

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

OCTOBER 1, 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 October 1, 2014 at 7:05 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 (arrives at 7:20), Mr. Borger, Mr. Carugno, Ms. Chang, Ms. Coe, Mr. Freeman, Mr. Maybury, Chairman Applegate, Mr. Attaway, Mr. Williams, Solicitor Jesse Debrosse, Engineer Greg Valesi (arrives at 7:20), Planner Harry McVey, Secretary Marion Karp
Absent: Mr. Attaway

The minutes of the September 3, 2014 meeting were approved as written.

Resolutions:

19-2014 2367 Kuser Road, LLC, Block 1411, Lot 21 (895 Rancocas Road) – continuation of application until 10/1/14 meeting – was memorialized

Old Business:

2367 Kuser Road, LLC, Block 1411, Lot 21 (895 Rancocas Road). The applicant had submitted a letter to the Board Secretary requesting an adjournment until the Board's November 5, 2014 meeting. Mr. Carugno made a motion to approve the adjournment, motion seconded by Mr. Borger. All voted yes with the exception of Ms. Chang, Mr. Maybury and Mr. Freeman, who abstained.

New Business:

UHS of Hampton, Inc., Block 202, Lot 4.01 (650 Rancocas Road). Richard Hoff, attorney, was present on behalf of the application for an addition to the existing building. Chris Serotti, Engineer; Julian Thompson, Architect; and Craig Hilton, CEO of Hampton Hospital were sworn in and gave their credentials to the Board. The Board accepted them as expert witnesses.

Mr. Serotti gave a brief overview of the building to the Board. An 8,843 square foot addition is proposed. The subject lot is 21.75 acres in size and is located in the I Industrial zone. There are conditional use standards in this district. Access to the site is off of Rancocas Road; the addition will provide an additional point of entry off of East Park Drive. The paved parking area will be extended in the area of the loading zone, providing 38 more parking spaces. There are some new sidewalks proposed; as well as an enclosed courtyard created by the addition which will be accessible thru the building. The existing fire lane will be relocated around the new addition. Additional site lighting and landscaping is proposed as well.

All bulk standards are complied with according to Mr. Serotti. The office standard is for 1 parking space for every 250 square feet of office area; 36 spaces are necessary and 38 spaces are being proposed. There is ample parking provided at the facility; parking is never a problem at all at this site.

Landscaping consists of street trees; eleven to be located from the new entrance back to the developed portion of the site. Two shade trees are to be located in the parking area islands. The detention basin will be screened by evergreens; white pines will also be placed along the westerly side of the basin.

No new signage is being proposed. Regarding the buffering of the parking lot; a waiver is being requested due to the 40 foot setback not being met; screening at targeted areas is being installed. The setback is approximately 13.6 feet from East Park Drive to the parking area.

The Fire Marshal's report of 9/24/14 was reviewed. The applicants agree to the landscaping comments as suggested by Planner Harry McVey. Harry supports the waiver for the setback for the parking area; 13 feet provides enough room for the landscaping. More lighting is being provided than is necessary by the Ordinance; they are proposing a minimum of half a foot candle throughout the parking lot. Board Engineer Greg Valesi thinks that not complying with the Ordinance is actually beneficial in this instance and agrees with their lighting plan.

Outpatient activity and therapy is planned for the addition.

The driveway on Rancocas Road should be modified to be a right in/right out according to Greg Valesi. The applicants agree to provide this and stated that they have an application in with the County. It will have to comply with County standards. The applicants agree to work with the County on this.

Harry said there will have to be additional signage to be installed in the future; as well as the ten foot high fence in the courtyard. This needs a variance; he thinks both of these issues need to be addressed. Their attorney stated that the fence is proposed in the interior of the courtyard; it is not visible to anyone. Their notice does not specifically detail a fence variance but they believe their generic notice is sufficient and fair to the

public. The fence isn't a critical part of the application according to Mr. Hoff. Board Solicitor Jesse Debrosse thinks this is a legal grey area; it is really up to the Board to decide. Gene Blair stated that this is an interior fence that is not visible to the public and is of a diminimus nature. The applicants stated that an eight foot high fence is just not high enough. The purpose of the fence is to ensure that inpatient and outpatients do not mingle with each other. It is a solid surface fence and cannot be looked through. There are emergency access areas through the current access doors. The fence will be composed of a two sided solid board, of sandwich type construction. Harry suggested that a masonry wall might be better.

The architect showed a floor plan of the addition to the Board; it will consist of staff areas, such as office space and conference space; office space for transporters who pick up patients; and patient therapy spaces. There are two exits and two entrances into the courtyard that is to be created. There will be landscaping installed along the fence.

There are 110 beds in the inpatient section of the hospital. Outpatient numbers are about 40 to 60 patients a day, who stay for either a half day or a full day. They are not anticipating developing new programs at this time; the addition is to better serve the patients that they have now.

The architecture will blend with the existing building; it is one story in height.

Mr. Hoff asked Gene what the difference is between a wall and a fence. Gene answered not much. Mr. Hoff argued that in that case, they wouldn't need a variance for a wall, if they called it a wall. Gene looked up the definition in the Township code and the two terms are virtually interchangeable. There was some discussion and the applicants decided to ask for an interpretation relative to the fence/wall this evening so that they wouldn't have to come back before the Board for a variance to allow for the ten foot height.

Harry asked if they would be adding employees; there are currently 14 in the outpatient center and they do not have plans to add more employees. Some patients are transported to the hospital; some drive themselves. Harry McVey thinks the traffic would increase in a minor way. Service in the area would actually get better with a new traffic light. There are one or two evening programs held during the week but they are over by 7 PM. 6400 square feet is currently being used for outpatients at this time. They are discussing adding additional beds in the space that will be freed up by the new addition. This would require authorization from the State.

Storm water management is basically okay, according to Greg Valesi and can be worked out between the professionals. All technical comments in the engineers report and fire officials report are agreed to by the applicants.

The Board agrees to consider the variance for the fence/wall this evening. Harry asked the Board if he could also work with the applicants on directional signs so that they don't

have to come back; the Board agrees.

The driveway now is a full movement driveway; it permits left and right hand turns. The engineers prefer only a right hand turn onto Rancocas Road.

At this point, the meeting was opened to the public for comment. Steve Boonstra, 613 David Street, is concerned about an active shooter situation in the courtyard and a bottleneck; he thinks they need to look at this and maybe provide an access door between the courtyards.

Dave Barger, 212 Olive Street, stated that he is fully in support of approval of this project since it does not affect Rancocas Village.

There being no further comment from the public, the meeting was closed. Two separate votes were taken; the first was for the granting of the variance to allow for a fence/wall ten feet in height. Mr. Borger made a motion to approve; the motion was seconded by Ms. Coe. All Board members voted yes, with the exception of Mr. Williams, who did not vote as an alternate.

The second vote was for the approval of the site plan. Mr. Carugno made a motion to approve; the motion was seconded by Mr. Maybury. All board members voted yes, with the exception of Mr. Williams, who did not vote.

The meeting was again opened to the public for comment.

John Schmidt, Gloucester City, asked if the professional services contracts were awarded every year, and asked how long the firm of Long and Marmero was employed by the Board. He asked the Board specific questions regarding a check that had been paid and why it wasn't stamped. Secretary Marion Karp told him that this question would best be directed to the Township Administrator and CFO since the Board has no knowledge of checks. He is a member of a government transparency agency.

Gary Borger stated that the Board did have a very serious discussion about who was going to be the Solicitor for the coming year; it was not just rubber stamped and something that doesn't go on every year without introspection and discussion.

Mayor Chang – it was a robust discussion indeed.

Harry Mc Vey – will do the Housing Element upgrade soon; there are minor revisions to the Open Space plan. We will do this next month.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board