

## WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

RE- ORGANIZATION MEETING

JANUARY 4, 2017 7:00 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 4, 2017 at 7:00 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 6, 2016 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. New Board members Mr. Blair, Mr. Daniels, Mr. Gehin-Scott, Mr. Guerrero, Mr. Lopez and Mr. Mumbower were sworn in by Secretary Marion Karp.

**Roll Call:** Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Daniels, Mr. Freeman, Mr. Guerrero, Mr. Lopez, Mr. Mumbower  
Absent: Mr. Borger, Ms. Berkley (arrived @ 7:30 PM)

Motions are needed for the following appointments:

Mr. Lopez made a motion to nominate Mr. Barger for Chairman; the motion was seconded by Mr. Daniels. There were no other nominations made. All voted yes.

Mr. Lopez made a motion to nominate Mr. Guerrero for Vice Chairman; the motion was seconded by Mr. Daniels. There were no other nominations made. All voted yes.

Mr. Lopez made a motion to nominate Marion Karp for Secretary; the motion was seconded by Mr. Daniels. There were no other nominations. All voted yes.

Mr. Daniels made a motion to nominate Lou Capelli of Florio, Steinhardt and Fader; the motion was seconded by Mr. Lopez. There were no other nominations. All voted yes.

Mr. Lopez made a motion to nominate CME Engineers; the motion was seconded by Mr. Daniels. There were no other nominations. All voted yes.

Solicitor Capelli swore in the Board professionals.

The minutes of the December 7, 2016 meeting were approved as written.

### **Resolutions:**

17-2016 Westampton Real Estate, LLC, Block 803, Lot 8 (112 Schoolhouse Road) – certificate of non-conformity (rice noodle manufacturing/distribution). The applicant's

attorney, Nick Suglia was present; there are two issues that still need to be ironed out before they agree to the terms of the resolution. Jim Winckowski explained that the issue concerned the site and the lack of formal review of the site conditions and whether that was appropriate or not. The applicant indicated that they would eventually do improvements, not on any particular schedule, but as they desired and they agreed to meet with the Township when necessary to do so. There was no condition imposed that the applicant was required to meet with the Township at this point. Jim had a red lined copy of the resolution which he would get to Lou Capelli, who would make the necessary revisions. The Board memorialized the resolution as amended.

18-2016 Jersey Premier Outdoor Media, LLC, Block 201, Lot 8.01 (700 Highland Drive) – use variance, site plan (digital billboard) – was memorialized.

### **Old Business:**

None

### **New Business:**

**Christopher D'Alessandro, Block 109, Lot 13 (119 Second St.) – setback variance (extension of existing back porch).** It shall be noted that Chairman Dave Barger recused himself because he was served notice of the application (owns property within 200 feet of the applicant). Mr. D'Alessandro was sworn in by the Board solicitor. His contractor had started the job without permits. He was notified of this and was very quick to come into the Township and get his permits. He has already obtained Historic Preservation Commission approval as explained by Gene Blair. The addition is an expansion of an existing porch; the lot is a corner lot and has dual street frontage. It is located in the village of Rancocas. The addition will intrude into the front yard setback. Jim Winckowski clarified that the required setback is 50 feet on both frontages; existing setback is about 38.85 feet from Second Street. A variance to allow for a 37.75 foot setback will cover it on the Olive Street side. The porch will be screened; no solid walls.

The residence is a duplex; Mr. D'Alessandro explained that he cannot add on the porch in any other direction; this is the only direction they can expand. They entertain a lot and the porch is small so they want to expand it. The previous porch was falling apart; there are repairs to be done. No landscaping will be removed.

Gene Blair explained that the setback from the house is 10 feet from the property line; the variance is negligible compared to the existing structure from Second Street.

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

Mr. Applegate made a motion to approve the variance; the motion was seconded by Mr. Daniels. All voted yes.

Gene Blair asked if the applicant wished to proceed at risk. Mr. D'Allessandro indicated that he did want to. The Board granted him an at risk permit.

### **Comments from the Public**

Lawrence Ott, Mt. Laurel – asked how bright the billboards are that were recently installed along Route 295. He lived in a nearby development and was upset that they were approved. He had spoken to Senator Diane Allen's office. Mr. Lopez asked if the Township can limit hours of operation on billboards. Mr. Ott hoped that the Board wouldn't be approving any more billboards. Mr. Lopez said they would take his concerns into consideration.

### **Comments from the Board**

Mayor Daniels – Happy New Year, thanks for coming out tonight, he welcomed Mr. Capelli, he is hopeful and looking forward to a great year.

Mr. Lopez – welcome to Lou Capelli and Jim Winckowski, it is great working with them, thank you to all the Board members.

Gene Blair – Happy New Year, welcome back to Jim and Lou Capelli

Mr. Barger – Happy New Year, welcome to new Board members, he appreciates their service and commitment.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board