

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

APRIL 2, 2014 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 February 5, 2014 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 3, 2014 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Blair, Mr. Carugno, Ms. Chang, Ms. Coe, Mr. Maybury, Chairman Applegate, Mr. Williams, Mr. Attaway, Solicitor Jesse Debrosse, Engineer Greg Valesi, Planner Harry McVey, Secretary Marion Karp
Absent: Mr. Borger, Mr. Freeman

The minutes of the March 19, 2014 meeting were approved as written.

Resolutions:

None

New Business:

Joseph Sadusky, Jr., Block 1001, Lot 48. The applicant was sworn in before the Board as well as his witness, his architect, James Sadusky. Mr. Sadusky was before the Board seeking a site plan waiver. Gene Blair gave the Board a bit of a background on the application. He purchased the property in 2005 and he operates it as a used car operation. The Township has never had any complaints registered about this property and he has been an exemplary business owner. The site had received site plan approval back in 1995; the prior owner had been parking cars in places that interfered with the sight triangle. The site was approved with 7 spaces for cars for sale; through the years they have been successfully parking 14 cars out front and not be over crowded. Gene suggested he come before the Board to get this documented and on the record. There are two patron spaces and a handicapped space on the site as well.

It shall be noted that Tony Carugno did not sit for the application.

The original site plan allowed for the construction of a metal out building; this was never constructed. Mr. Sadusky wants to document the use as it exists today.

Harry McVey agrees with Gene; it is a good clean operation. His question is have there

been any drainage issues or complaints on the site. There is a great deal more of semi impervious surface than there was in 1995. Harry would like the amount of coverage provided by the applicant to be detailed in the resolution. Harry suggests running the calculations just to document that there is no problem. The architect agreed to provide the calculations.

The meeting was opened to the public for comment. There being no comment, the meeting was closed. Mr. Blair recused himself from voting. Mayor Chang did not vote on this application since she arrived in the middle of the testimony. Mr. Maybury made a motion to approve the application for site plan waiver; the motion was seconded by Ms. Coe. All board members voted yes.

Non-Condensation Redevelopment Plan, Block 401, Lots 2 & 8. Solicitor Jesse Debrosse gave an overview of this matter as it has proceeded thus far. The Board must also consider if this is consistent with the Township's Master Plan.

Engineer Greg Valesi explained that they had prepared a redevelopment plan which sets forth the design standards for the project. It is currently zoned R-4 and I-Industrial and contains environmentally sensitive areas, wetlands and a stream. It has frontage on Woodlane Road.

No building or structure shall exceed 40 feet in height; this was revised from 45 feet previously. The minimum distance between buildings is 20 feet; setback from drive aisles and parking lots is 20 feet instead of 10 feet. If the Board approves, the governing body will vote to approve the plan and after that, ordinances will be drafted. It would then come before the Board as a site/subdivision plan.

Ms. Coe asked if the redeveloper has been identified; Greg Valesi answered that there is someone interested in developing the site as it is set forth in our Master Plan. This is what has guided this process. It will be developed completely as an affordable project and tax credits will be used. Harry McVey stated that this is consistent with our Master Plan; this has been included as an inclusionary site. The Township will realize approximately 4 times as many affordable units this way instead of as an inclusionary site. All units would be affordable units. It will be a similar site to the Project Freedom site; Harry is comfortable with this.

Mr. Williams commented regarding the limited access to the site. Greg Valesi explained that one drive would function as ingress/egress; however if found that they needed an emergency access, this would be provided.

Mayor Chang commented that the traffic in and out of Deerwood Country Club is terrible; due to the fact that there is only one way in and out of the subdivision.

The application was opened to the public for comment. Peter Wolfson, of Ingerman is the developer interested in the project. There was a proposal to reduce the aisles – the engineer stated that it will be 10 feet, not the 20 feet that he previously stated.

Janet Curran – isn't happy with this plan; she thinks there is a lot more to look into before approving this.

Harry McVey – because of the time frames involved in applying for the tax credits, preliminary approval will have to move along fairly quickly. Any changes in the plan would require them to come back before the Board.

There being no further comments, the meeting was closed.

Resolution 12- 2014 to approve the redevelopment plan – motion to approve by Mr. Blair; seconded by Mr. Carugno. All Board members voted yes, with the exception of Mr. Maybury and Mayor Chang, who abstained.

Correspondence:

Marion Karp read aloud Tim Ryan's letter of resignation. Chairman Applegate stated that he would really be missed. He worked hard all these years.

The meeting was opened to the public for comment; no comment was made and the meeting was closed.

Gene Blair – Mr. Ryan was and still is a big asset to this town; he would like to acknowledge his years of service. He certainly spent a lot of time with this town.

Mayor Chang read aloud her response to Mr. Ryan's letter of resignation.

Greg Valesi – he will be missed; he was a very good Chairman.

Harry McVey – echoes everyone's comments regarding Tim.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board