

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

APRIL 6, 2016 7:00 P.M.

MINUTES

The regular meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on April 6, 2016 at 7:04 P.M. The meeting was called to order by Chairman Dave Barger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 12, 2016 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez, Mr. Attaway, Engineer Jim Winckowski, Solicitor Allen Zeller, Planner Bob Perry, Secretary Marion Karp

Absent: Mr. Carugno, Ms. Berkley

Minutes of the 3/2/2016 meeting – were approved as written.

Board Solicitor Sandy Zeller swore in Board Engineer Jim Winckowski and Board Planner Bob Perry.

Resolutions:

4-2016 Dolan Contractors, Inc., Block 203, Lot 1.03, 2 & 3 (32 & 40 Springside Rd.) final major site plan approval (construction of office/warehouse building) – was memorialized

5-2016 Redevelopment Plan, Westampton Interchange, (Rancocas Park), Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 & 7.03 – was memorialized

6-2016 Area in Need of Redevelopment Investigation, Westampton Interchange, (Rancocas Park) Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 & 7.03 – was memorialized

New Business:

Dolan Contractors, Inc., (American Tire, 111 Ikea Drive), Block 203, Lot 6.02. The application would not be heard at this evening's meeting. New notice would be required. Motion to reschedule made by Mr. Lopez; seconded by Mr. Applegate. All voted yes, Mr. Barger abstained.

Ikea Property, Inc., (100 Ikea Drive), Block 203, Lot 6.01. Ellen McDowell, applicant's attorney was present. Bob Stout, the applicant's engineer was sworn in by Solicitor Sandy Zeller. He had a 2012 aerial shot of the existing building; 4 new loading dock doors are proposed to be added. The building is of tilt wall construction. Circulation will be increased within the building if the dock doors are added. There are no other changes proposed; no variances are required. Impervious coverage will not be affected.

A grassed area will be modified but left as grass. Bob Perry Planner asked if the doors would match the existing; Mr. Stout explained that they would. The center section of grass which would be disturbed will be replaced with sod and not seed.

Site circulation is adequate according to Mr. Stout. Jim Winckowski's report was reviewed; all items will be addressed by the applicant. They have submitted to the Burlington County Planning Board for approval. They do not anticipate any increase in truck traffic. The additional docks will improve existing operations only. There are no changes in lighting; no additional lighting is proposed.

This was opened to the public for comment. No comment was made and the meeting was closed.

Mr. Lopez made a motion to approve the application; the motion was seconded by Mr. Freeman. All Board members voted yes.

Dolan Contractors, Inc., Block 203, Lot 6.04 (97 Stemmers Lane) – extension of approval to 6/30/2017 (69,000 sq. foot building). It shall be noted that Dave Barger recused himself from this portion of the meeting. Vice Chairman Ron Applegate ran the meeting in his place.

Russ Whitman, applicant's attorney gave a brief history of the project to the Board. The project has been started but only as far as site prep – utilities and curbing have been installed. The present approval will expire on June 30, 2016 and they are asking for a one year extension for the approval. The project is in the I Industrial zone and the zoning has remained the same, nothing has changed. Mike Dolan was sworn in by the Board Solicitor.

He explained that at the time of the approval they had a client, who ended up backing out. Shortly thereafter the recession/economic downturn started. Warehouse/office vacancy rates which once were as high as 40% are now down to about 10%. They need a bit more time to attract a potential buyer. Jim Winckowski asked if there was anything they could do to dress up the site since it is at the entrance to the industrial park along Woodlane Road in order to make it more attractive. Mike Dolan stated that they cut the grass regularly and they are maintaining the basin. Ms. Coe asked what kind of businesses were showing interest. Mike stated that a refrigeration company had

stopped in last week. Mr. Freeman asked if there is any limitation on extensions of time. They are entitled to 3 one year extensions according to Sandy Zeller. The extension will give them protection from zoning changes.

Jim Winckowski asked if they could install any of the landscaping at this time, especially along Woodlane Road; it is kind of an eyesore and it is the gateway to the Industrial Park. He thinks it is possible to improve the frontage.

Mr. Borger asked if there was any other interest than the one prospect that had stopped in last week; there has not been.

This was opened to the public for comment. No comment was made and the meeting was closed.

Mr. Borger made a motion to approve the extension; the motion was seconded by Mr. Blair. All Board members voted yes.

Rancocas Park 86, LLC, Block 203, Lot 7.03, (86 Stemmers Lane) - extension of approval to 6/30/2019 (200,541 sq. foot building).— this is currently being farmed and has no on site improvements as of this time.

The applicants are requesting an extension for the same economic and practical reasons as stated in the prior extension application. Russ Whitman explained that having an approval in hand is worth a lot to a prospective tenant.

This was opened to the public for comment. No comment was made and the meeting was closed.

It shall be noted that since this application previously involved a use variance, Mr. Daniels and Mr. Lopez would not be voting, nor would Mr. Barger, who had previously recused himself.

Mr. Applegate made a motion to approve the extension; the motion was seconded by Mr. Blair. All Board members voted yes.

Informal Applications:

None

Correspondence:

None

Public Comment

The meeting was again opened to the public for comments.

Janet Curran, 123 Main Street – was unhappy with the warehouse that was approved at the March LDB meeting as well as with the traffic situation in the Township.

Jerry Mengel, 33 Fernbrooke Lane – asked what the status was of the Virtua project.

Comments from Board Members

Mr. Borger – can assure the members of the public that the Board is concerned with quality of life when examining applications.

Mr. Lopez – thanks to the public for coming out.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board