

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MAY 4, 2016 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 April 6, 2016 at 7:04 P.M. The meeting was called to order by Chairman Dave Barger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 12, 2016 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger (not present at roll call, arrives at 7:08 PM), Ms. Coe, Mr. Daniels, Mr. Lopez, Mr. Attaway, Engineer Jim Winckowski, Solicitor Allen Zeller, Planner Bob Perry, Secretary Marion Karp

Absent: Mr. Carugno, Mr. Freeman, Mr. Attaway

Minutes of the 4/6/2016 meeting – were approved as written.

Board Solicitor Sandy Zeller swore in Board Engineer Jim Winckowski and Board Planner Bob Perry.

Resolutions:

7-2016 Ikea Property, Inc., Block 203, Lot 6.01 – amended preliminary and final major site plan approval (expansion of loading dock) – was memorialized

8-2016 Dolan Contractors, Inc., Block 203, Lot 6.04 – one year extension of preliminary and final site plan approval (69,010 sq. foot warehouse/office building) – was memorialized

9-2016 Rancocas Park 86, LLC, Block 203, Lot 7.03 – three year extension of preliminary and final site plan approval (200,541 sq. foot warehouse building) – was memorialized

It shall be noted that Board member Mr. Borger arrived at 7:08 PM. Chairman Dave Barger recused himself and Vice Chairman Ron Applegate took over.

New Business:

Dolan Contractors, Inc., (American Tire, 111 Ikea Drive), Block 203, Lot 6.02. The applicant's attorney, Russ Whitman was present. The application is an amended site plan approval to allow for an expansion to a truck maneuvering area along with some

modifications to the storm water management basin. The warehouse already has been constructed. The configuration of the basin has been changed in order to accommodate the run off of the modified parking area.

William Steven, applicant's engineer was sworn in by the Board solicitor. He is also a professional planner. He testified that the truck maneuvering area is at the front of the building along Stemmers Lane. The tenant is having difficulty with the truck drivers needing space to park their cars; the addition of the parking will add safety and convenience both. The truck area is proposed to be increased by about 65 feet. They have received two review letters, one from the Board engineer and one from the Board planner.

The planner's letter of April 26, 2016 was reviewed. Some of the waiver requests have been omitted since the initial application in a revised submission. A waiver is being requested for the buffer in the front yard which had previously been approved by the Board when the expansion application had come before them. A six foot high vinyl solid fence with some landscaping was proposed in lieu of the chain link fence that exists along Stemmers Lane which adds some screening. This has been suggested by Mike Dolan but is not part of the submission as of yet. Additional buffering will be added at the rear as suggested by the planner, where the site borders a residential development. They also offered to fence in the detention basin which would also enhance the safety of the operation of the site. Jim Winckowski thinks the solid fence is an improvement; however none of the existing basins in the park are fenced.

Mike Dolan was sworn in by the Board solicitor. He explained that they want to continue the fence and want to fence in the basin. It would keep children out and contain it. A six foot high fence will improve the appearance; they want to replace the chain link fence and continue the fence along the slope. They don't want to move it from where it currently is. Jim Winckowski doesn't agree with this placement of the fence; the basin itself is over the lot line. Jim likened it to putting a six foot fence in the right of way in front of your house; it will create a bottleneck view when driving down Stemmers Lane. Gene Blair doesn't like the fence in the front yard either. The applicants agree to leave the fence where it is at and it would remain chain link. There are cross easements in effect throughout the park according to Russ Whitman. The Board Solicitor asked that they be submitted for his review, both for the driveway and for the basin. The applicants agree to submit them. Ron Applegate likes the idea of vinyl fencing.

It was decided that a new easement would be drafted to cover these specific items. The Board asked that the fence be tan instead of white; the applicants agree to this. Gene asked if the fence could be moved back off the road to an average of about 12 feet instead of 2 feet at its closest point. The applicants think they can accomplish this.

Mike Dolan suggested leaving the fence as originally planned and they could come back with a separate application for the fence at a later date so that the application could move ahead. They really need to wrap up the project this summer.

The Board engineer's letter of April 28, 2016 was also reviewed. There are 131 proposed parking spaces and the plans will be revised to reflect this. The applicant believes that handicapped parking is provided for and adequate at the public entrance to the building. They are willing to add the additional striping. Notes will be added to the paving details. There will be a small grass swale on either side of the parking area which will enhance drainage. The applicants agree to the comments and conditions contained in the letter and will comply. They will need to recertify the plan with Burlington County Soils.

The meeting was opened to the public for comment. Nancy Burkley commented regarding the detention basin; she thinks it is a better idea to have chain link fence around the basin than a solid vinyl fence. There being no further comments from the public, the meeting was closed.

The applicants requested that the Board grant an at risk permit in order to begin construction before the memorializing resolution. The Board is in favor of granting this.

Mr. Lopez made a motion to approve the application, Mr. Blair seconded the motion. All Board members voted yes.

The Dolan Group VII, LLC, Block 203, Lot 7.01 (80 Stemmers Lane). This application is very similar to the two extension applications that the Board considered at last month's meeting. Russ and Mike explained again to the Board the reason they are requesting the extension for this addition project. The current approval will expire at the end of June 2016 and they are requesting a one year extension. They are actually discussing the expansion with Quad Graphics, who is occupying the building.

This was opened to the public for comment. No comment was made and the meeting was closed. Ms. Coe made a motion to approve the extension; the motion was seconded by Mr. Daniels. All Board members voted yes.

Chairman Dave Barger resumed his position.

Informal Applications:

None

Correspondence:

None

Public Comment

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

the meeting was closed.

Comments from Board Members

Mr. Daniels – wanted to extend his thanks to Donna Ryan and Gene Blair who attended a ground breaking with him today for the new Dolan warehouse. We haven't had any development in the Township for a number of years and this is a project that they wanted to see happen. He thanked the Board for their efforts and their due diligence, as well as to all the residents who came out to attend the meetings. He thanked the engineer and the Deputy Mayor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board