

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

AUGUST 6, 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 August 6, 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. Applegate, Mr. Blair, Mr. Borger (arrives at 7:10 PM), Mr. Carugno, Ms. Chang (arrives at 7:06 PM), Ms. Coe, Mr. Freeman, Mr. Maybury, Mr. Williams, Mr. Attaway, Solicitor Jesse Debrosse, Engineer Greg Valesi, Planner Harry McVey, Secretary Marion Karp
Absent: Mr. Blair, Ms. Coe

The minutes of the July 2, 2014 meeting were approved as written.

Resolutions:

None

New Business:

2367 Kuser Road, LLC, Block 1411, Lot 21 (895 Rancocas Road). The applicant's attorney has requested an adjournment until the Board's September 3, 2014 in order to address the Board engineer's review comments.

Project Freedom, Inc., Block 203, Lot 4.02. John Dumont, attorney for Project Freedom was present. James Findley, engineer, Joe McKernan, architect, and Tim Dougherty of Project Freedom were all sworn in before the Board. The project received approval several years ago; the property is about 10 acres in size and is owned by the Township. There is an agreement in place which will allow them to develop this as affordable housing. Originally the plan was for 72 units; in the intervening time the prospects for financing were not good and they decreased the number of units to 48 units via an amended site plan application. They are now seeking to amend the plan to go for the original 72 units. They are also seeking a minor subdivision of the property. Variances necessary are for the height of the building and also for buffering. It shall be noted that Mr. Maybury would not be voting on the application, due to the fact that he

owns property within 200 feet of the subject property.

Tim Dougherty gave a brief history of Project Freedom; there are now 5 sites throughout the state of NJ; their mission is to create totally barrier free housing that is affordable/supportive. They are a non profit organization. He explained that they had to reduce the amount of units from 72 to 48 because the amount of money available for financing was not as much as they had hoped. They approached TD Bank and asked if they could possibly split the site and receive approval for the other 24 units and they were successful. Construction for the 48 units will possibly start at the end of 2014. It is possible that Phase 2 construction could begin when Phase 1 is completed if they receive approval now and apply for the financing for those units.

Tracy Battis was sworn in before the Board. She gave testimony regarding the process of obtaining tax credits. The State had a special needs trust fund of nearly 200 million dollars; currently there is nothing left in the fund. There are no state subsidies available now due to Hurricane Sandy; it is a very competitive application project. You need to score very highly in order to receive funding. There is a cap on how much you may spend to develop a unit; it is \$250,000 per unit.

The property is 10.6 acres in size and has frontage along Woodlane Road. There is an area of wetlands that has been identified along with its associated buffer. The 48 unit plan is nearly the same as that which was originally approved; the only change is the adjustment of a cul de sac to help it function better. A minor subdivision is required due to funding; two more buildings will be located on the new lot. Blanket easements will be required. There will be one entrance/exit and it will be two lanes. The Board asked about the emergency access that had been proposed on the original plans and is not proposed at this time; Planner Harry McVey explained that the Fire Marshal needs to comment on the plans and that will be a condition of approval to comply with his recommendations.

A variance for insufficient frontage is necessary due to the minor subdivision that is necessary. Harry McVey explained that the density won't change; lot coverage, etc. All are met with this subdivision. The subdivision is primarily for financing purposes and will have no effect; as long as the proper cross easements are provided, Harry has no problem with it. The two extra buildings are to be located very closely to where they were situated in the original 72 unit plan.

96 parking spaces are required with 4 handicapped spaces; 18 handicapped spaces will be provided for a total of 104 spaces. Grading will be handicapped friendly; they are very mindful of that. There is a proposed bus stop waiting area for bus access.

The tree line to the west will be broken in order to bring in the sewer lines. There are substantial plantings planned for the southeastern side of the project, which lies next to the Spring Meadows development. Harry explained that the variance that is necessary for insufficient buffering was one that the Board approved prior. He advised adding more landscaping along the western edge to further beef it up since that area backs up

to Spring Meadows. The applicants agree to do this.

The applicants agree to the conditions contained in the engineer's report dated August 6, 2014. What the Board is approving this evening is the final approval for the 48 units, as well as the minor subdivision for financial reasons. They would need to come back before the Board for approval for the remaining 24 units.

The sidewalk connection thru the smaller lot will be financially difficult for the applicants to install and they would like to discuss this with the Board at a later date.

Westampton Township applied for CDBG funding for sidewalk along the frontage of Woodlane Road; and Jim Winckowski believes we will be getting the grant. Jim explained that an emergency access road is not a requirement and does not have to be provided.

Mr. Maybury suggested that instead of sidewalk along Woodlane road that the Board require the sidewalk that was previously approved that runs through the lot. A sidewalk along Woodlane Road would have to cross a culvert. Jim explained that he knows this. Tim Dougherty suggested that perhaps the additional sidewalk or blacktop walkway could be added separately so it wouldn't push up their per unit costs. Harry explained that the sidewalk along Woodlane Road is a necessity; the other sidewalk is a wish and would be a nice amenity. He thinks it should be deferred until they come back for approval for the remaining 24 units.

Bob Maybury doesn't want to see the emergency access road eliminated. The Board wanted some kind of an asphalt path added from the cul de sac bulb out to Woodlane Road, especially since no one is sure when the sidewalk will be constructed along Woodlane Road, which is dependent upon the securing of the CDBGs. The applicant stated that they are amenable to a blacktop pathway but they have to keep it out of the cost of the project. Mr. Dougherty thinks they may be able to define the path with a split rail fence. They cannot afford to install lighting at this point.

Harry stated that our Fire Marshal would determine if the emergency access road would be necessary or not.

They asked if they agreed to put the asphalt sidewalk in if Phase 2 doesn't happen if the the Board would be agreeable. Mr. Dougherty agrees to install an asphalt walkway from the cul de sac across the lot to the other side of where the culvert is on Woodlane Road. Some of the walkway might need to be reworked with Phase 2 construction. It would be five feet in width and be 2 inches of paving over top of stone. It would be graded appropriately for access of wheelchairs. Prior to the last CO issued, the walkway would be installed. If all permits and funding are secured for the Woodlane Road sidewalk and its construction is imminent, the walkway would not be required to be installed by the applicant.

A sign identifying the project would be designated as "Freedom Village at Westampton".

There are 3 building types, A, B and C (1 of building A, 2 of building style B and 2 of style C). They contain a different number of apartment units and number of bedrooms. The architect reviewed the different buildings with the Board. All architectural elevations and exterior treatments remain the same that the Board approved previously. All buildings have 12 units, just different configurations. The community building was again reviewed with the Board.

Mr. Dougherty explained that its primary purpose is to serve the residents. The community room is 28 feet by 29 feet.

Harry would work with the applicants on landscaping.

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

The first vote taken was for the minor subdivision and variances. Mr. Carugno made a motion to approve; the motion was seconded by Mr. Freeman. All Board members voted yes.

The second vote was for amended final site plan approval for the 48 units in Phase 1. A motion to approve was made by Mr. Carugno; Mayor Chang seconded the motion. All Board members voted yes, Mr. Williams voted no.

Redevelopment Plan, Block 902, Lots 1, 2 & 3. Harry McVey and Jim Winckowski gave a brief overview of the process of redevelopment. The plan was prepared by CME; regulations have been established for any future site plan that would be developed on the property. This is for multi family housing; apartment units. The plan is consistent with the Township's Master Plan. When this project was started, the plan was to construct all market units; affordable units were added at a later date. The 28 affordable units would be in all one building but still integrated into the project. Bob Maybury stated that he thinks it does make a difference if the affordable units are all in one building. He thinks it is better if they are interspersed. Developers prefer to have them in one building for cost effectiveness.

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 Redevelopment Plan; Mr. Carugno seconded the motion. All voted yes, Mayor Chang, Mr. Maybury and Mr. Williams abstained.

Resolution #16-2014 - Recommendation of Adoption of Redevelopment Plan, Block 902, Lots 1, 2 & 3 – motion made by Mr. Carugno; seconded by Chairman Applegate. All voted yes, Mayor Chang, Mr. Freeman and Mr. Maybury abstained.

The meeting was again opened to the public for comment. There being no comment, the meeting was closed.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board