

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

RE- ORGANIZATION MEETING

JANUARY 9, 2013 7:30 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on January 9, 2013 at 7:30 P.M. The meeting was called to order by Secretary Marion Karp and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 3, 2013 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. New Board members Rhonda Coe, Robert Thorpe, Mayor Chang, Gene Blair and Robert Maybury were sworn in by Solicitor Jesse Debrosse.

Roll Call: Present: Mr. Applegate, Mr. Blair, Mayor Chang, Mr. Carugno, Mr. Maybury, Ms. Sampson, Chairman Ryan, Ms. Coe, Mr. Thorpe, Secretary Marion Karp
Absent: Mr. Freeman

The minutes of the November 7, 2012 meeting were approved as written. All voted yes, Mayor Chang abstained.

Motions were made for the following appointments:

Chairman – Mr. Ryan was nominated by Mr. Carugno; Mr. Applegate seconded the motion. There were no other nominations for Chairman. All Board members voted yes, Chairman Ryan abstained.

Vice Chairman – Mr. Applegate was nominated by Mr. Carugno; Mr. Blair seconded the motion. There were no other nominations for Vice Chairman. All Board members voted yes, Mr. Applegate abstained.

Secretary - Marion Karp was nominated by Mr. Maybury; Ms. Coe seconded the motion. There were no other nominations for Secretary. All Board members voted yes.

Solicitor- Long, Marmero & Associates were nominated by Mr. Maybury; Mr. Carugno seconded the motion. All Board members voted yes, Ms. Sampson abstained.

Engineer- CME Associates was nominated by Mr. Blair; Mr. Applegate seconded the motion. There were no other nominations for Engineer. All Board members voted yes.

Resolutions:

14-2012 Jefferson Street Partners, LLC, Block 904, Lot 3.01 – use variance, preliminary and final site plan approval, bulk variances – was memorialized. All voted yes, Mr. Maybury and Mayor Chang abstained.

New Business:

Salt & Light Company, Inc., Block 1206, Lot 11. Rhonda Coe recused herself from sitting in on the application due to her work experience. Sanford Schmidt, attorney was before the Board representing the applicant, Kent Pipes, who was sworn in before the Board. There was a prior application that was approved in December 2011; the new application is for a change from 3 apartments to 5 apartments which will require two additional parking spaces; a variance is necessary because they are not planning to provide these additional spaces. The existing lot will also be subdivided for financing purposes. A use variance is necessary due to the fact that the application involves two uses in a Commercial zone. One lot will have frontage on Route 541, the other will have frontage on Holly Lane.

Kent Pipes reviewed the details of the application to refresh the Board's memory. The interior is being re configured, which is the only change. A portion of the upstairs residential area will be used as an office use for a while; Salt and Light will be occupying the space so as to not have it remain vacant. The second floor will house offices and administrative staff; the first floor will house the social service agency and the real estate firm. As soon as the CO is issued on the new building, they would move into it. To the rear are single family residential units, commercial uses surround the rest of the property. The applicant stated that the plan provides for adequate parking and the two additional spaces are unnecessary.

The subdivision is necessary for financing reasons. The retrofit portion of the site plan is to be separated from the new building; it is easier to obtain financing if this is done.

The applicants are in agreement with the engineer's report. The FAR will be provided but they don't have the figures with them this evening. Harry McVey thinks that this number needs to be represented in the resolution; the applicants agree to provide this.

The applicants agree to comply with all conditions in the Fire Marshall's report.

Harry McVey stated that this type of subdivision is very common for projects such as shopping centers, etc. There needs to be a full set of cross easements, everything from parking to driveway access, drainage, utilities. The applicants agree to provide these and this condition will be a condition in the resolution. This project will be a benefit to the Township for COAH purposes. About a third to a half of the upstairs floor will be used for temporary office space, according to Mr. Pipes. One unit will be used for residential use temporarily. Harry thinks a time limit should be a condition of the approval.

We need a statement as to the maintenance responsibilities and this needs to be part of the easement discussion, according to Harry McVey. As part of resolution compliance deeds should be submitted to the engineer and attorney for review. Engineer Jim Winckowski had no further comments.

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

Harry McVey stated that there is now a rear yard variance that is necessary due to the subdivision; nothing has changed on the plan however. He wanted the Board to be aware of this variance.

Gene Blair asked how soon they hoped to move on the project. They hoped to be able to move on the project in approximately 6 to 8 months, therefore an at risk permit was not necessary.

The first vote taken was for the use variance aspect of the application. Mr. Blair made a motion to approve; the motion was seconded by Mr. Applegate. All Board members voted yes.

The second vote was for the amended site plan, bulk variances and minor subdivision. Mr. Carugno made a motion to approve; the motion was seconded by Mr. Blair. All Board members voted yes.

Informal Applications:

Westampton Township Police Department, Block 402, Lot 6. Detective Sgt. Roger Rogers and Captain Joe Otto were present to explain their proposed project. It is an outdoor shooting range. It is located off of Woodlane Road; there are no homes within the allowable decibel level. It will basically be free of cost to the Police Department. It will save money according to Det. Rogers, on overtime. There is a 45 minute to one hour travel time each way to Pemberton Township, where the present range exists. There will be a 30 foot back berm and 20 foot side berms. In the event a developer comes in and completes the approved residential development, this use, if approved, would cease.

This is for private use of the Westampton Police Department only; there will be no public use or observation. It would be used four times a year for about 15 to 20 minutes. There is a natural slope to the area where they think they will locate the range.

The Board is in favor of this project. A use variance application would be required. It seems to be an inherently beneficial use and is a good location, far removed from homes. It must be clear that it is going to be an interim use; if housing comes forth at any time, it ceases operation. Harry McVey recommends a minor site plan just to have a record of what is going to be there. Gene Blair is going to suggest a site plan waiver

due to the cost involved. Harry is comfortable with a sketch, just to have something on record. Jim Winckowski concurs. Jim's firm would work with the Police Department to make sure it was constructed correctly and wouldn't hold water.

Janet Curran – Happy New Year to all Board members.

Gene Blair – commented about possibly changing the architectural standards regarding roofs and architectural shingles vs. three tab shingles. It has become a hardship on the homeowners. Harry stated that it is unusual that a Township would get stuck with this type of deed restriction. Harry thinks it is important to try and keep the colors similar but agrees with Gene regarding the three tab vs. the architectural shingles (style of shingle).

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board