

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

August 2, 2023

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on May 3, 2023, at 7:00 P.M. The meeting was called to order by Vice-Chair David Guerrero and the opening statement required by the Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 6, 2023, and on the Township website. All guests were welcomed.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mr. Carr, Mr. Fagan, Mr. Grace, Mr. Guerrero, Mr. Odenheimer, Mr. Thorpe
Absent: Mr. Borger, Mr. Henley (7:15pm) Mr. Holshue, Mr. Jones, and Ms. Tolor
Professional Staff: Attorney Wade Dickey, Engineer Kyle, Secretary Jodie Terni

3. Swear in Board Professionals-

4. Approval of Meeting Minutes

June 7, 2023

A motion was made to approve the minutes

1st-Mr. Carr, 2nd-Mr. Odenheimer

Roll Call-All were in favor except Mr. Fagan who abstained.

July 5, 2023

Mr. Thorpe stated he wanted in the minutes to state that he didn't want the color scheme of grey on grey with the blue line. He thinks it would look dated.

A motion was made to approve the minutes as amended.

1st-Mr. Carr, 2nd-Mr. Guerrero

5. Resolutions for approval and memorialization:

Resolution 8-2023-A resolution on the application for amended Preliminary Major Site Plan approval with Bulk Variances and waivers for BBL NJ Land, LLC, 115-119 Hancock Lane, Block 906-.07, lot 8.01

Resolution 10-2023-A resolution for the denial of a Use Variance for Fly High Express, LLC at 501 Woodlane Road, Block 401, lot 3.

Resolution 11-2023-A resolution of Preliminary and Final Site Plan and Minor Subdivision for Transwester Development Company, LLC and 1960 Burlington-Mount Holly Road (CR 541) Block 906.07, lot 5.

6. Old Business:

Ameri Leasing Inc. – B: 1001 L: 4.01 – Use Variance, Site Plan Review

The Applicant has requested to be carried to the September 6, 2023, meeting

7. 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

8. Informal Applications:

9. Correspondence: **BBL NJ LAND, LLC ASKING FOR 2ND REQUEST FOR ONE-YEAR EXTNSION OF PERIOD OF APPROVAL: 115-119 HANCOCK LANE.**

Mr. Guerrero asked the board if he they had any comments on the communication.

With there being none, a motion is made to approve the extension.

1st-Mr. Guererro2nd-Mr. Grace

Roll Call-All were in favor except Mr. Fagan who abstained.

10. Informal Applications:

11. Open Meeting to public Comment:

Bryan O'Neal from 15 Mayfair Circle is sworn in by Mr. Dickey. Mr. O'Neal stated that the board does not have an easy job and have to make tough decisions and some people appreciate it. Mr. O'Neal feels that the board made the wrong decision on the Transwestern application. His concerns are that there is going to be no fence or berm provided. He stated that there have been break ins on Fernbrook Drove and a fence or berm would help with that. He feels those would provide more security than just trees and bushes. Mr. O'Neal stated that at the last meeting a board member commented that buyers should be aware where they are buying. Mr. O'Neal thought this comment was insensitive. He bought his property when it was a hog farm next to him. He didn't know he was buying into what would become a warehouse area. He commented on the type of people that would buy properties near a warehouse and what issues the town will have with them.

With no one else from the public wishing to speak, the public portion is closed.

12. Comments from Board member, Solicitor, engineer, Planner, and Secretary:

Mr. Dickey stated he has an update on Woodlane Logistics. This is a procedural update on litigation and does not go into details. If he was going into details, that would have to be done in Executive Session. Mr. Dickey stated that the applicant appealed the board's decision in Superior Court. They filed a brief on June 30, 2023 and the Township responded on July 27, 2023. There might be a resolution to this lawsuit by the September meeting.

Mr. Grace asked Mr. Dickey can keep the board updated. Mr. Dickey stated if the board needed, can go into Executive Session in the September meeting. The board can submit written questions, if they have any, and the attorney for the case can respond to them.

Mr. Guerrero stated he had questions on lighting but doesn't need to address them now.

Mr. Guerrero responded to Mr. O'Neal's comments that it is very important that residents give their input when zoning changes a rise and that they are aware of the process. There I always the potential for rezoning and it is important for the residents to be part of that.

13. Adjourn: