

## WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JUNE 5, 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 June 5, 2013 at 7:30 P.M. The meeting was called to order by Chairman Tim Ryan 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. Mayor Chang swore in new first alternate Gary Borger.

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

The minutes of the May 1, 2013 meeting were approved as written.

### **Resolutions:**

6-2013 American Association of Buddhist Education, Inc., Block 109, Lot 11(123 2<sup>nd</sup> Street) – site plan waiver (gravel fire lane/delivery area) – was memorialized

7-2013 Ikea Property, Inc., Block 203, Lot 6.01(100 Ikea Drive) – minor site plan approval (parking lot expansion) – was memorialized

8-2013 Inductotherm Corp., Block 403, Lot 1 (10 Indel Avenue) – preliminary and final site plan approval (expansion of industrial facility) – was memorialized

9-2013 Dean Development Associates, LLC, Block 301, Lot 2 (Woodlane & Springside Roads) – amended preliminary site plan approval & variances (Phase 2 of shopping center) – was memorialized

10-2013 Project Freedom, Block 203, Lot 4.01 (Woodlane Road) – amended preliminary site plan approval and bulk variances (housing complex) –

### **Old Business:**

#### **Dean Development Associates, LLC, Block 301, Lot 2 (Woodlane Road).**

The applicants were before the Board for final site plan approval, variances and design waivers. Sanford Schmidt, the applicant's attorney, Vik Kirian, developer

and Brian Hall, engineer, were all present. They had been sworn in before the Board last month and were still under oath. They had received preliminary site plan approval for Phase 2 of the shopping center at last month's meeting. They have added evergreen trees to the front and side of the proposed loading area as suggested by the Board Planner. The intensity of the site lighting is a bit more intense than the ordinance allows, thus necessitating a design waiver but since the site is not adjacent to any residential properties nor very near Woodlane Road, it should not interfere with either residences nor with traffic.

There is one 15 by 83 foot long loading space; although two spaces are required, this one space is as large as the two that are required by ordinance; however, a variance is still required, technically. There are no new basins or water quality devices since this was taken care of with the construction of Phase 1 of the shopping center. A monument sign is proposed, in addition to the existing monument sign, which will require a variance. A façade sign is being requested, in excess of ordinance requirements, and a variance is necessary for this as well. One truck will make deliveries at a time and there will not be a rolled steel door at the dock, but will be a regular door.

A drawing of the proposed signage was circulated amongst the Board. A red awning is proposed for the Family Dollar store and is prototypical; red bollards are also proposed for the front of the store. This does not complement the material or colors that the shopping center is constructed of. Harry McVey stated that the goal should be to reflect some similarity to the shopping center. Harry doesn't have a problem with the red awning, but the façade sign is still too large. He recommends not going any larger than 75 square feet. He doesn't have a problem with the free standing monument sign; with half devoted to this pad site and the other half devoted to the pad site to be developed in the future. Family Dollar will use the entire sign at this point; if in the future the other pad site develops, they agree to split the sign. Harry suggests that the sign on the façade be withheld from any approval this evening since an agreement cannot be struck. Family Dollar uses either a 101 foot square foot sign or else a 50 square foot sign, a 75 foot sign would not fall within either of those two prototypes.

A set of revised site plans had been received by Harry; for the most part his original concerns have been satisfied. The future expansion won't be curbed at this point in time. Sidewalk is proposed from Woodlane Road to the Family Dollar store. Mayor Chang asked if the words Westampton could be added to the bottom of the proposed monument sign; the applicants agreed. They also agreed to the condition of the 75 square foot sign as the Board suggested earlier in the meeting. Variances and waivers requested are as follows: parking setback from the building façade; providing minimum square footage of 200 square footage for the island; variances for insufficient minimum buffer from non-residential to non-residential (which is an existing condition); buffer screening quantity variance; average lighting level exceeding ordinance requirements; loading space variance; and façade sign and free standing sign variances.

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

Final elevations with colors must be submitted to Harry before a construction permit can be issued. Parking lot lighting is dawn to dusk. Mr. Freeman stated that the lighting in the rest of the shopping center is dim and could be beefed up, to match the brighter lighting proposed for this store. Family Dollar has lighting standards that are higher than our Township lighting ordinance.

Mr. Carugno made a motion to approve the application; Mr. Maybury seconded the motion. All Board members present voted yes.

### **New Business:**

**Jeffrey Wright, Block 1502, Lot 45 (14 Heath Drive).** Mr. Wright was sworn in before the Board. Randall Holmberg, architect, was also sworn in. The applicant is proposing to build an in law suite and attach it to his home. The home is a single family unit in the Tarnsfield subdivision. Half of the existing garage will be converted into living space. The home is located on a corner lot and has two front yard setbacks. The requirement is 25 feet, but a 15 foot setback will be provided along Bloomfield Drive if the addition is constructed. It is about 625 square feet and will be one story in height. The siding on the rest of the house will be replaced and will be matched. The remainder of the garage will be used for storage. There will not be separate water, sewer or electric services provided. There will be an exterior entrance on the rear of the addition. The addition will not impede any sight lines on either Bloomfield Drive or Heath Drive.

Harry McVey had visited the site and thinks because of the way Bloomfield Drive is angled that the visual impact of the addition will be minimal.

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

Ms. Coe made a motion to approve the application; Mr. Maybury seconded the motion. All Board members present voted yes.

The applicants requested that the Board issue an at risk permit in order that they could submit permits for review before the resolution is memorialized. The Board granted the at risk permit.

**Sunnyside Dairies, Inc., Block 402, Lot 6 (613 Woodlane Road).** Roger Winner was before the Board with an application for waiver of site plan to construct two grain storage facilities, one on an existing foundation. The silos will hold about 15,000 bushels and be about 35 feet tall. They will be constructed of corrugated metal and are round in shape. The previous silos were 80 feet in

height. The silos will be used for grain storage; they are much smaller than traditional silos. They will be used to store wheat and soybeans, which he farms in the Township.

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

Mr. Blair made a motion to approve the application; Mr. Maybury seconded the motion. All Board members present voted yes.

Mr. Winner requested an at risk permit; the Board granted his request.

**Project Freedom, Block 203, Lot 4.01 (Woodlane Road).** John Dumont, applicant's attorney was present. They were here tonight because the project has been down sized from 72 units to 48 units. This has down sized the entire development, accordingly, including parking and the size of the community center. Tim Dougherty was sworn in by the Solicitor. From 2011 until now, the whole financial picture for this type of housing has changed. Compounding that, we have the effects of Hurricane Sandy. A situation exists where the tax credits are now spread over many more applications than before; there is so much more competition for the credits and the financing. Grant money, which had previously been available, has also dried up. They feel that they have the best chance of being successful by reducing the size of the project and going into the supportive housing tax credit round instead of the family tax credit round, even though there isn't as much money there.

They are seeking an amended preliminary site plan approval for the reduction of the number of housing units. John McQuilkin, architect, was sworn in before the Board. He gave testimony regarding the changes in the plan. There will be four buildings on the site, 12 units per building. The differences will be the layout of the apartments in the building. Each is between 14,000 and 15,000 square feet in size. A variance is required for the height of the buildings; it is due to the steepness and pitch of the roof which was selected for its pleasing look. The buildings are fully sprinklered.

Gene Blair asked that the applicants discuss requirements for a Knox box with the Fire Official; they agree to do so.

There is one elevator per building and there will be a laundry room on each floor.

Russell Smith, engineer, was sworn in before the Board. Two buildings have been eliminated from the original plan; the access roadway has been moved back; and a cul de sac has been designed for fire truck access. There are 3 types of buildings: A, B and C. There is a 3,429 square foot community building. There is a single access road off of Woodlane Road, which is a two way boulevard. There is also an emergency access from Woodlane Road, located where it was on the prior plan, although now it connects to the cul de sac. 106

parking spaces are provided, 87 are required in the Township Ordinance. The grading and storm water design are essentially the same as the prior plan.

Lighting is provided by lantern style light fixtures with bulbs that are recessed into the top. Landscaping consists of foundation plantings around all buildings, screening along the easterly side; with decorative plantings around the gazebo as well as shade trees. Trash enclosure areas will be screened with landscaping as will the maintenance shed. A variance is also required for lack of buffer on the easterly side; the engineer explained that there is already an existing hedgerow and this borders land which will be used as a park. The site is in the R-8 zoning district. They have amended their fire truck turning plan. The applicants are proposing a grass island for the interior of the cul de sac. Belgian block will be used throughout the development. There are areas designated for family style gardens; there will be a dog walk area and an open recreation area with benches and bike racks. The applicants agree to provide all additional landscaping as suggested by the Township Planner.

The applicants agree to review the plans with the Fire Official. There will be private trash pick up and snow removal. Sidewalk will be provided along the emergency access instead of along Woodlane Road. The lantern style lights will be provided along this sidewalk. The site will be served by the County bus system.

The change in plans moves the project further away from the existing residential homes. They will have on site management.

Mayor Chang asked if there was any room on the proposed sign for the words Westampton. They agreed to put it on the sign.

It is a possibility that they may not secure their funding and they may have to revisit the plan at a later date.

The meeting was opened to the public for comment; no comment was made and the meeting was closed. Mr. Carugno made a motion to approve the application; Mr. Maybury seconded the motion. All Board members present voted yes.

The Board memorialized the resolution that the Solicitor had prepared, #10-2013. This was essential in order that the applicants could apply for their tax credits, as time is of the essence.

**Ordinance #6-2013, Amend Chapter 250, Zoning.** Gene Blair explained the change in the ordinance, which had to do with either variable or continuous roof planes. The ordinance would be changed to reflect that variable roof plans would be permitted to have roof shingles of different colors, whereas continuous roof profiles would still be required to maintain a similar color.

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

Mr. Carugno made a motion to approve; Ms. Coe seconded the motion. All Board members present voted yes.

**Tumino's Towing, Inc., Block 801, Lot 6 (765 Rancocas Road).** Charles Petrone, applicant's attorney was present. The application is to erect a fence on a portion of the rear property line. John Tumino, applicant, was sworn in before the Board, he is the owner. He explained that he needed the fence for purposes of security as well as to secure the NJ Turnpike towing contract, which requires a secure storage yard. His contract covers the routes leading into Exit 5 on the Turnpike which is about 100 cars per month and that is further divided between 3 vendors. Their specs call for a secure area on the same property as their office, hence the need for the fence. The towing business has been operating on the site since the Turnpike opened. It is a six foot chain link fence.

Harry McVey has been out to the site and it won't interfere with any sight distances. It is technically a use variance but is of such a minor nature that it can be handled with a site plan waiver. Michelle Taylor, Planner, was sworn in before the Board. She showed the Board various aerial photographs of the site. The area is primarily paved and is approximately 5100 square feet in size. The fence will run along the side of the site on Schoolhouse Lane, across the rear along Forceville Drive and partially up the adjacent side.

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

Two separate roll call votes were taken. The first vote was for the site plan waiver. Mr. Maybury made a motion to approve; the motion was seconded by Mr. Borger. The second vote was for the use and bulk variances. Mr. Carugno made a motion to approve; the motion was seconded by Ms. Coe. All Board members present voted yes, with the exception of the Mayor and Committee member who cannot vote on use variances.

**Burlington Preservation Partners, LLC, Block 1102, Lot 1.** The applicant's attorney, Ron Morgan, asked the Board if the application could be continued until the Board's August 7, 2013 meeting since one of their professionals was held up at another meeting in North Jersey. The Board agreed to continue the application until that time.

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

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board