

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

July 6, 2022

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on July 6, 2022 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. Fagan, Mr. Grace, Mr. Guerrero, Mr. Odenheimer, Mr. Thorpe  
Absent: Mr. Henley, Mr. Ottey  
Professional Staff: Attorney Nicholas Sullivan, Engineer Michael Roberts, Planner Chris Dochney, Secretary Jodie Termini

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**SWEAR IN NEW MEMBERS:**

Ray Holshue, Jr. – Class II  
Frank Jones – Alternate 1

**SWEAR IN PROFESSIONALS:**

Mr. Sullivan swore in Planner Chris Dochney and Engineer Michael Roberts

**MINUTES:**

June 1, 2022 - Regular Meeting Minutes carried until next month.

**RESOLUTION(S):**

16-2022 - Westampton Realty Urban Renewal, LLC, Block 805 Lot 1 – site plan review, major subdivision (redevelop/construct hotels, Restaurant with drive-thru). Motion to approve Mr. Thorpe. Second Mr. Odenheimer. None opposed. Non abstain.

**OLD BUSINESS: None**

**NEW BUSINESS:**

The Redeemed Christian Church of God, B:203 L:11, Use Variance

Mr. Borger turned the meeting over to Mr. Carusillo, Attorney for the applicant. He states he is here this evening with his Architect Mr. Geter and the Pastor Ola Arasanyin to give testimony. Mr. Carusillo asks Mr. Geter to state his full name for the record.

Mr. Sullivan swears in Mr. Geter.

Mr. Carusillo asks Mr. Geter to state his full name for the record.

Mr. Geter states – Todd Geter. I received a Bachelor's Degree in architecture from Howard University in Washington, DC in 1983. I been practicing as a registered architect for 30 years New Jersey. I have testified before many Land Development Boards before in the State of New Jersey.

Mr. Borger states – Mr. Geter has testified about his educational background his licensure and his experience as an architect, and clearly qualifies as an expert, able to render professional opinions in his testimony this evening in the field of architecture.

Mr. Carusillo asks Mr. Geter - Have you ever been disqualified from an expert for any reason to the best of your knowledge? Is there any reason tonight that you feel you will not be able to provide competent testimony regarding the drawings that you prepared? What did The Redeemed Christian Church of God hire you to do?

Mr. Geter states – No. They hired me to prepare the architectural drawings for They hired me to prepare the architectural drawings for the change of use from this buildings current use to a church use.

Mr. Carusillo asks Mr. Geter – Did they also hire you to prepare a basic site plan?

Mr. Geter stated - Yes, I did prepare a basic site plan.

Mr. Carusillo states - I've read the comment letters from both for professionals and planner and engineers office. Both very well drafted very comprehensive, and I actually take no exception to any of the comments. I also had a brief opportunity to speak to the planner Mr. Dochney briefly before the meeting as well, so I appreciate his input. I'm sure there will be some questions from the Board to Mr. Geter regarding his drawings, but I do want to speak briefly about the site plan as brought up in the comment letters from the board professionals there is a question over the number of parking spaces. So with regard to documentation, I know we've submitted Mr. Geter's plans, architectural drawing, and site plan, and also we've submitted a survey as far as technology do I share a screen or do you have hard copies of those documents?

Mr. Borger states - The best thing to do, Mr. Curzio Carusillo is to give this to either you or your your witness Mr. Geter could share. You have screen sharing privileges and then pull it up on your screen. Identify each document with an appropriate application number A1, A2 etc. and that way we can all watch it on the screen as your architect testifies.

Mr. Carusillo shares his screen and it's the Site Plan consisting of 4 pages and this will be marked as A1.

Mr. Carusillo asks Mr. Geter - Do you recognize this document?

Mr. Geter states Yes.

Mr. Carusillos asks Mr. Geter – Can you tell us what it is?

Mr. Geter states - This document is showing these existing conditions of the property with a basic site plan which is based upon a survey from Morgan Engineering and the existing floor plans. Page 1 is all existing conditions.

Mr. Carusillo asks Mr. Geter - Is it your understanding that the applicant is proposing no changes to the exterior of the property?

If you could just enlarge that a little bit. Yeah,

Mr. Geter states – Yes, that's correct.

Mr. Carusillo states - I believe there would be a sign change. Other than the sign change, are you aware of any other changes they are proposing?

Mr. Geter states – No.

Mr. Carusillo asks Mr. Geter – Does this schematic show all of the uses that the applicant has told you that they intend on implementing at this property?

Mr. Geter states - No, this drawing (page 1) is just existing conditions. Page 2 is showing the first-floor alterations for the sanctuary. I prepared for 147 seats total.

Mr. Carusillo asks Mr. Geter - Is there anything that you want to bring to the board's attention?

Mr. Geter states - Not really, but we have to do some interior structural alterations to open the space up.

Mr. Carusillo asks Mr. Geter - Can you tell us a little bit about the interior and renovations you're referring.

Mr. Geter states – There's an existing bearing wall that runs pretty much down the middle of the space. We're removing that wall and we are going to install a series of columns and beams to pick up the load from removing that wall?

Mr. Carusillo asks Mr. Geter – At the bottom what we're looking at now is the first floor plan that is being proposed.

Mr. Geter states – Yes that is correct.

Mr. Carusillo states Mr. Geter – In the lower right corner we have a choir and musician area.

Mr. Geter states – On the right is the musician area and to the left of that is the raised pulpit area.

Mr. Carusillo asks Mr. Geter – What is on Page 3 of 4?

Mr. Geter states – This is the 2<sup>nd</sup> floor and is strictly Church Administration.

Mr. Carusillo asks Mr. Geter – What is the last page?

Mr. Geter states - The last page 4 of 4 is the basement which is primarily the children's church area. To make this clear the 147 of the of the sanctuary area also includes the children's church.

Mr. Carusillo asks Mr. Geter - Your understanding is the maximum load capacity will be the 147 including all floors?

Mr. Geter states – It's the entire building.

Mr. Carusillo asks Mr. Geter – Do you have any other comments you'd like to share?

Mr. Geter states – If you go to the right there's a fellowship hall and that is in the basement area along with the children's church.

Mr. Carusillo asks Mr. Geter – Does all of this space already exist

Mr. Geter states - Yes it's all existing space within the exterior walls.

Mr. Carusillo asks Mr. Geter - Before we leave this page do you have any further comments?

Mr. Geter states – No.

Mr. Carusillo asks Mr. Geter – You have prepared a site plan that showed parking and I'm looking at a hard copy which it appears on the first page. I don't know if this document is identical to what I'm looking at on page 1. Yes, it is identical, and I will go back to page one of this exhibit.

Mr. Geter states – This is the existing parking lot configuration as far as the striping as it stands now. Some of the striping is faded but this is the configuration.

Mr. Carusillo asks Mr. Geter - I believe the survey shows a lesser number of parking spaces. Can you speak about that?

Mr. Geter states - The survey did not include the parking lots 8 and 4 to the left. They weren't including those stripes were there but they were very faded and there are also wheel stops so you can see that they were parking spaces. The survey for whatever reason didn't include those as well as what is numbered 7.

Mr. Carusillo asks Mr. Geter - It looks like you came up with a total number of 71 parking spaces is that your testimony.

Mr. Geter states – Yes.

Mr. Carusillo states - I don't have anything further at this time and asks the Board if they have any questions for Mr. Geter.

Mr. Jones asked – I noticed on the page that had the proposed sanctuary, is there only one exit?

Mr. Geter states – No, there are two exits.

Mr. Carusillo asks Mr. Geter – To the best of your professional knowledge do your drawings accurately and properly depict the physical characteristics of building.

Mr. Geter states – Yes.

Mr. Carusillo asks Mr. Geter - Is it your professional testimony that you're recommending the board approve this application?

Mr. Geter - Yes.

Mr. Carusillo asks Mr. Geter – Are you aware of any issues with this project that would require it to be rejected or challenged? Is there anything you would like to bring to the Board's attention?

Mr. Holshue asks Mr. Geter – Is the Fellowship Hall included in the 147?

Mr. Geter states – Yes, it is.

Mr. Holshue asks Mr. Geter – What is that going to be used for?

Mr. Geter states – That is a question from the church.

Mr. Holshue states – That could make a difference later on when they come in for permits and everything. I just want to make you aware of that. Okay, as long as it includes the 147, we don't want to add that occupancy.

Mr. Geter states – Even with the children's church below it's all the 147. They are not going to be separate activities.

Mr. Borger asks if there are any other questions from our board members or our professionals.

Mr. Roberts asks – Is there any intention in restriping the parking lot?

Mr. Geter states – Yes, a lot of stripes are faded.

Mr. Roberts states - Another concern I have and it shows in your site plan is that you are identifying new ADA accessible spaces which traditionally would be in the front of the building but that is going to be the exit under the new proposed conditions. I would recommend that if you do restripe that you relocate those spaces closer your main entrance. We will have to check grades to make sure the pathway is ADA accessible. All the upgrades will have to be ADA accessible, like the width of the hallways, doorways, and bathrooms.

Mr. Geter states – Absolutely.

Mr. Roberts states - On the survey we have scaled it off as potentially 9' feet by 20' in terms of the size of the spaces 10' by 20' is required by code so this will require a design waiver for that if you restripe them the same way they are now. Will they need a loading location? If they are then they will need a design waiver for that as well.

Mr. Borger asks if anyone from the board for professionals have anymore questions.

Mr. Thorpe states to Mr. Borger – In our Professional's review letters there are questions requesting testimony on certain things like landscaping, restriping, design waivers and all types of things. We don't have any drawings on the exterior and a plan for any of that stuff. I mentioned this at the last meeting about not having plans and how can we vote on something if we can't see it. I think that needs to be discussed. We need a real plan showing where the parking is where handicapped slots and where loading slots will be. A discussion on whether we expect those lots to be 10' by 20' which should be reflected on the plans that we are provided. There's a lot of stuff about landscaping and buffers and none of that has been provided to us. It's hard to vote on something for somebody to say yeah we are going to put this over here. I have major concerns on not having proper information to be able to make a intelligent decision.

Mr. Carusillo states – Thank you Mr. Thorpe. Based upon the comments on the Professional's letters, specifically Mr. Dochney. Please look at page 4 and Mr. Dochney mentioned design waivers and it was my understanding that we move forward with waivers for each of those items. Not that we wouldn't agree to do this stuff but as far as the formality of specific plans at this point, I didn't think that was necessary, but you know, we are under contract with the owner of this property and there are timeframes running and there are a lot of pieces to put together. Due to the fact that a Church is inherently beneficial use and there are certain protections for religious organizations. We're hoping to get a conditional approval, understanding that the Board would want to know the specifics of the parking, buffers, and berms. We understand not having all of those things ironed out at this point is not ideal. So if it's appropriate a waiver and or subject to a revised plan to submitted for the next meeting for those things.

Mr. Borger states – The application itself is strictly for use variance so it's really unfair to the Board and the Public to have variances come up that are different from what is requested on the application. The use variance is most significant one but there are design waivers or other variances if the parking spaces for example, are intended to be kept at 9' by 20' instead of 10' by 20' as required by our zoning code then that should be an application for a variance.

Mr. Dochney states – With this being a use variance and the way I read the intent appears to me is to take an existing building an existing site in its current condition and make no changes to the site other than interior reconfiguration of the building. Their architect previously testified that they may be doing some restriping of the parking lot as necessary. This being a use variance the applicant does have the ability to request for further site plan detail to bifurcate the application and have the use variance alone considered tonight and then the Board can require them to come back with some more formal site plan details to the extent of any details that you deem necessary. Whether that's landscaping plan, lighting plans or more proper site plans which show the striping of the parking spaces and isle widths, whether they are meeting ADA requirements etc. My impression from the application itself was that they're seeking a use variance to use this site as is and not their intent to make additional landscaping and lighting improvements. All of the variance and waiver required and there are several but the permitted use as a church not being permitted in the B1 district area the lot is under sized there are insufficient screen plantings, parking setbacks, buffer plantings, lack of berming, and lack of parking lot landscaping. On one hand, those are existing conditions and presumably the site and its current state was approved by the Board at some point 30 or 40 years ago, and whether or not variances were granted or they were permitted by right at the time I'm not really sure. With this being a "D" variance they are not necessarily grandfathered in the same way as if this was just a change of use from one permitted use to another. If the Board feels that it is necessary you can request of the applicant that they provide some additional details.

Mr. Borger states - I would be inclined to follow Chris's suggestion that we bifurcate this application and if the Board chooses to grant a use variance then that is step one and if that is approved then the applicant would have to come back

with more detailed information to indicate where they are going to deviate from our Municipal Zoning Code. For example, setbacks, berming, landscaping requirements and apply for those variances in the second application. This can be done next month but the Board has to have everything before it. I agree with Mr. Thorpe it's difficult for us to approve something when we don't see what the final product will look like. We can bifurcate the application since, the only application before us tonight is a use variance and that would allow the applicant to use the property as its proposed as a place of worship. Then the applicant will have to come back with further detailed plans after review of zoning code to see where they will need to request variances or design waivers from the board to use the property not only as a place of worship but to comply with the Zoning code or to be granted waivers or variances from the requirements of the code. Am I being clear?

Mr. Carusillo states - Yes, absolutely. All comments well taken. That was my thought going into tonight that we could bifurcate the application and get the use variance then subject to all of the particulars and any required further variances or waivers. At least know that subject to the Board's final approval for the final site plan to be submitted that we are in business.

Mr. Borger asks - How does the board feel about this?

The following Board members agrees – Mr. Thorpe, Mr. Jones, Mr. Fagan, and Mr. Borger.

Mr. Borger states – Mr. Carusillo you can proceed with your next witness.

Mr. Carusillo states – I would like to call Pastor Ola Arasanyin

Mr. Sullivan swore in Ms. Arasanyin

Mr. Carussillo asks Ms. Arasanyin to state her full name.

Ms. Arasanyin states – Ola Arasanyin

Mr. Carussillo asks Ms. Arasanyin – Are you affiliated with The Redeemed Christian Church of God?

Ms. Arasanyin states - Yes, I'm the parish Pastor for one of the local parishes which is Tabernacle of Peace.

Mr. Carussillo asks Ms. Arasanyin – Do you recall filing an application for use variance in this matter? Did you review the application before you signed it and was all the information true and accurate?

Ms. Arasanyin states – Yes to all questions.

Mr. Carussillo asks Ms. Arasanyin – Would you like to move forward tonight with the presentation of the application before the Board?

Ms. Arasanyin states – Yes that's correct.

Mr. Carussillo asks Ms. Arasanyin – Can you tell us in our own words what the purposed specific uses are for this building if this use variance is granted? What would a typical week looks like for the facility Monday through Sunday or Sunday through Monday? What type of activities will be taking place, what hours what are the expected occupant load?

Ms. Arasanyin states - The Tabernacle of Peace has about 140 adults and children. Basically, we will be using the property mainly on Tuesdays for the Bible study from 7:00pm to 8:30pm. Thursdays we have prayer meetings 1:00pm to 8:30pm. Saturdays we will only have a few people maybe 5 to 10 coming in, the choir to rehearse and prepare for the Sunday service. Sunday we have the regular worship service from 10:00am to 1:00pm. We are closed on Mondays. Then the remainder of the week there will be a maximum of 2 people around for counseling from 2:00pm – 5:00pm.

Mr. Carussillo asks Ms. Arasanyin - Besides those typical weekly events is there anything that would be done on a lesser schedule, such as a monthly schedule as a food bank or anything along those lines?

Ms. Arasanyin states – Yes. At our current location we do have a food pantry. We give food to the Community the 3rd Saturday a month from 10am to 2:00pm. It is in conjunction with the food bank of South Jersey. On Thursday or Friday preceding our distribution day they bring in the food. They usually use a small truck, so we're not going to have issues with that once we are in there. We get a maximum of 2,000 lbs. of food that we give out to the community. In this situation a lot of it depends on the food bank of South Jersey because they will have to come in and to look at the current site and see if it's going to be feasible in terms of the demographic and the design of the building for them to continue deliveries. This is our understanding, and it depends on the decision of the food bank of South Jersey. One week in the summer we have a vacation bible school for the children this is usually 10:00am – 4:00pm. It is open to the children in the community maximum of 60 depending on the man power that we have.

Mr. Carussillo asks Ms. Arasanyin - There was some testimony given by Mr. Geter regarding a maximum of 147 people to the best of his knowledge, and that would include the main church, children's area in the basement and also include the area denoted as fellowship hall. So can you tell us about the maximum occupant load? Is the testimony of Mr. Geter correct or would you say otherwise?

Ms. Arasanyin states – The current attendance for us is about 135 on any given Sunday and we usually have approximately 40 children. Basically 1 hour of our service is combined with adults and children. The children are dismissed to go to your respective classes for Christian education and teaching. Then when the service is over the parents go to pick up their children and everyone goes on their merry way.

Mr. Carussillo asks Ms. Arasanyin - There were some comments by the board members about deliveries and if there was a loading area. What type of deliveries if any do you get on a regular basis other than the food bank which you testified that would be open to the public once a month? If the food bank and that was approved and was to take place based upon historical knowledge of dealing with the food bank how often would they make deliveries of food to the Church?

Ms. Arasanyin states – Once a month. Sometimes they do call us if they have extra food and we have to make arrangements to pick it up and we normally use our church van to pick it up.

Ms. Carussillo asks Ms. Arasanyin – At your current location, do you have any type of designated loading area for that food?

Ms. Arasanyin states – The chosen place is near the kitchen. They put in on the palette and the volunteers put it in the kitchen.

Mr. Carussillo asks Ms. Arasanyin - How about rubbish? Are there any dumpsters or carting area for refuse and what are you anticipating in that regard?

Ms. Arasanyin states – At our current location we have a dumpster and we have a contract with Waste Management and they come twice a month to pick whatever trash we have. We have a designated area for that. This location does not have that but I have put it in my notes that it is one of the things we need to put in and we will be transferring the service from our current location to 593 Rancocas Road.

Mr. Carrussillo asks Ms. Arasanyin - There were some concerns about parking, restriping, landscaping, and lights, would you be receptive to working with the board and complying with their requirements in those areas?

Ms. Arasanyin states - Absolutely. If this is going to be our building we want it to look good and we must comply we will be compliant. Actually, before I even saw the report I was the way the striping was and I know that this is a lot of the things that we really need to do. We need to take care of the environment.

Mr. Carussillo asks Ms. Arasanyin - As far as the exterior, do you plan on putting up any type of signage?

Ms. Arasanyin states – There’s an Eagle somewhere currently in the front of the property and we intend to put the sign for the Church there. That would have to go through signage approval. The landscaping is waiting to make sure that we received approval and once received then we will move forward.

Mr. Carussillo states - I don't have any other questions for the applicant. Does the Board have any questions?

Mr. Borger states - When you come back to the Board you will have to come back with detailed plans.

Ms. Arasanyin states - Yes, I do.

Mr. Borger states – That will show where you intend to have the dumpster, what plantings you intend to put in to comply with the Zoning Ordinance requirement for planting and berming. That would be a second application, do you understand that.

Ms. Arasanyin states - Yes, I do.

Mr. Borger asks Ms. Arasanyin – Where are currently located?

Ms. Arasanyin states – 103 Sunset Road, Burlington. We are outgrowing this location.

Mr. Borger asks - Are there any other questions from the Board or the Professionals?

Mr. Thorpe asks – I’m a big believer in what you are doing and regards to the food pantry, which I love, but I want to make sure that a vote on a “D” variance that is not part of the approval to from the board to do that. The reason I say that is because it needs to go to Mr. Holshue. We had a resident in Rancocas Village set up a food pantry and they were told that food pantries were not allowed in Westhampton. So, I don’t want to say yes, we are approving it because we can’t that has to go through another channel. So, I just want to put that out there and make sure that step with our code official and hopefully those things are allowed for you.

Ms. Arasanyin states – Thank you Mr. Thorpe.

Mr. Carussillo asks - Who do we contact regarding the food pantry?

Mr. Holshue states – Yes, I’m the Zoning Officer, Construction Official, and Building Subcode Official for the Township.

Mr. Carussillo states – Thank you. I will follow up with you expeditiously.

Mr. Holshue states – Once you get your approvals and everything else you realize there's a lot more work afterwards come see me and get all the approvals to get the building occupied.

Mr. Borger states -Do I understand correctly Pastor that food will be delivered to the Church by the food bank of South Jersey. Then individuals in need will come to the church to pick up food.

Ms. Arasanyin states – Correct.

Mr. Borger asks Arasanyin – What kind of schedule do you anticipate for deliveries in terms of frequency and in terms of members of the public coming in to pick up food?

Ms. Arasanyin states - In this particular situation is going take a little while. Now that Mr. Holshue will have to approve we have to go through him. Like I said earlier, we have to let the Food Bank of New Jersey know that we have moved and then they will come and do the demographic and they will look at our location and see if it is suitable for the community to come in and once that is set then we have to make the community aware that this location will have a food pantry. Normally it take about 2 months to put the word out to get people to come in and register. The delivery is



once a month. Usually the Thursday or the Friday before the distribution they will deliver the food. We have a designated area that they put it in and Church volunteers get it ready before the community. People will come in between the hours of 10:00am – 2:00pm on the distribution date to pick up their food.

Mr. Borger asks Ms. Arasanyin – What do you anticipate the distribution dates to be? How many dates a month?

Ms. Arasanyin states - One day in a month.

Mr. Borger asks if anyone has anymore questions?

Mr. Odenheimer asks – Regarding Mr. Thorpe’s comments about still having to go to the Township for the approval for the food pantry is that not something that as a Board would grant that testimony as part of the use that they are seeking? Would we not be able to grant that or is that strictly through Mr. Holshue’s office to get that approved?

Mr. Dochney states – I don’t see anything in the Zoning Ordinance that would permit a food pantry as a principal use. If someone wanted to open a non-profit and their sole purpose was to be a food pantry then that would require a “d” variance. It seems pretty clear to me that this would be an ancillary or accessory use. I think you would be able to approve tonight as part of the overall church use provided that the way it operates in the future would be conducted by the testimony that was given tonight and it doesn’t turn into hundreds people in line to get food here every day. You will be allowed to put any conditions on it as well.

Mr. Holshue states – I would agree with Chris. I think that would be the best route for the Church to take. Especially in the past two and a half years it's a common place for food pantries. This is only 1 day a month and I think it’s the right way to go.

Mr. Borger states – I agree with Mr. Dochney. This is clearly not a second use or a multiple use that is being sought because the primary use is a place of worship and clearly an ancillary function of the Church would be to help the poor or help those in need. I don’t see it as a second use but ancillary to the primary use of the property.

Mr. Dochney states – I should have put this in my review letter but along the same line of ancillary services. A lot of the churches will host Alcoholic or Narcotics meetings, will anything like that be going on at your Church?

Ms. Arasanyin states – Currently we do not do that because we don’t have enough space, but yes that is something that we are customized to doing. That will take a lot of planning and don’t anticipate that right now.

Mr. Dochney asks Ms. Arasanyin - How about any other personal counseling or couples counseling?

Ms. Arasanyin states - Yes, we do that.

Mr. Borger asks Mr. Sullivan – Are you ok with handling the application as an approved ancillary use of the Church?

Mr. Sullivan states – Yes, I agree with that approach.

Mr. Borger asks if the Board has any other questions.

Mr. Carrusillo states -Mr. Holshue brought up something that I think it might be a good idea to dive into a little bit. So the applicant goes into this with their eyes open. We heard testimony from Mr. Geter and I believe there will be some interior changes and Mr. Holshue made a comment that before the building could be occupied that certain protocol, approvals, and inspections. I would like to get a better understanding of that and I’m not sure that the applicants thoughts were but is Mr. Holshue able to respond to a couple questions that I have.

Mr. Carrusillo asks Mr. Holshue – On the presumption that this gets approved and the deal goes through in a few weeks. Before they can have a worship service or start using it, what has to happen here? Are you going to require all

construction to be done, completed, and approved before they can start using the building? If they are not using certain areas of the building would that be ok to use under construction?

Mr. Holshue states – They are going to have to tell me exactly what their intent is and how it will be segregated to provide safety for all of the occupants. Right now it's a B use group and they are going to be changing that use group to the number of people and once we get the number of people then the Architect will have to submit drawings to meet and show exactly what he is doing. The removal of the bearing walls is a big item. How we are going to make sure it's safe, means of ingress and egress, the travel distance, emergency lighting stuff, and that encourages places of safety. So I would think that as from a Church prospective it can't be use until we can get those issues. Now if they decide they want to use just the current office spaces not being renovated then that is something we can consider.

Mr. Carrusillo asks Ms. Arasanyin – You just heard the comments from Mr. Holshue and do you have any concerns or follow up questions for him or the Board?

Ms. Arasanyin states – For us to be able to use some of the offices that will not be impacted by the construction. On the second floor the conference room and a couple of offices there we can temporary use them as we gradually begin to migrate until we completely finish the renovation and complete the construction.

Mr. Holshue states – Before you can use the offices upstairs I would have to see what you intent is. I would have to see exactly how your Architect is going to do it and how is he going to maintain ingress and egress from the structure safely.

Mr. Borger states – The way I perceive this is we will vote and make a decision tonight and if the use variance is granted. I would anticipate your professionals will start preparing additional drawings to present to us as to exactly what and how you propose to modify the property to comply with our Zoning Code or seek variances or waivers from that Zoning Code. Hopefully come back next month on the 3<sup>rd</sup> of August. Submit everything sufficiently in advance so that our professionals have a chance to review and respond to it at least 10 days before August 3<sup>rd</sup>. Everything must be in the package on both sides. Your application your drawings and our Professional's review of those. That way everything is in our hands 10 days prior to the meeting on August 3<sup>rd</sup>. If the use variance is granted tonight and I know that you want to move ahead with the rest of the application as quickly as possible. So it's going to involve a lot of quick movement on your part with your Professionals to put the package together for our Professionals to review so that the Board has everything to look at before August 3<sup>rd</sup>.

Mr. Borger asks Ms. Arasanyin – A church is presumed to be a beneficial use to the community for obvious reasons. Do you see any negative impact to the community by converting this business use to a church use?

Ms. Arasanyin states – Absolutely none.

Mr. Borger asks ms. Arasanyin – What is the positive benefits?

Ms. Arasanyin states – This will be a place where family are counseled and whoever has any issues will come and we can pray. We are a praying church, we are a family oriented church, actually every child that has gone through Tabernacle of Peace in the past 18 years that is of college age have gone to college. During the Vacation Bible School we are able to support them, the parents and the community. We have a place where the children can feel free and come in whenever they have issues they can come in and they are counseled by me and other professional counselors. We provide this type of environment for the committee.

Mr. Borger asks if anyone from the Board has anymore questions. None

Mr. Borger now opens the meeting to the Public.

Mr. Sullivan swears in - Olanrawaju Amusa – 60 Bentwood Drive, Westampton, NJ. We are a family of 4 which includes me, my wife, son, and daughter. My family worships at The Redeemed Christian Church of God currently at Sunset Road

in Burlington. We have been worshipping with the church for many years and that was my first church when I came into this country. They were very accommodating where they accepted myself and my family. In Proverbs 22:6 it states Train up a child in the way he should go: and when he is old, he will not depart from it. This is the saying we say to our children and remember that is telling them to never join a group of people that is doing what is wrong. As parents we have little to teach our children but the Church has more. This Church has services for adults, youth, teenagers, and infants. They manage in a small space that is inadequate for the children's learning and the children could also testify that sometimes there hear sounds from the adult services. This Church needs more space or rooms for our children they deserve a better place or a special room for learning. As for myself and my family we will recommend that this Church should be granted the use variance that they are seeking from the Board.

Mr. Sullivan swears in – Steve Arasanyin, Minister – 30 Fernbrook Drive, Westampton, NJ. I joined this church at the inception in 2004. Since we have been in this Church we have progressed and moved this is our second location now. Ever since then we have witnessed both physical growth and spiritual growth. We have seen families transformed. We have seen situations where families that may have been broken apart be put back together. We have seen impact within the community of Burlington where we are currently worship because we have participation and attendance from most of the people that live around us. People come from other places including Philadelphia and so on. So, the church has been impactful and the church is going to bring to Westampton same trend of transformation to impact lives and change lives. Since the growth we have found out that children are born and keep growing and the expansion has taken place and we watch in amazement how the children sit on top of each other in the current location and it's not conducive. So, the need for that expansion and to move away from where we are right now has become imperative for us. I would like to ask the Board to look favorably to the application when voting tonight.

Mr. Sullivan swears in – Uju Achufusi – 48 Spyglass Court, Westampton NJ. I have been attending the Church since November of 2014 and I'm a member of the Board of Trustees and also a member of the Food Pantry. I would be overjoyed to have the Church closer to me. I know that the Church will definitely impact Westampton in a very positive way. I saw the church work really well during the uncertainties of the pandemic. It was a very difficult time and the food pantry alone was very impactful to our community. So, I know that us getting the approval today is a move forward for Westampton.

Mr. Sullivan swears in – Udak Amusa – 60 Benson Drive, Westampton, NJ. I work as a nurse, I'm a responsible citizen, and, I'm a tax payer. I have been a member of R.C.C.G. of Tabernacle of Peace for 14 years now. I have no regrets R.C.C.G. is our own church, it's a place of worship. My church has helped us to be better individuals, better parents responsible citizens to our community and how to function as a whole. The church has been a blessing and a consistent support system for families and communities. Our children need better and adequate space to worship. Our church need adequate space in a suitable location. I would appreciate if the board will grant us this use variance to permit our church in that location.

Mr. Sullivan swears in – Babatunde Fakayode – 7 Kingswood Court, Westampton NJ – I've been part of the church for over 10 years now. When I came to the church the first time I was in the military. The church provided a lot of support for me. In 2012 I had to have knee surgery that was connected to an injury from the military. The church was really there for me. For three months I was on crutches and I needed help getting to appointments and there were there to help. The church has been there for my family. What I can say is that the church is family and community oriented. The space is really needed for the quality of the services and it would be great if the use is granted for the church.

Mr. Sullivan swears in – Praise Oludoyi – 135 Sharpless Boulevard, Westampton NJ – This is my brother as well and we wanted to show you representation of the youth of being at the church. I'm 20 years old and my Brother is 18 we have actually been at the church pretty much our whole lives. Right now I'm at the University of Rutgers and my brother is going to VMI this fall. They say it takes a village to raise a child and that's basically what this church has been for me and my brother. My mom is also a long time member of the church. We have a strong relationship with the Pastor and a lot

of the members. Most of our friends we have gotten through this church and we have grown up with this church along with our friends. We are all doing well right now and we are all in school. This church has been a very good influence on our lives and if it wasn't for this church we really don't know where we would be right now. We would like to relocate to try and get a bigger space to fit more people in and more kids like me and my brother can have the same experience and blessings that that we did growing up. We would really appreciate your help with that. Thank you for your time and God Bless.

Mr. Sullivan swears in – David Ogunyemi – 214 S. Hill Drive, Westampton NJ – I'm 11 years old and I go to Westampton Middle School and I have spent 4 years of my life in this church and it's really great. The problem is that there isn't much space in the children's church and we are very crowded and it would be very nice for us to move into a bigger space so that we don't have to be crowded.

Mr. Sullivan swears in - Oladel Lamidi – I own 83 Oakcrest Lane, Westampton, NJ but I currently live in Moorestown, NJ – I lived in Westampton for approximately 10 years and I had daughter in that period of time and she was Christened in that church. She has grown and is part of the children's ministry. I'm part of the board and I went and inspected this property with my daughter and we both loved it. To be very honest about this whole thing, I believe that Westampton will find a good partner with Tabernacle of Peace. I've been involved in mentoring some of the kids that have spoken here today. Also, you know, give them instructions try to educate them on how to be a good kid. I'm an IT Professional and I'm well read and schooled. We have the knowledge and ability to accurately explain to them what they're going to experience as they grow up. The church helps homeless people with the food pantry. The woman, men and elders all have programs that the public is invited to benefit from. The church provides a vocational program for the kids in the summer. The program is free and the kids are all taken care of in terms of feeding. The church understands that the summer is a tough time for the parents because it costs a lot for the kids to go to camps. I've also been involved in this program and we do a lot of activities water plays a lot of exercise just to get the kids encouraged and want to be alive and have fun. I don't have enough time to tell you everything the church does but to end with this, I believe that Westampton has found a good partner in Tabernacle of Peace. I sincerely ask that the Board to honor this application by granting the use variance.

Mr. Sullivan swears in Tokunbo Ford – 7 Castle Lane, Cinnaminson NJ – I'm a friend of the church for over 15 years. I've had the opportunity to see the growth of the church and most importantly how they interact with other nonprofits. I belong to Sisterhood Incorporated in Burlington and when we run out of free resources we approach other nonprofits and Tabernacle of Peace has always stepped up to the plate. They have given our clients vouchers for PSE&G or help from the food pantry. They don't discriminate anyone that comes so we have White, Black, Hispanic, and Asian people that need help we can send them to Tabernacle of Peace for their services. We have gotten feedback that they have been terrific. They would be an asset to the Westampton community.

Mr. Borger closes the meeting to the Public.

Mr. Borger asks Mr. Carusillo to summarize his application – As it's been pointed out the church is an inherently beneficial use. I think that there has been clear testimony that supports there is a compelling interest here in this application. The positive factors outweigh any negative factors. Which I can't say there are any negative factors at all. I think by the testimony of Pastor she has expressed interest in working hand in hand with the Board and Mr. Holshue's office to iron out all the details. I would suggest that application be granted by the Board at this time. In terms of the use variance and also with the ancillary use as a food bank.

Mr. Borger asks Mr. Sullivan to summarize the application from a legal standpoint- This is an application for 593 Rancoas Road, Block 203 Lot 11 by the applicant The Redeemed Christian Church of God, Tabernacle of Peace. This application seeks a use variance to permit the use of a house of worship in the B1 Zone. Additionally there is an ancillary use for a food pantry wit this application. The application is being bifurcated to only decide on the use variance tonight with the

applicant returning before the Board regarding the design variances or design waivers that are needed. The Board can grant N.J.S.A. 40:55d-70d1 use variance relief where an applicant testifies both the positive and negative criteria. The applicant may satisfy the positive criteria by demonstrating special reasons why the variance should be granted. Special reasons include, proposed use inherently serves the public good or a zoning restriction imposes an undue hardship on the property owner and where the use serves the general welfare because the proposed site is particularly suitable for the proposed use. An applicant may satisfy the negative criteria by demonstrating the variance can be granted without substantial detriment to the public good. Focusing on any negative or adverse impact on adjacent or nearby properties and uses and the use will not substantially impair the intent and the purpose of the zone plan and zoning. If the Board finds that the applicant has satisfied the criteria for a use variance the Board can approve the application and conduct a single vote for all of the requested relief. 5 votes are required for approval and if there are any conditions of approval that it be identified prior to voting.

Mr. Borger asks for a motion to approve or deny the application for Minor Site Plan Approval, Use Variance with an ancillary Food Pantry Use.

Mr. Thorpe states – I would like to reiterate when we say ancillary use for the food pantry meaning once a month as per testimony.

Mr. Borger states – Yes, Mr. Thorpe it is not a full time use but rather a minimal ancillary use as the testimony supports.

Mr. Borger asks is there a motion to approve or deny this application? Motion to approve Mr. Thorpe. Second Mr. Jones. Opposed none. Abstain none. This application has been granted.

**CORRESPONDENCE:** None

**OPEN MEETING FOR PUBLIC COMMENT:** None

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

Ms. Termi asks – If The Redeemed Christian Church of God submits a new application can she add them to August 3<sup>rd</sup> meeting because right now she is scheduling for the October meeting?

Mr. Borger states – If they get everything submitted in time add them to old business on August 3<sup>rd</sup> meeting.

**ADJOURN**

Motion to adjourn Mr. Odenheimer, Mr. Thorpe second. None opposed.

Respectfully Submitted,  
Jodie Termi, Board Secretary