign to the road but after looking at the site plan he realized that it is not as close to his house as he had originally thought.

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

**MOTION** made by Mayor Carlin and seconded by Mr. Sabatino to grant Preliminary and Final Major Site Plan approval; waivers for location of all ponds, streams, drainage ditches and watercourses within 500 feet of the site; submission of a Traffic Impact Report and Environmental Impact Statement; waiver for 116 parking spaces and a design exception from the requirement to install concrete parking bumpers in-lieu-of curbing around the perimeter of the new parking areas. Contingent upon Mr. Hatfield’s report of August 29, 2011; Mr. Rijs’ report of August 30, 2011 and Mr. Witkowski’s report of August 22, 2011. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

**Reports**

**Solicitor’s Report**

Mr. Kingsbury requested that the following resolutions be approved:

**Masonic Charity Foundation** – Block 133 & 134, 902 Jacksonville Road.

**Lutheran Social Ministries** – Block 121, Lot 1.01.

**MOTION** made by Mayor Carlin and seconded by Mr. Davis to approve the above resolution and that it be made part of the August minutes. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairperson George declared the motion carried.

**Engineer’s Report**

Mr. Hatfield stated that he had no report.

**Planner’s Report**

Mr. Rijs stated that he had no report.

**Traffic Engineer’s Report**

Mr. Witkowski stated that he had 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: \_\_\_\_\_