

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JUNE 4, 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 June 4, 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. Borger, Mr. Carugno, Ms. Chang, Ms.Coe, Mr. Maybury, Mr. Attaway, Solicitor Jesse Debrosse, Planner Harry McVey, Secretary Marion Karp

Absent: Mr. Applegate, Mr. Freeman, Mr. Attaway, Mr. Williams, Engineer Jim Winckowski

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

Resolutions:

13-2014 Joseph Sadusky, Jr., Block 1001, Lot 48 – site plan waiver – was not able to be memorialized due to an absence of eligible members able to vote on it. It would be held over until the July meeting.

New Business:

David Craft, Block 1410, Lot 1 (618 Howell Drive). David Craft, the homeowner, was sworn in before the Board. The applicant's father, William Craft, was also sworn in before the Board. He was handling most of the details of the project for his son. They wanted to construct an addition so that he and his wife could move into their son's home part time. It is a corner property and is located in the Holly Hills subdivision. They are requesting a 12 foot rear yard setback variance, 25 feet is required by ordinance. Two other variances are necessary; one for 30% building coverage instead of 15% allowed and 40% building and paving coverage instead of 25% permitted by ordinance. The addition will be used as an in law suite. No additional kitchen will be added; there will be a bathroom added. There will be no separate utilities according to Mr. Craft.

The two wooden sheds depicted on the survey would most likely remain. The covered

patio will be partially demolished. That will help somewhat on the bulk standards.

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

The addition will not be permitted to be used for a rental unit. There will be no separate utilities.

Gene Blair asked if the applicant wished the approval of an at risk permit; Mr. Craft said he had to contact his architect to begin preparation of the plans, which would take some time, therefore, he didn't need an at risk permit.

Mayor Chang made a motion to approve the variance; the motion was seconded by Mr. Maybury. All voted yes.

Discussion of Redevelopment Area, Block 902, Lots 1, 2 & 3

Jesse Debrosse gave a brief explanation of the redevelopment process. The Township Committee has asked the Land Development Board to refer the preparation of a plan to the Township Engineers, CME. There would be a public hearing held at the next LDB meeting, which would be held on July 2, 2014. The meeting was again opened to the public for comment; no comment was made.

Harry McVey commented that the variances granted this evening were substantial variances; he advised the Board to at least ask for preliminary architectural drawings in order to get an idea of the visual impact of the project. He thinks it would help to try to get this in the future. COAH rules were officially established today; he thinks they are ill conceived and that they rushed through it to beat the deadline. Our Township was hit particularly hard. Rental bonuses were taken away; this will be a big hit for us. If no changes, the rules will be adopted this fall.

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

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

