

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD  
July 5, 2023 REGULAR  
MEETING 7:00 P.M.  
MINUTES

Mr. Borger called the meeting to order at 7:11pm.

The regularly scheduled monthly meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on July 5, 2023 and started at 7:00 P.M. The meeting was called to order by Chairman Gary Borger who read the opening statement required by the Sunshine Law and announced that the meeting was advertised in the Burlington County Times on January 6, 2023, and on the Township website. All guests were welcomed by Chairman Borger.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Mr. Borger, Mr. Carr, Mr. Guerrero, Mr. Henley, Mr. Holshue, Mr. Jones, Mr. Odenheimer, and Mr. Thorpe  
Absent: Ms. Tolor  
Professional Staff: Attorney Wade Dickey, Engineer Michael Roberts, Planner Chris Dochney, and Secretary Jill C. Torpey

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**SWEARING IN OF PROFESSIONALS:** Mr. Dickey swore in Planner Chris Dochney and Engineer Michael Roberts

**3. Approval of Meeting Minutes:** None

**4. Old Business:**

Ameri Leasing Inc. – B:1001 L:4.01 – Use Variance, Site Plan Review  
**The Applicant has requested to be carried to the August 2, 2023, meeting.**

**5. New Business:**

Dolan Contractors, Inc. B:203.08 L:1.01 – Construction of a warehouse  
**The Applicant has requested to be carried to the September 6, 2023, meeting.**

Transwestern Development Company, LLC. – Block 906.07, Lot 5 – Application for Preliminary and Final Site Plan and Minor Subdivision Approval

Duncan Prime, from Prime and Tuvol is the attorney for the applicant. The applicant is here for preliminary and final sub division approve; the Hancock Farm property. It is the AMU Zone and as product of a 2021 settlement with FSA, they have to have 2 within in the zone. The lanes is 66 acres intended for residential use and 22 acres as nonresidential us, the zone permits warehouses, with the maximum of 250,000 square feet. There would be 150 vehicle paring spaces, 54 loading spaces and 66 trailer parking spaces with additional site improvements with one minor variance for lighting. This is a bi rite application which mans the use is allowed in the AMU zone.

Josh Sewald of Dynamic Engineers is sworn in by Mr. Dickey. Mr Sewald goes over his qualification and is accepted as an expert witness.

Mr. Sewald again goes over the property before the board. Across the street from the parking is a car dealership and the interchange for the New Jersey Turnpike.

The warehouse would be a Class A modern logistics use. Off of Route 541 going north will be a right in and a right out. Route 541 is a county road. In the front of the property will be the storm water basins. When coming in off a 541, trucks can go down and then loop around to left, or when they come in take a left as they enter. The parking area will have the least amount of activity. The corner if the building will be 150 feet away from the property line with treed and landscaping. There will be porous pavement in the parking lot and utilities would be provided. There will be 237 shade trees, 76 ornamental trees, 302 evergreens and 550 shrubs. The applicant worked with e board planner on his.

The lighting would be mounted 25 feet with 29 LED lights and 20 led wall. The lights would be minimal with .5 foot candles. And would be on a dimmer timer or a timer to turn off during non-operational hours. The applicant does not have a tenant yet. He warehouse could be used 24 hours a day. That would depend on who buys it. The application complies with all zoning ordinances and is consistent with the Master Plan.

Mr. Borger asked what the westerly activity was.

Mr. Sewald stated it would the loading and unloading area. Threw would be small corner offices at each end. To the east will be parking stalls.

Mr. Carr asked for the setbacks to be clarified and the lot coverage.

Mr. Sewald stated warehouses can't be over 250,000 square feet and there's is 250,000 square feet. The loading docks would be 4 feet lower. Mr. Sewald also goes over the elevations of the landscaping. There will be a larger buffer to the residential properties.

Ms. Tolor asked for the loading docks and the trailers not being used to be clarified. She also asked about the cabs being parked.

Mr. Sewald stated the cabs may sit there for a couple days.

Mr. Dochney asked about trash and recycling dumpsters.

Mr. Sewald stated they don't feel they needs those. That warehouses do not generate a lot of trash. Pallets would go back on the truck. The primary access would be off Hancock Lane, not 541.

Mr. Roberts asked about signs.

Mr. Sewald stated that they are not proposing signs but if they do add signs, the will comply with the standards for the zone.

Mr. Roberts asked about the environmental impact report.

Mr. Sewald summarized his findings and said there will be traditional top soil stripped and stock piled, to be reused. Or it will be shipped off the site. There are no wetlands on the property.

Corey Chase, a traffic engineer from Dynamic Engineers is sworn in by Mr. Dickey. After going over his qualifications, he is deemed an expert witness.

He stated that there would be right in and a right off from Route 541 and cross access from the Hilton Garden off Hancock Lane. Mr. Chase goes over his report on page 7, table 5. There will be no degradation of services. The traffic will operate the same with or without the warehouse.

Mr. Borger asked about trucks coming in off Route 541 and entering Hancock Lane and the turning radius.

Mr. Chase stated that there is a dedicated right had turn lane and a generous radius for the hotel development.

Mr. Roberts asked about shift operations and asked about parking spaces.

Mr. Chase stated that they need 50 parking spaces but are providing for 3 times that for this exact purpose.

Mr. Odenheimer asked Mr. Chase if all the traffic would come off Route 541 and what would the impact be using Hancock Lane.

Mr. Chase stated that coming off Route 541, the trucks would go around the drive isle to park in the back.

Mr. Odenheimer stated that trucks like to drive counter clockwise to park. Taking that first left would have them doing that.

Mr. Chase stated he thinks some truck drivers will do it that way

Mr. Borger sked about having a sign directing to take that left so they all don't go around the building.

Mr. Roberts stated the trucks do like to go counter clockwise. But maybe a cull de sac can be provided after taking the left, so the drivers can get in a comfortable position to park.

Mr. Odenheimer asked if there were going to be guard houses.

Mr. Sewald stated that that would be determined by the tenant.

Mr. Odenheimer asked if there would be ADA offices provided for the offices. Mr. Sewald stated yes.

Mr. Thorpe stated he agrees that the trucks going around the building will be problematic. He suggested that gates be put up so the truckers would have to take that first left.

Mr. Guerrero asked the applicant if they considered moving the building closer to 541.

Mr. Sewald explained why they cannot move it closer

The board took a break from 8:40pm to 8:52pm.

Joe DiGiorgoi is sworn in by Mr. Dickey. He is the applicant's architect. After going over his qualifications, he is deemed an expert by the board.

Mr. Giorgio stated that it will be a slab on grade building with internal roof drains. The utility rooms are by the loading docks. There will be solar canopy sun shades and glazing at all four corners.

Mr. Guerrero asked about the colors. Some photos it looks like that they are greyish areas and some look on the brown side. After much discussion, the board wants a warmer look to the building. The applicant stated that they brown colors are more like the ones they were planning to use.

Mr. Borger stated that there is a lot of glass in the design and he likes that. It reflects the sky and the ambient light.

Mr. Guerrero asked about EV charging.

Mr. Prime stated that 7 spaces could be EV charging and he will work with the board engineer on that. There will also be bike racks provided.

Mr. Borger stated that the applicant did a good job work with the board's professional's comments. Mr Roberts stated they made the changes they asked for

Mr. Guerrero asked about future solar usage.

Mr. Sewald stated that the law is with ware house roofs that they need to be solar ready.

Mr. Odenheimer asked about the buffering.

Mr. Dochney stated that they have met the code with buffering.

The application is open to the public at 9:41pm.

Bryan O'Neal from 15 Mayfair Circle is sworn in in by Mr. Dickey.

He stated that the residential property next to this property is a 55 and over development. He stated the 2020 Master Plan stated that Westampton wanted to have a Town Center. This is not a Town Center. He stated that trees will take 15-20 years to be fully grown. He asked about a berm. He asked if the warehouse can be split in 2.

Mr Duncan stated that it is 1 building but 2 tenants are allows.

Mr. O'Neal commented on the truck traffic and they do not want a warehouse next to a residential community.

Mr. Borger stated that this is a bi rite application, which means the use is allowed in this zone. They have a right to build it.

Mr. Odenheimer asked if they had an acoustical analysis.

Mr. Sewald stated no because there is a landscape buffer and they don't think it is needed.

Ralph Henderson of 36 Mayfair Circle and sworn in by Mr. Dickey.

He plays off what Mr. O'Neal said. He stated that there already noise from the arose the street recycling center. He stated that they put up with those trucks all day.

William Rafuse of 34 Fernbrook Drive is sworn in by Mr. Dickey. He commented on health issues with and adult community of residents in their 70's and 80's. There is going to be light, air and noise pollution.

Samantha Berry of 1410 Arborely Court is sworn in by Mr. Dickey. She agreed that there were no more warehouses needed.

Janet Freidman could not comment because she could not get her video to work.

Terrence Brown of 9 Pine Tree Drive is sworn in by Mr. Dickey.

He asked Mr. Chase if he was going to answer Mr. O'Neal's questions.

Mr. Chase stated that there is enough room for the trucks to turn around. Also the intersection on Hancock Lane does not warrant another traffic light.

With no one else from the public wishing to speak, the public portion is closed at 9:58pm.

Mr. Henley asked the applicant if they could seek a variance to move the building closer to Route 541.

Mr. Duncan stated that they could because they wanted a bi rite applicant and a bi rite application is stronger. He stated that the zone became about in 221 as part of a settlement to allow warehouses.

Mr. Guerrero asked about a 5 foot Bern along the north side.

Mr. Duncan stated that in general they could.

Mr. Sewald stated that they could be ok with a small berm but they were directed to follow specific layout

Mr. Duncan stated they could provide a berm but not a sound barrier.

Mr. Thorpe stated that the loop road could be a problem and suggested it be used for emergency access only.

Mr. Borger comments on a fence thru the tree lines. Mr. Sewald doesn't disagree although they will have 4 times the landscaping there. He will work with the board's professionals on the landscaping.

Mr. Borger asked about the hours of operations.

Mr. Duncan stated that the hours of operation are a nonstarter.

Mr. Duncan gave a summary of the application.

A motion is made to approve the application.

1<sup>st</sup>-Mr. Jones, 2<sup>nd</sup>-Mr. Holshue

Roll Call-All were in favor except Mr. Carr and Mr. Henley who abstained.

6. Informal Applications: None

7. Correspondence: None

8. Open Meeting to public Comment:

The meeting is open the public at 10:29pm.

Ralph Henderson sated that the board's vision was to keep the town rural and hope they are not conceding to spec builders. Mr. Henderson states that they do vote and will vote.

Janet Freidman is sworn in by Mr. Dickey.

She comments on the air quality with the warehouse.

Mr. Borger stated that they cannot comment on an application that has already been voted on.

Ms. Freidman stated that when you drive down 541 that there are signs that the there is an orange air quality alert. She has health concerns.

With no one else from the public wishing to speak, the public portion is closed at 10:35pm.

Mr. Guerrero reminded everyone that the board members are volunteers. That are not elected but appointed. The application was a bi rite application and they have to adhere by Municipal Land Use Law.

Mr. Borger stated that the public needs to go out to Committee meeting as well the board cannot amend zoning the committee does that.

Mr. Henley stated that they hear what the public is saying but the owner sold the property and this is who bought it. There are 2 sides to every story. He appreciates they board and it is not easy to sit on the board.

Mr. Carr stated that they budget for Master plan review.

Mr. Thorpe stated that they need to follow the law.

9. Comments from Board member, Solicitor, engineer, Planner, and Secretary: None

10. Adjourn:

A motion is made to adjourn the meeting.

1<sup>st</sup>-Mr Guerrero, 2<sup>nd</sup>-Mr. Thorpe

Roll Call-All were in favor.