

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

AUGUST 2, 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 August 2, 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. Barger welcomed all those in the audience.

Roll Call: Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Daniels, Mr. Lopez, Mr. Mumbower, Mr. Gehin-Scott, Solicitor Teresa Lentini, Planners Sam Agresta and Tamika Graham, Engineer Jim Winckowski, Secretary Marion Karp
Absent: Mr. Borger, Mr. Freeman; Mr. Guerrero

The minutes of the June 7, 2017 meeting were approved.

Solicitor Lentini swore in the Board professionals.

Resolutions:

10-2017 Dolan Contractors, LLC, Block 203, Lot 7 (90 Stemmers Lane) – major site plan and bulk variance (warehouse building expansion) – continued from May 3, 2017 LDB meeting – was memorialized.

11-2017 Dolan Group VII, LLC, 80 Stemmers Lane, Block 203, Lot 7.01 – request for 1 year extension – was memorialized.

12-2017 Dolan Contractors, Inc., 97 Stemmers Lane, Block 203, Lot 6.04 – request for 1 year extension – was memorialized.

13-2017 KCA Westampton, LLC (Wawa), 76 Springside Road, Block 203, Lot 5 – preliminary and final major site plan, conditional use & bulk variances – was memorialized.

Old Business:

None

New Business:

APCO Petroleum Corporation, Block 904, Lot 2. Chairman Dave Barger recused himself from this application as this is a client of his. Ron Applegate took over as Chair. Kevin Moore, the applicant's attorney, was present. The property is located at 2036 Burlington-Mt. Holly Road and is in the Commercial Zone. They were requesting a one year extension of a prior site plan approval, with variances granted. They had come before the Board a year ago and requested a one year extension, which they had secured. Vested approvals will be extended until June 20, 2018. They haven't perfected the conditions yet due to economic conditions; they have also had trouble with Burlington County and where they want to locate the cross access easements; they are still trying to work this out.

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

Mr. Blair made a motion to approve the extension; the motion was seconded by Mr. Daniels. All voted yes, with the exception of Mr. Barger, who had recused himself. The motion passes.

Informal Applications:

Peachfield Plantation, Block 906, Lot 12. The applicant was represented by Dick Alaimo, engineer, for an informal presentation. Judy Perinchief, a representative of Peachfield, was also present. Mr. Alaimo explained that a barn was taken down on the Mildred Deacon property; it is over 100 years old. They want to re-erect the barn on the Peachfield property. Mr. Alaimo was sworn in by the Solicitor. They will need to secure County as well as State approval. Other improvements planned include a stone parking lot. The parcel is 49 acres in size and is located on Burrs Road, adjacent to the Burlington County Country Club. The barn is approximately 84 feet by 54 feet, about 4000 square feet in size. An Amish company had taken the barn down and will put it back up again. The farm is on the National Historic and State registers.

Jim Winckowski had spoken with Mr. Alaimo via telephone. They want to install 50 parking spaces; they need this many due to the parking on the grass at current functions. They run programs there 3 to 4 times a week. Jim stated that storm water management regulations wouldn't necessitate a full blown report since the parking lot is gravel and allows for recharge and is pervious. Mr. Alaimo was here to see what the Board would require. They aren't disturbing more than an acre and won't be adding any impervious coverage.

Gene Blair stated that waivers would be required due to the installation of gravel

parking, not providing curbing, etc. It appears that the barn will be in the front yard and will require a variance. Gene thinks this will need a site plan approval before the Board, Mr. Alaimo concurs with this.

Judy Perinchief gave a brief background of the National Society of Colonial Dames; they were established in 1892. They have owned Peachfield outright since 1965 when it was given to them by Marion Harker. The purpose of the organization is patriotism, historic preservation and American history. They own 180 acres which has been farmed for over 300 years. They want to use the barn for educational programs. They also run a camp for children in the summer. Mayor Daniels had been there recently for an event and concurs that they need more parking space.

Parking isn't organized at this point; they are simply using the grass to park cars. They would like an organized area that is safer than what is being used now. Jim suggested that it might be worth actually paving the parking lot as gravel lots involve a lot of maintenance.

Gene explained that this plan involves a change of use for the barn and it opens up a whole can of worms. There are substantial costs involved in order to make a structure like this compliant. It will involve an educational use and together with the introduction of the public it will involve ADA access, rest rooms, ramps, etc. They are assuming Mr. Alaimo is aware of this. A use variance is also required due to this not being a permitted use.

Comments from the Public

Janet Curran – had missed the June meeting where Wawa presented their application. She said it wasn't well known amongst residents and wondered why there wasn't an article in the BCT. It will be an eyesore and is a bad decision. The Solicitor explained to her that it wasn't up to the Board to call the newspaper to publicize the application.

Comments from the Board

Mr. Barger thanked the Board members and professionals.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

