

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JUNE 3, 2015 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on June 3, 2015 at 7:00 P.M. The meeting was called to order by Chairman Ron Applegate and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 6, 2015 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Borger, Mr. Carugno (present at roll call but left meeting at 7:30 PM), Ms. Coe, Mr. Williams, Mr. Attaway, Ms. Haas, Chairman Applegate, Planners Harry McVey and Barbara Fegley, Solicitor Rich Wells, Secretary Marion Karp

Absent: Mr. Blair, Ms. Chang, Mr. Freeman, Mr. Maybury

The minutes of the May 6, 2015 meeting were approved as written.

Resolutions:

9-2015 George & Jane Hall, Block 106, Lot 6 (208 Second Street) – variance for oversized garage – was memorialized

Old Business:

None

New Business:

Project Freedom, Block 203, Lot 4.03, Preliminary and Final Site Plan Approval, Phase II. John Dumont, applicant's attorney was present. Phase II is for the construction of 24 units in addition to the 48 units that have already been approved and are under construction; 3 variances are necessary. Tim Dougherty was sworn in and gave the Board a brief history of the project, which had been before the Board on numerous occasions. All units are COAH compliant; the town will get 2 for 1 credit for the units; perhaps more. It is a plus for Westampton. The financing necessitated splitting the project into 2 phases. They will apply for credits for Phase II in July and should know if they are approved by October. Westampton has helped Project Freedom score high in obtaining the tax credits necessary to fund the project, Mr. Dougherty is confident they will be successful.

Mr. Russell Smith, engineer was sworn in by the Board Solicitor. Phase II is a 3.692 acre lot and consists of 2 buildings. There are 12 units in each building, 4 one bedroom, 4 two bedroom and 4 three bedroom units. There are 48 parking spaces provided. Township requirements specify a need for 44 spaces. RSIS dictates 48 spaces; 8 of them will be handicapped spaces. This comes out to 2 spaces per unit. Storm water management aspects were handled with Phase 1 last year. The system is sized accordingly to handle Phase II. There was some question whether the turnaround was adequate; they looked at both a firetruck and a garbage truck as far as vehicle circulation; and found that the design will accommodate both vehicles without any problems, according to Mr. Smith. Lantern style lighting from Phase 1 will be extended into Phase II; the lanterns do not provide a lot of glare. Buffer berming is continued as well along the southern line; it is also extended along the western line. There is some existing vegetation that will not be removed; the buffer continues up to this vegetation. There is a standard planting plan for the buildings. The applicants agree to all landscaping comments in the Planner's memo. A sidewalk is to be installed that is a condition of the Phase 1 approval and will be constructed if the Woodlane Road sidewalk isn't completed by that time.

Variances; one is for building height; 36 feet in height vs 35 feet allowed by ordinance. The second variance is for buffer planting; they don't want to plant a portion of the westerly buffer nor the northern property line along Woodlane Road. 800 feet of frontage is required along Woodlane Road; they don't have that thus necessitating another variance. This variance was granted as part of the minor subdivision approval, but thought it was worth mentioning again. The Board Solicitor and Engineer advised that it wasn't necessary so the applicant is going to strike this variance from the application. They don't want to buffer the westerly side because it is a commercial lot next door that belongs to Wawa; they also don't want to close in the site at the front along Woodlane Road.

They do not see anything in the Planner's report that they will not agree to. The Engineer's comments are all fine as well and will be addressed as conditions. The truck turning templates will be made part of the plans. They agree to all conditions in the Fire Official's report as well.

Jim Winckowski wanted to speak about the sidewalk issue on Woodlane Road. There is a problem due to the topography and also a county drainage culvert. It is more costly than they thought it was going to be; the Township is financing part of this project. It has been difficult working with DEP. They may need some property back from Project Freedom for an easement. He asked the applicants if they would be willing to dedicate this land if necessary; they agree to do so. It is unlikely that the sidewalk along Woodlane Road will be installed at the conclusion of Phase 1 according to Jim.

Planner Barbara Fegley asked that the applicant address several comments in her report that require testimony. A good portion of the adjacent field is wetlands and can't be touched; it is being used for storage now; it will be returned to its natural state. Only part of the wetlands line has a buffer according to Mr. Smith and has been approved by

DEP. The residential portion will be adequately buffered according to Ms. Fegley. Jim asked if they could identify on the plan which areas would be mowed and maintained by Project Freedom and which area would be left to return to its natural state.

Joe McKernan, architect, was sworn in by the Solicitor. He showed floor plans to the Board; a type D unit. The building will consist of two floors. There are no changes to the buildings with the exception of color from the buildings that were approved in Phase 1 according to Mr. McKernan. The exterior elevations are identical as well. The buildings are extremely attractive and do not look like low and moderate income housing.

Jim Winckowski believes this is generally consistent with the redevelopment plan and is essentially the same as the plan that was previously approved. The Planner concurs.

The meeting was opened to the public for comment. Janet Curran asked if Project Freedom was asking for additional units. She asked if landscaping would be added and if trees were going to be taken down. She asked about sidewalks that are going to be provided. She is concerned about the safety of the handicapped residents.

Rhonda Coe asked when Phase 1 would be finished, Mr. Dougherty stated that they did lose time due to weather; he hopes they will be finished by the end of the year.

There being no further comment from the public, the meeting was closed. Mr. Borger made a motion to approve the application; Ms. Haas seconded the motion. Mr. Borger, Ms. Haas, Ms. Coe, Mr. Attaway, Mr. Williams and Chairman Applegate voted yes.

Project Freedom, Block 203, Lot 4.02, Amended Site Plan Approval, Phase I. Russ Smith, applicant's Engineer provided testimony on the changes that were to take place with the plan. This amendment involves the modification of the cul de sac; the applicants worked with Gene Blair and Jim Winckowski. Gene suggested the construction of a temporary turnaround so that they didn't have to install improvements and then rip them out when they began working on Phase II. It will be a stone temporary turnaround for emergency vehicles; when Phase II is built, it will be improved and constructed as was depicted on the plans. It is actually the exact shape of the fire truck turning radius. Landscaping, lighting and a berm will be removed because of the two new Phase II buildings. They are some logistical issues that our Engineer was concerned about; namely, what happens if something happens and Phase II isn't constructed. The applicants understand this and agree to extend or set a sunset date for the completion of the cul de sac for the end of 2016; that is the absolute latest it will be paved. They agree also to extend the lighting if Phase II is never constructed. They would also have to install the landscaping, which Rhonda Coe asked about.

The meeting was opened to the public for comment. No comment was made and the meeting was closed. Ms. Haas made a motion to approve the application; the motion was seconded by Ms. Coe. Ms. Haas, Ms. Coe, Mr. Borger, Mr. Attaway, Mr. Williams

and Chairman Applegate voted yes.

Ordinance #8-2015, Amend Zoning, Chapter 250, Medical Campus District Overlay Zone (MCD). Harry McVey explained that this is a continuation of what the Board has been working on. It is the ordinance that was recommended. The Township Committee has introduced this ordinance for first reading; a public hearing will be held after the LDB reviews it for consistency with the Master Plan. He recommends that the Board find it is consistent. Rhonda Coe had a question regarding which buildings coming in would be exempt from taxes and which would not; Harry said the GDP was for 20 years and we have full control over how it will be built out. Any significant changes would require the applicant to come back. The existing zoning will remain; the overlay zone gives the developer the option of using either.

This was opened to the public for comment. Faith Borredaile wanted to know what the overlay zone consists of. It allows the medical campus as a planned development according to Harry McVey; it allows a variety of uses, most of which are all medically related. She asked if the Board had considered the Hancock site and its zoning. Harry stated that it is in the Master Plan to address; there are specific recommendations about where that will go and the timeline as well. He doesn't want to Board to lose sight of it. It is an important issue and should be next in line; the Hancocks have been waiting a long time.

Dyanne Delaney, representing Fran McGowan of Car Sense was sworn in. He owns an adjacent parcel to the proposed site. His parcel is zoned B1. Harry explained how the overlay zone would work. One of the conditions of that was imposed is that a major pedestrian walkway be constructed along Route 541; other than that, there is no impact to Mr. McGowan's lot according to Harry.

This was opened to the public for comment; no comment was made and the meeting was closed. Ms. Haas made a motion to declare the Ordinance consistent with the Township's Master Plan; the motion was seconded by Ms. Coe. Ms. Haas, Ms. Coe, Mr. Borger, Mr. Attaway, Mr. Williams and Chairman Applegate voted yes.

Discussion on LDB Procedures for Determining Completeness on General Development Plans. The Board had begun some discussions on completeness of applications several years ago but it has been put on hold; it is an important element that really needs to be followed up and finished. Harry McVey distributed a list of items that the Board needs to consider. He thinks the Board needs to consider having completeness hearings. The major applications really need a checklist application. Rhonda Coe stated that it seems like it is a complicated process; she thinks some time ought to be dedicated to looking at this so everyone feels comfortable. A GDP will be coming in the next few months; this is a starting point for the Board. He recommends that the Board require all 13 of the items in the list, as a procedure at this point. Ron Applegate agrees that this needs to be done.

Barbara Fegley stated that the towns she works with that do completeness reviews really save a lot of time. It expedited everyone's time and protects the Board as to the tolling of time.

Solicitor Lou Capelli agrees and says that in some towns the professionals have a meeting beforehand to determine completeness.

Ms. Coe made a motion to approve; second was made by Mr. Borger. Ms. Coe, Mr. Borger, Mr. Attaway, Mr. Williams and Chairman Applegate voted yes.

The meeting was opened to the public for comment. Janet Curran stated that she didn't see any reason that the words Westampton Township be added to the Rancocas Village sign. Ron Applegate explained that it is an entry point to the Township and needs to be identified; we required it of other businesses and entities in the Township.

Mr. Borger explained that this is something that the Board has been doing as signs have been getting approved.

Dyanne Delaney commented that she served on the Planning Board for her own Township; she was the Chair of the Zoning Board for 15 years. She thinks it is a good idea to adopt a checklist.

Mr. Williams – the grass is so high around the new Rancocas Village sign that you can't see the words "Westampton Township".

Comments from Board Members

Mr. Williams – thanked Ms. Curran for keeping the Board aware of what the citizens think.

Jim Winckowski – Project Freedom has an application for tax credits due in July; the Board has to approve the resolution at their July 1st meeting.

Harry McVey – he said it in December but he really means it now, he is done. He got the Board through Virtua. He wished the Board good luck.

Barbara Fegley – thanked Harry for his help during the transition.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

