

## WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

March 6, 2024  
REGULAR MEETING MINUTES

**This meeting was called to order at 7:05 P.M.**

The regular meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on March 6, 2024, scheduled to start at 7:00 P.M. The meeting was called to order by Chairman Gary Borger and the opening statement required by the Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 7, 2024, and on the Township website.

**Pledge of Allegiance was recited.**

**Chairman Borger welcomed guests.**

**Roll call:**

Chairman Gary Borger – Present  
Committeeman Odise Carr – Absent  
Mr. Ryan Fagan – Present  
Vice Chairman David Guerrero – Present  
Mayor Sandy Henley – Present  
Mr. Raymond Holshue, Zoning Officer – Absent  
Mr. Frank Jones – Absent  
Mr. Joseph Odenheimer – Present  
Mr. Jaspreet Singh, Alternate – Present  
Mr. Robert Thorpe – Absent  
Ms. Cherell Tolor, Alternate – Absent

**Professionals Present:**

Mrs. Jennifer Cragg, Board Secretary  
Mr. Wade Dickey, Board Solicitor, Florio Perrucci Steinhardt Cappelli & Tipton  
Mr. Christopher Dochney, Board Planner, CME Associates  
Mr. Kyle Ebersole, Board Engineer, CME Associates

**Approval of Meeting Minutes:**

**02-07-2024 - Regular Session**

Motion by Vice Chairman Guerrero, second by Mayor Henley  
Roll Call: Yes – Chairman Borger, Vice Chairman Guerrero,  
Mayor Henley, Mr. Odenheimer, Mr. Singh  
Abstain – Mr. Fagan

**Resolutions for approval and memorialization:**

**Resolution 05-2024 – Approving NFI Real Estate, LLC-B:807 L:1-Preliminary and Final Site Plan to construct a 218,478 square foot warehouse.**

Motion by Mr. Odenheimer, second by Vice Chairman Guerrero  
Roll Call: Yes – Chairman Borger, Mr. Fagan, Vice Chairman Guerrero,  
Mayor Henley, Mr. Odenheimer, Mr. Singh

**Resolution 06-2024 – Approving Dolan Contractors, Inc, 94 Stemmers Lane-B203 L:6 to construct an 11,358 square foot storage building in place of the shed.**

Motion by Vice Chairman Guerrero, second by Mayor Henley

Roll Call: Yes – Chairman Borger, Mr. Fagan, Vice Chairman Guerrero, Mayor Henley, Mr. Odenheimer, Mr. Singh

**Old Business: None**

**New Business: None**

**Informal Applications: None**

**Correspondence: None**

**Open Meeting to Public Comment:**

Bryan O'Neal, 15 Mayfair Circle, asked the board for a status update on the warehouse applications for Irick and Woodlane Road.

Mr. Dickey responded with information regarding the applications.

**Comments from Board Members, Solicitor, Engineer, Planner, and Secretary**

Vice Chairman Guerrero questioned Mr. Dickey about the status of the pending appeal of the Irick and Woodlane Road application denial.

Mr. Dickey advised of the status of the MRP case and stated we would need to enter executive session if further discussion is needed.

Chairman Borger and Mr. Dickey briefly discussed the status of the case which is still on appeal.

Vice Chairman Guerrero and Mr. Dochney discussed changing the lighting standards to bring them up to date with current standards in the field and how to go about changing them.

Vice Chairman Guerrero asked Mr. Dochney if we have any insight about upcoming affordable housing requirements, if anything needs to be done for 2024, or if we just need to wait for 2025.

Mr. Dochney stated nothing needs to be done by the board for 2024 as the township has met its obligations through the housing plan that was adopted in 2020. Mr. Dochney also advised that he has prepared an updated report on the township affordable housing trust fund and is just waiting for the county to finalize before posting it to the township website. Mr. Dochney and Vice Chairman Guerrero discussed likely 2025 affordable housing obligations.

Chairman Borger asked about Sunnyside Farms and the Township's obligations are affected under the COAH.

Vice Chairman Guerrero responded by advising how and why it fell through.

Vice Chairman Guerrero brought up issues and concerns with the permitting of sign packages, fences, and lighting.

Chairman Borger advised that is an enforcement issue.

Mr. Dochney expressed that the board has to rely on the township staff to enforce the ordinances.

Vice Chairman Guerrero reminded that he has been asking for two years about the signs at Car Shop and how they are blatantly in violation of the Township ordinances.

Mr. Dochney provided some insight on this issue.

Chairman Borger advised of the process and steps that needs to be taken to address this issue.

Vice Chairman Guerrero mentioned that he would like the applications to be posted on the township website for the public to view and that it is important to be open and transparent.

Mrs. Cragg advised that she will reach out to the Township Administrator again to gain access to post applications and other relevant items on the website and will get the applications on the website.

Mr. Odenheimer asked if an electronic version of applications is submitted.

Mrs. Cragg advised that, if the applicants don't provide an electronic version, then she reaches out to the applicant and requests same.

Vice Chairman Guerrero asked when the July 10<sup>th</sup> meeting needs to be published.

Mrs. Cragg said she will follow up with the Township Administrator.

**Meeting Adjourned at 7:40 p.m.**

Motion by Vice Chairman Guerrero, second by Mr. Odenheimer  
All were in favor!