

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JUNE 6, 2012 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 April 4, 2012 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 6, 2012 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present: Mr. Applegate, Mr. Blair, Mayor Camp, Mr. Freeman, Ms. Sampson, Chairman Ryan, Mr. Welsh, Ms. Coe, Mr. Thorpe, Planner Harry McVey, Secretary Marion Karp  
Absent: Mr. Carugno, Mr. Maybury, Solicitor Michael Coluzzi, Engineer Jim Winckowski

The minutes of the April 4, 2012 meeting were approved as written.

**Resolutions:**

8-2012 Occupational Training Center, Inc., Block 905, Lot 1.01 (130 Hancock Lane) – minor site plan (construction of concrete truck ramp) – was memorialized

9-2012 APCO Petroleum Corporation, Block 904, Lot 2 (2036 Route 541)- consolidated site plan, use variance, bulk variances and conditional use – was memorialized

10-2012 Malkit Singh, Block 906.07, Lot 1 (1930 Burlington-Mt. Holly Rd.) – variance (electronic sign) – was memorialized

**Informal Applications**

**Hovnanian & Sons – discussion of development of Bromley Parcel #3.**

Peter Hovnanian and Jeff Goodwin were present to discuss the project. The property in question lies to the rear of the Towne Crossing shopping center. Two representatives of Woodmont Properties were also present. The site is approximately 30 acres in size and is in the OR2 zoning district. Steven Santola of Woodmont Properties spoke before the board. There is a residential and a commercial division and they have been in business for nearly 50 years. He reviewed some of the company's projects in the area.

He spoke about a luxury apartment project that they recently constructed in Bethlehem, Pa., called Woodmont Mews. The project includes a large green common area, a clubhouse, gym/fitness center, pool and walking paths, etc. All buildings are built in a circular layout with the common area in the center. The project was extremely successful. They built a similar project in Palmer, Pa. The market has been very accepting of these projects. Two bedroom units are expected to rent for about \$1350.00/month and one bedroom units around \$1050.00 to \$1100.00/month. They may construct a few three bedroom units as well. He stated that the projects do not contain many school age children; approximately one child for each twelve or thirteen units.

456 dwelling units are proposed for the site; a large clubhouse and pool. The site meets RSIS; 798 parking spaces are proposed (which includes 100 garages). The project would be constructed in phases.

Mayor Camp asked why they wanted to construct the project in Westampton. Mr. Santola explained that there is clearly a market that is interested in rental properties of this type. Most of the rental properties around the area are aging and do not offer the amenities that this project does. Hovnanian would control the site; Woodmont properties would construct the project. This would require a Master Plan amendment and a new zoning ordinance as well as revisions to our Housing Element. Harry McVey explained that we are looking at an overlay zone for this site; it will include retail and hotel components. He thinks an apartment project at this location is an appropriate use.

Mr. Welsh has concerns about increased traffic and what the impact of this project would be. Harry would like the applicants to conduct a traffic study.

Low and moderate obligations were discussed; the project will require approximately a 15% set aside. Some could be on site; some could be constructed off site. At this point, all the options are on the table.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board