

**Burlington County Planning Board**  
**Minutes for Meeting of August 23, 2022**

**CALL TO ORDER**

In the presence of a quorum, the meeting of the Burlington County Planning Board was called to order by Chairman Wiest at 3:10 p.m. on August 23, 2022 in the Virtual Meeting Room at the County Engineer's Office, 1900 Briggs Road, Mt. Laurel, New Jersey.

Chairman Wiest opened the meeting and stated that in accordance with the Open Public Meeting Act, requisite notice had been distributed to the Burlington County Times, Courier Post, County Clerk, and posted in the Planning Board Office. Chairman Wiest directed the Secretary to enter this announcement into the minutes.

**ATTENDANCE**

Roll call was taken and those in attendance were:

J. Nelson Wiest, Chairman  
AJ Sabath, Secretary  
Marcus King, Alternate  
Joseph Brickley, PE, County Engineer  
Anthony Drollas, Esq. BCPB Solicitor  
Dan O'Connell, Commissioner Director  
Danielle Scoleri, PE, Planning Board Engineer  
Mia C. Baker, Administrative Clerk

**MINUTES**

Marcus King moved to approve the minutes of the August 9, 2022 meeting; Secretary Sabath seconded the motion, and it was carried by all. County Engineer Brickley abstained from the vote.

**REPORT OF OFFICERS AND COMMITTEES**

Land Development Review Committee

Commissioner O'Connell made a motion to accept the agenda for the Land Development Review Committee Meeting of August 9, 2022, including the below-listed subdivisions and site plans. Secretary Sabath seconded the motion and the motion was carried by all. Mr. Brickley abstained from the vote.

August 9, 2022 Land Development Review Committee Agenda/Action Taken

S22-10-042	Chick-Fil-A Delran – Conditional Approval
S22-04-043	Team Campus – Conditional Approval
B22-24-030	Larchmont Commons – Conditional Approval
S22-13-031	Raising Cane's Restaurant – Conditional Approval w/Waiver
S22-08-047	Riverton Country Club – Conditional Approval w/Waiver
B22-16-033	Longbridge Farms – Conditional Approval

**PERFORMANCE/MAINTENANCE GUARANTEES**

A list of 1 maintenance guarantee to be released was presented to the Board. County Engineer Brickley moved the Board release the guarantee as presented; Secretary Sabath seconded the motion, and it was carried by all.

## **OLD BUSINESS**

There was no Planning Board old business.

## **NEW BUSINESS**

County Engineer Brickley spoke to the Board regarding a memo provided to them about the County's ability to assign pro-rata shares and assess fair share contributions to developers. Since 2017, the County has experienced exceptional growth due to the proliferation of "E-Commerce", resulting in increased staffing and trips generated from these businesses. Previous traffic guidelines are not applicable to today's warehouses and, as such, the County has instituted a requirement that all warehouses include a Traffic Management Plan with their site plan, and it has been noted in the conditional approvals and approvals that where traffic would be impacted, it will be required for the developer to make a fair share contribution to improvements needed. Florence Township and Burlington Township, largely due to the Haines Center, River Road and Cedar Lane areas, have seen consequential impact and Burlington County believes that 3 improvements would significantly improve traffic by directing them to the larger capacity roads such as Route 130, I-295 and the Turnpike and away from smaller town roads. The 3 improvements are: 1.) the extension of Daniels Way from River Road all the way through to John Galt Way, all becoming part of the County road system; 2.) a roundabout at the John Galt extension of Daniels Way, which would replace a T-intersection and improve traffic flow; 3.) a roundabout at Dulty's Lane and Neck Road which would be able to keep truck traffic from moving down Neck Road (now a municipal road and largely residential). The County estimates the cost of these improvements to be roughly \$9 million and the total square footage of warehouse space that will be impacted is estimated to be 8.6 million. Approximately \$1 million has already been collected towards these improvements. All warehouses are to be considered as potential E-Commerce as they could become so at any time. The Fair Share Developer Contribution for warehouses, based on the County's study, would be \$1.13/SF. County Engineer Brickley moved the Board adopt a policy based upon the outlined information; Marcus King seconded the motion and it was carried by all.

## **MEETING OPEN TO PUBLIC**

No one from public commented on the meeting.

## **ADJOURNMENT**

Chairman Wiest announced that the next regular Planning Board Meeting would be held on Tuesday, September 13, 2022 at 3:00 p.m. in the Meeting Room at the County Engineer's Office, 1900 Briggs Road, Mt. Laurel, New Jersey. The County will be following State restrictions due to the COVID-19 outbreak and the meeting may be a virtual meeting via Conference Call.

Commissioner O'Connell made a motion to adjourn the Planning Board meeting; County Engineer Brickley seconded the motion, and it was carried by all.

Meeting was adjourned at 3:34 p.m.

Respectfully submitted,

Mia C. Baker, Administrative Clerk  
Secretary to the Planning Board