

# WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 7, 2018 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 7, 2018 at 7:04 P.M. The meeting was called to order by Chairman Gary Borger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 5, 2018 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. New Board member Ms. Haas was sworn in by Solicitor Teresa Lentini.

**Roll Call:** Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Myers, Solicitor Teresa Lentini, Engineer Jim Winckowski, Planner Barbara Fegley, Secretary Marion Karp  
Absent: Mr. Mumbower, Mr. Wisniewski

The minutes of the January 3, 2018 reorganization meeting were approved as written.

### **Resolutions:**

1-2018 Award of Contract for Professional Services – was memorialized.

### **Old Business:**

None

### **New Business:**

**David Costain, Block 906, Lot 17 (211 Hill Road).** David Costain was present and sworn in by the Solicitor. He explained that his personal equipment and vehicles would be stored in the pole barn that he hoped to build. The lot in question is 1.5 acres in size and is in the R-1 zone. Accessory structures in this zone cannot exceed 600 square feet unless you have a three acre lot. The wall height of the proposed structure is 12 feet, he isn't sure of the exact overall height of the building. The garage doors will be ten by ten feet in size and there will be three of them. There is a 30 foot side yard between the structure and the nearest lot. The exterior will be an ash grey with white trim and is made of metal. It matches the house closely. There are no other accessory structures in the yard according to Mr. Costain. It will be solely used for storage of personal things; no business will be operated out of it. All of the lots in the area are an acre and a half. He has no plans to install any exterior lighting at this time. He does hope to eventually bring in electric but has no plans to do so now. Water and sewer will

not be brought in.

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

The building won't be installed until the end of March or the beginning of April, thus no need for an at risk permit.

Mr. Applegate made a motion to approve the variance; Mr. Barger seconded the motion. Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Ms. Haas, Mr. Guerrero and Mr. Myers voted yes.

Solicitor Lentini swore in new Board member Sandy Henley, who arrived at 7:21 PM.

**PAG New Jersey CS, LLC, Block 804, Lot 16 (1971 Burlington-Mt. Holly Road).**

Tim Prime, applicant's attorney, was present. They are seeking minor site plan approval along with bulk variance approval. The site is an existing retail automobile franchise, Car Sense. It was recently acquired by Penske but will continue to operate as a Car Sense. The lighting isn't adequate for their purposes; it's not light enough and isn't consistent across the site. It is dark around the perimeter of the property; there are no adjacent uses that will be impacted by the increase in lighting. The increase is necessary for safety as well.

Service hours of operation are from 8 AM to 6 PM Monday through Friday and 8 AM to 4 PM on Saturdays. Sales hours are Monday through Friday 9 AM to 9 PM and Saturdays 9 AM to 8 PM through the month of September. The facility is closed on Sundays.

Kenneth Grisewood, applicant's landscape architect and professional planner, was sworn in by the Solicitor. The site is nearly 18 acres in size; and is located on the eastbound side of Route 541. Much of the parcel is surrounded by heavily wooded areas, to the east is farmland. The turnpike exit is along the westerly side. It is in a B-1 zoning district. There are no surrounding residential districts. All of the existing lighting will be removed and replaced. The pole locations will remain the same. They are installing GE LED fixtures on the poles which cast downward oriented light. The site will be substantially improved and will be uniform; no longer will there be a high contrast between dim areas and bright areas. The lighting will improve security and make it easier for employees when working outside. Current lighting consists of shoebox fixtures and floodlighting which produce excessive glare. The lighting at the rear of the site is outdated and is comprised mostly of the shoebox fixtures.

The proposed plan is to mount either 2, 3 or 4 fixtures on each existing pole. The light fixtures produce zero up lighting; therefore the fixtures comply with the Township ordinance. There is a reduction in sky glow using these fixtures, according to the testimony. There are no floodlights or tilted fixtures proposed. One new wall unit is to be mounted on the back of the building to provide down lighting. The light levels across

the site will become more constant and even. There is a variance necessary for exceeding foot candles. It is the planner's opinion that the benefits outweigh the detriments and the variance should be granted.

Bill Freeman asked if they have experienced any problems due to the insufficient lighting. Ron Applegate asked what the wattage difference was; the planner answered that this was a difficult question to answer since the lighting types are different and it is difficult to equate the two. The lights are on timers and will be reduced in brightness when the business is closed by one third. The lighting will be much more energy efficient. The applicants are happy to investigate installing shields, if available, on the lights at the front of the site.

The engineer's report was discussed; Jim Winckowski thinks the light levels per the ordinance are a bit low for this site. He does think the variance is warranted; the testimony was excellent and very informative. The proposed lighting will improve conditions on the site.

Barbara Fegley, Board Planner, reviewed her report. She confirmed with the applicant that no new poles would be installed.

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

Mr. Freeman made a motion to approve the variance; the motion was seconded by Mr. Henley. Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley and Mr. Myers voted yes.

#### **Open Meeting for public comment**

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

#### **Comments from the Board**

Dave Guerrero – stated that the verbiage in the resolutions may need to be revised; it states that in an appeal process the matter would come back before the board; Teresa Lentini would take a look at it.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board

