

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REORGANIZATION & REGULAR MEETING

January 4, 2023, 7:00 PM

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on January 4, 2023 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 10, 2022, and on the Township website. All guests were welcomed.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Mr. Borger, Mr. Carr, Mr. Grace, Mr. Guerrero, Mr. Henley, Mr. Jones, Mr. Odenheimer, Mr. Thorpe  
Absent: Mr. Fagan, Mr. Holshue, Ms. Tolor  
Professional Staff: Attorney Nicholas Sullivan, Engineer Michael Roberts, Planner Chris Dochney, Secretary Jodie Termini

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**PLEDGE OF ALLEGIANCE**

**SWEAR IN BOARD MEMBERS:** Mr. Sullivan swore in the following members:

Sandy Henley, Mayor – Class I  
Odise Carr – Class III  
James Grace – Class IV

**EXECUTIVE SESSION:** Motion to enter the Executive session to discuss Board Professionals was approved by Mr. Guerrero, seconded by Mr. Henley. None opposed. None abstained.

**MOTION FOR THE FOLLOWING APPOINTMENTS:**

Chairman – Mr. Guerrero moved to appoint Mr. Borger as Chairman, seconded by Mr. Henley. All approved. None opposed. None abstained.  
Vice Chairman – Mr. Henley moved to appoint Mr. Guerrero as Vice Chairman, seconded by Mr. Carr. All approved. None opposed. None abstained.  
Secretary – Mr. Henley moved to appoint Ms. Termini as Secretary, seconded by Mr. Guerrero. All approved. None opposed. None abstained.  
Solicitor – Mr. Carr moved to appoint Florio, Perrucci, Steinhardt, Cappelli, Tipton & Taylor, LLC as Board Solicitor, seconded by Mr. Thorpe. All approved. None opposed. None abstained.  
Engineer – Mr. Guerrero moved to appoint CME as Board Engineer, seconded by Mr. Grace. All approved. None opposed. None abstained.

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

**MINUTES:** December 7, 2022, were approved by motion of Jones, seconded by Borger. None opposed. None abstained.

**RESOLUTION(S):**

01-2023 - Woodlane Logistics, LLC, Block: 804 Lot: 12 (Irick & Woodlane Roads), Denying “d” (Use) Variance, Preliminary and Final Major Site Plan approval. Construction of two warehouse/distribution facilities, building one approximately 307,520 square feet and building two approximately 205,140 square feet). Approved by motion of Mr. Grace, seconded by Mr. Guerrero. None opposed. Mr. Carr, Mr. Henley, and Mr. Odenheimer abstained.

**OLD BUSINESS:**

Rancocas Holdings – B:201 L:10 & 11, Application for a Use Variance to permit parking/storage of vehicles. Continue to February 1, 2023. None opposed.

**NEW BUSINESS:** None

**INFORMAL APPLICATIONS:**

Mr. Robert Dinan, Project Executive of Greyhawk shares his screen. He introduces Brooks Garrison, architect with Garrison Architects, and Joe Gray, engineer with CME Engineering. Both schools are part of a bond referendum program and will be receiving the following improvements.

**Holly Hills Elementary School** – Block: 1502 Lot: 73, Proposing Improved Parking Area, Alteration and Expansion of existing structure.

**Site Improvements:**

- Bus Loop – Pavement replacement
- Walking Path – New ADA sidewalk
- New Playground – New poured surface, new equipment, and new fencing
- Courtyards – Drainage improvements
- Parking Lot Expansion – 22 new spaces
- Trash Enclosure – New masonry enclosure with swing gates
- New one-story storage building
- Media Center – New construction
- Addition – Two Kindergarten classrooms
- Pole Barn – New district storage pole barn

**Exterior Renovations:**

- Windows – Replacement of original window ballasts
- Entire roof replacement - Tear down to structural deck; add new tapered insulation, modified SBS system, metal, drains, etc.
- Lighting – Add/replace building and pole fixtures with new LED lighting
- Security – Replace analog cameras with digital, new wiring, etc.

**Interior Renovations:**

- Security Vestibule – New secondary, security vestibule with access to the main office. Existing primary security vestibule will remain
- Ceiling and Lighting replacement – Base BID all corridors
- Ceiling and Lighting replacement – Alt. BID #1 1999 Classrooms and toilet rooms
- Ceiling and Lighting – Alt. BID #2 1967 & 1983 North Classrooms and toilet rooms
- Ceiling and Lighting – Alt. BID #3 1967 & 1983 West Classrooms and toilet rooms
- Kitchen Floor – Replacement of VCT flooring

- Multi-purpose Room – New curtain, sound system, LED, basketball equipment, and lighting
- Cafeteria – Renovate former Media Center, new flooring, ceiling, lighting, supplemental HVAC, and cafeteria tables
- Boilers – Remove and replace one boiler – new boiler, pumps, etc.
- Unit Ventilators – Remove and replace all existing units with new hot water coil dehumidification
- DDC Controls – New digital controls
- Security – Replace analog cameras with digital, new wiring, etc.
- New telecommunications public announcement system – Emergency alert system
- Water fountains – New ADA EWC's

**Westampton Middle School** – Block: 501 Lot: 1, Proposing Improved parking Area, Alteration and Expansion of existing structure.

**Site Improvements:**

- Concrete sidewalk - Replacement and ADA curb cut
- Trash Enclosure – New masonry enclosure with swing gates
- Parking lot expansion – 26 New spaces
- Addition – Four new classrooms

**Exterior Renovations:**

- Windows – Replacement of original windows (selected areas)
- Roof replacement (45,000 SF) – Tear down to structural deck, new tapered insulation, modified SBS systems, metal, drains, etc. Restoration (38,120 SF)
- Exterior lighting – Add/replace building and pole fixtures with new LED lighting

**Interior Renovations:**

- Existing main entrance vestibule – Add security transaction window at Office A1 (former Guidance office)
- New WIS side entrance security vestibule, ADA walkway, exterior canopy, and office renovation
- Ceiling and lighting replacement: Base BID all corridors
- Ceiling and lighting - Alt. BID #1 1950-60's West classrooms and toilet rooms
- Ceiling and lighting - Alt. BID #2 1950-60's South classrooms and toilet rooms
- Ceiling and lighting - Alt. BID #3 1995 Classrooms and toilet rooms
- Classroom shelving – New perimeter shelving
- Media Center renovation - New finishes, furniture, lighting, etc.
- 1995 Gym – Painting, new curtain, sound system, LED, HVAC, and refinish the floor
- New WIS faculty lounge – Toilet rooms and copy room at misc. storage rooms adjacent to Art room to be renovated
- Renovate and expand toilet rooms for WIS – Alt. BID #4
- Boilers – Remove and replace one boiler – New boiler, pumps, etc.
- Unit Ventilators – Remove and replace all existing units with new hot water coil dehumidification
- DDC controls – New digital controls
- Security system – Replace analog cameras with digital and new wiring
- New Telecommunications public address system - Emergency alert system
- Water fountains – New ADA EWC's

**CORRESPONDENCE:** None

**OPEN MEETING FOR PUBLIC COMMENT:** None

**COMMENTS FROM BOARD MEMBERS, SOLICITOR, ENGINEER, PLANNER AND SECRETARY:**

Mr. Guerrero asked Mr. Dochney what the outcome with the Car Shop was. Specifically, they installed five signs when they only had approval for four. Mr. Dochney said he would follow up with the Township Attorney.

**ADJOURN**

Motion to adjourn by Odenheimer, seconded by Mr. Henley. All approved; none opposed.

Respectfully Submitted,  
Jodie Termi, Board Secretary