

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 1, 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 February 1, 2017 at 7:00 P.M. The meeting was called to order by Chairman David Barger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 5, 2017 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, Mr. Daniels, Mr. Freeman, Mr. Guerrero, Mr. Lopez, Mr. Mumbower  
Absent: Mr. Freeman, Mr. Lopez, Mr. Applegate

The minutes of the January 4, 2017 reorganization meeting were approved as written.

Solicitor Capelli swore in the Board professionals.

**Resolutions:**

1-2017 Award of Contract for Professional Services – was memorialized

2-2017 Christopher D'Alessandro, Block 109, Lot 13 (119 Second St.) – setback variance – was memorialized

**Old Business:**

None

**New Business:**

**130 Main Street, LLC, Block 109, Lot 7.** The applicants, Ray and Linda Orsuto, were represented by their attorney Brian Lozuke, engineer Gary Civalier. Board Solicitor Lou Capelli swore them in. The property in question is a preexisting nonconforming structure that currently houses the Rancocas Post Office as well as two residential apartments. They are proposing to locate a highly specialized antique shop in the vacant part of the building. The shop will be open for business Monday through Friday upon request, and from 10 AM to 5 PM Saturdays and Sundays. It shall be noted that a member of the Township Committee, Mr. Daniels, would not be voting on this use variance.

Mr. Civalier had a colored plan of what the Board had received in their packets. He had some Google Earth photos which he circulated amongst the Board. He explained that there are a multitude of special reasons that apply to this site, one of which is to provide sufficient space and location of uses and to promote a desirable and visual environment. This is a mixed use structure and has been for a very long time. This also serves to promote the conservation of historic sites and districts. They are continuing the look of the building and think the positive criteria have been met.

The negative criteria looks at substantial impacts; it is his opinion that this use variance can be granted without substantial detriment to the public good. There are no changes proposed to the building; it will remain as it is. It will also not impair the zoning plan nor the zoning ordinance. Part of the site is used as residential and thus it partially meets the intent of the R-2 zone.

They reviewed the Planner's report with the Board; they have no objections to any of the special reasons. In regards to the negative criteria the important thing to remember is the negative impact, if any, on the community. One concern regarding the site is the parking, or lack thereof, on the site.

Square footage of the Post Office is 1400 square feet; the store unit measures a total of 2600 square feet, including the second floor. The first floor is a total of 1300 square feet. There are 8 parking spaces across the front of the site and 5 at the rear. These meet the intent for the residential use. The only possible conflict will be when there is an overlap of the hours that the Post Office and the antique shop are both open. No work is proposed outside other than aesthetic improvements such as painting and power washing. Their intent is to use the preexisting signage on the corner, which is a post mount sign; they will only be changing the lettering. They are estimating very minimal trash generation; one to two cans a week. The Post Office employees park in the rear. There will only be one employee in the antique store. One of the residents in the building parks their vehicle along Bridge Street.

Jim Winckowski stated there isn't enough parking on the site; the parking along the front is in the right of way as it stands. The question is will this use create a negative impact on the neighborhood. Based on the testimony he doesn't think there will be much demand for parking. Bridge Street has plenty of frontage to allow for on street parking.

There will not be much foot traffic coming in the store; most that come to the store come by appointment only. It's a retail store but not a lot of people coming in and out. They will get people just walking in without benefit of an appointment mainly on the weekend.

Loading space will not be an issue; according to Mr. Orsuto. Sometimes customers come and pick up what they purchase; sometimes he will make the delivery with his SUV.

Sometimes his wife Linda will meet customers at their homes; she does have two other

stores that she spends time at as well. She will probably be there from 11 AM to the early evening every day. Mr. Mumbower asked if he would be posting their hours on the store; Mr. Orsuto said he hadn't thought about it at this point in time.

Dave Barger stated that the Historic Commission has already given this their approval; they are happy to have them there.

The meeting was opened to the public for comment. Nancy Burkley said that as a resident of Rancocas she thinks this is wonderful. They have already made improvements and it looks wonderful. She is more concerned with the Post Office. She says it is busiest between 9:30 AM and 11:30 AM on Saturdays and she thinks it would be better not to open the antique shop before 11:30 AM if doing a promotional event, especially between Thanksgiving and Christmas. The Post Office is only open when people work.

Gil Gehin Scott thinks this is a positive thing; the building has been lifeless for some time. It takes a special business to fill it. An antique shop in a historic village is a perfect fit. There are times in the day when there aren't many cars from the Post Office parked there.

Janet Curran thinks this is a great opportunity for Rancocas Village and is in favor of it.

Mr. Orsuto is willing to limit the hours to appointment only until 11:30 AM on Saturday; thereafter until 5 PM. He has no problem with it.

Mr. Daniels is in favor of the antique store.

Dave Barger asked if the Orsutos wanted an at risk approval which would enable them to begin work before the resolution was memorialized; the Board is in favor of granting this.

Mr. Guerrero made a motion to approve the use variance; Mr. Mumbower seconded the motion. All Board members voted yes.

### **Comments from the Public**

Janet Curran – thanked the Board.

Gil Gehin Scott Jr. – asked what an at risk approval is.

### **Comments from the Board**

Mr. Daniels – Ms. Berkley just recently completed her PhD studies; she is now a principal.

Solicitor Lou Capelli – would like each Board member when voting on a use variance to give a brief reason why they are voting this way; it helps affirm the decision that they make.

Dave Barger thanked everyone for attending this evening.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board