

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MARCH 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 March 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. Daniels, Mr. Guerrero, Mr. Lopez, Ms. Berkley, Mr. Gehin-Scott, Solicitor Lou Capelli, Planner Tamika Graham, Secretary Marion Karp

Absent: Mr. Borger, Mr. Freeman, Mr. Mumbower, Engineer Jim Winckowski

The minutes of the February 1, 2017 reorganization meeting were approved as corrected (correction made as to whom called the meeting to order).

Solicitor Capelli swore in the Board professionals.

Resolutions:

3-2017 130 Main Street, LLC, Block 109, Lot 7 (130 Main Street) – use variance & site plan waiver – was memorialized.

Old Business:

None

New Business:

Review of Ordinance #1-2017 – Amend Chapter 250, Section 250-4 and Section 250-26. This Ordinance deletes the current definitions of Convenience Store, Motor Vehicle Service Station and Principal Use in Section 250-4 and replaces them with new ones. The current Section 250-26, Conditional Uses is hereby deleted and replaced. The changes will permit a larger size convenience store and permit the retail sale of gasoline and fuel to the motoring public. The two uses together shall be considered a principal use of a lot. This Ordinance had a first reading before the Township Committee on 2/21/17 and will be before the Committee for second reading on 3/6/17.

Gene Blair stated that the Committee was concerned with some of the language within the conditional use definition; Lou Capelli stated that what they were concerned about is the language in the original definition, nothing has been changed.

Dave Guerrero asked the Solicitor for further clarification; Mr. Capelli stated that the changes made will modernize our Ordinance to reflect today's building standards; we will be better able to attract these types of projects to Westampton. The minimum lot size for this type of use will now be 2 acres. Planner Tamika Graham has no issues and thinks the changes are consistent with the Master Plan. Chairman Dave Barger says it does modernize this aspect of the ordinance. Ron Applegate asked if the Township wants this type of development; if he remembers correctly, our original ordinance kept the super Wawa out. We were involved in a lawsuit over this particular ordinance many years ago; he just wanted to clarify this. Mayor Daniels is very much in favor of something like this; it is long overdue. It allows Westampton to be more progressive; in the alternative he had heard Wawa was thinking about leaving Westampton. He would much rather have them than a lesser known convenience store. There are no gas stations existing on that side of the Township and it will be welcome; it is smart development.

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

It shall be noted that the members of Township Committee would not vote on the approval of the ordinance.

Mr. Guerrero made a motion to approve the Ordinance changes; the motion was seconded by Mr. Blair. All Board members voted yes.

Comments from the Public

No comments were made.

Comments from the Board

Mayor Daniels – thinks this helps us out from an aesthetic perspective; he would like to see some modernized development going on at that corner.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

