

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

DECEMBER 2 ,2015 7:00 P.M.

MINUTES

The regular meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on December 2, 2015 at 7:00 P.M. The meeting was called to order by Chairman Ron Applegate and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 6, 2015 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Blair, Mr. Borger, Mr. Carugno, Ms. Chang (arrived at 7:18 PM), Mr. Maybury, Mr. Williams, Mr. Attaway, Ms. Haas, Chairman Applegate, Planner Barbara Fegley, Solicitor Lou Capelli, Engineer Jim Winckowski, Secretary Marion Karp
Absent: Ms. Coe, Ms. Haas

The minutes of the November 4, 2015 meeting were approved as written.

Resolutions:

22-2015 Pacific Outdoor Advertising, LLC, Block 202, Lot 2 (45 East Park Drive) – use and bulk variances (billboard signs) – was memorialized

23-2015 Westampton Township, Block 401, Lot 2 – minor subdivision (Capital Review) – was memorialized

24-2015 Adoption of Housing Element & Fair Share Plan – was memorialized

New Business:

Ingerman Development Co., LLC, Block 401, Lots 2, 7 & 8. Peter Wolfson, applicant's attorney was present on behalf of the application. They are seeking revised preliminary and final site plan approval. Prior approval did not include Lot 7. It has since been acquired and added to the plan. The plan is improved by increasing the open space and green space; eliminating a waiver for the center line radius for the access roadway and the addition of one parking space. Lara Schwager, principal was present if anyone had any questions for her. Tom Fik, engineer, was sworn in before the Board.

The revised plan continues to comply with the redevelopment plan; no variances are necessary. Mr. Fik gave an overview of the subject property which is located on Woodlane Road. The entrance driveway is now opposite Stemmer's Lane which is

what the County requested. The amended plan consists of the same number of buildings and units as before; 72 units. Open and green space is increased; they have reduced on site impervious coverage and can stay further away from wetlands and transition areas. There are 124 parking spaces in the current design; the entrance drive is still to be divided with a cul de sac at the rear of the project. The community center will still be located near the front of the site. The pump station will be moved to the rear of the site which is a much better location than where it was located previously. There is now a safe turning radius for emergency vehicles due to the new design of the project after acquiring neighboring Lot 7. There is a minor encroachment of the sidewalk on the cul de sac; retaining walls are no longer necessary along any of the transition areas as well.

The applicants have reviewed the Board engineer's report; they agree with the vast majority of the items. There are a few points that they wish to discuss.

Two dumpsters are proposed; one at the cul de sac and one located approximately half way through the site. Mr. Carugno commented that each building would not have their own dumpsters but some residents would have to carry their garbage to these dumpsters; the applicants stated yes. This might prove to be problematic for those not wanting to walk far to dispose of their trash.

The County is requiring minor curbing at the front but the applicants are waiting for their response. Jim Winckowski spoke regarding sidewalk along Woodlane Road; they should add sidewalk to the west of the project since residents will most likely be walking to the nearby shopping area. He thinks sidewalk on the opposite side of the road makes more sense due to the sidewalk being installed by Project Freedom on that side of Woodlane road. The applicants agree to provide a striped cross walk, as suggested by Jim Winckowski.

The Fire Official did review the plans; he was in agreement with former fire Official John Augustino's report that was written for the preliminary approval.

Thomas Bauer, landscape architect was sworn in before the Board. He stated that they have created a wonderful naturalized landscape. Much of the existing vegetation has been preserved, they felt this was important. They marked photographs of the existing vegetation into the record. This is something that you don't normally see in multifamily projects; they have reduced the amount of lawn that will need to be mowed, fertilized and watered. They will have a meadow area and a "rough" area, similar to a golf course, with taller grass, mowed only once a year to maintain it as ground cover. Within the ground cover will be a mix of deciduous trees with some massed shrubbery for visual interest.

There will be a trellis amenity located adjacent to the play area as well as a gazebo. Fencing will be 6 feet in height and decorative in nature. Benches will be placed near the gazebo, the playground and along sidewalks. Colorado spruce and red cedar will be used for screening the pump station. Existing perimeter trees will be preserved; if it

is possible to transplant some interior trees they will consider it as long as they aren't too large. Mr. Freeman stated that he hoped sugar maples wouldn't be used since they have root structures that cause lifting of the sidewalks. This is taken into consideration when locating the trees, as explained by Mr. Bauer. Mr. Freeman asked if there was going to be a planned bus stop at the entrance of the complex for the residents. Lara Schwager was sworn in before the Board. She explained that at this time the County has no intention to place a bus stop here; there is a covered porch and a seating area at the community center that people can use.

Planner Barbara Fegley's report was discussed. With regard to the redevelopment plan providing a visual barrier, Mr. Bauer stated that he thought this was a mistake and there was no reason to provide a visual barrier. There is really no negative aesthetic requiring a barrier. The nearest residence is 60 feet from Woodlane Road; the majority of vegetation proposed is at this location according to Mr. Bauer. Lara Schwager stated that the language in the ordinance was written before they acquired Lot 7 and was written to buffer the house on Lot 7 from the project. Barbara Fegley asked what would happen if children were to play in the ground cover area and if it would become matted down. It is the applicant's hope that the children would not play in this area when they had other places to play.

A Phase 2 delineation was conducted and it has been determined that there are pesticides on Lot 7 and Lot 2; maybe about 2000 cubic yards of infill will be needed. The contaminated soil would be taken off site and out of the Township. The applicants will provide all necessary documentation from the DEP (RAO and LSRP). The applicants are happy to work with the Board planner to add and supplement the buffering at the front of the site. The Board is concerned about the building nearest Woodlane Road. Mr. Maybury stated that he isn't sure that screening is necessary; Project Freedom is right up the road and the nearest buildings to Woodlane Road are closer than 60 feet to the road. The applicants would work with Barbara Fegley and work something out.

Jim Haley, architect was sworn in before the Board. No changes have been made to the residential design since preliminary approval. The complex will consist of 14 one bedroom units, 40 two bedroom units and 18 three bedroom units. They are three story walk up style apartments. Brick, clapboard and fiberglass shingles will be used. The community building has been modified and re located in a more advantageous location. The footprint of the building hasn't been changed but the layout has changed. They have created an open lobby concept with informal and bar seating and window views which will be nice for residents to congregate. There is a fitness center with a separate entrance and is available to residents 24/7 using a key fob system. It is 2100 square feet in size.

The entire community is energy star designed. Condensing units will be located on the roof out of sight; away from windows. Paths connecting individual patios have been eliminated since it can cause issues with storm water management. Colors of the community center will be brick that matches the residential buildings; trim will also

match. Board and batten will be white to match the residential buildings as well.

Mr. Borger asked if there are any problems with noise or vibration with putting the condensing units on the roof; Mr. Haley answered that there are none. They will be placed above the breezeways on each unit which have increased loads and are designed to hold them. They don't anticipate any leaking from the condensers. There is onsite maintenance and management provided by Ingerman. Condensers won't be able to be seen from the road. They stated that they have yet to have an issue with placing condensers on the rooftops in any of their developments.

The Board engineer's report was reviewed; they will apply for Title 39 in order to have police enforce traffic violations internally. The street address will be 545 Woodlane Road, as the Township requested. They would work with the County on this as well. Details of the pump station were reviewed; no noise would be generated. Water and sewer require easements; water will connect across Stemmers Lane at the Dolan property. They have been negotiating the sewer easement with the owner of Lot 4 and expect to have it finalized soon.

Mr. Freeman asked if there was room for expansion later on; Lara Schwager stated that there was not since the rest of the property is environmentally sensitive.

Mr. Maybury asked once the complex is finished and occupied will there be rules and by laws. Lara Schwager stated that there is a lease and by laws which will be enforced; they have onsite maintenance and management 40 hours a week. Mayor Chang asked how many maintenance staff would be employed; there will be one full time and one part time employee. Signs will be placed to identify the environmentally sensitive areas.

Public Comment

Nancy Burkley, Olive Street – spoke regarding the notice that was published in the newspaper. There is a 13% decrease in the amount of parking spaces provided; she doesn't think they are providing enough. Where will guests park? There are no side streets for people to park; she is afraid they may start parking on Woodlane Road. She thinks most residents will have more than one car; this plan allows for only 1.7 cars per unit. She thinks this will cause conflicts, angry residents and fights. She thinks they should add more parking spaces. Board Solicitor Lou Capelli wants to make the point that there has already been an approval by the Board on this project; he wants to make the public aware. They do meet the Redevelopment parking standards; they have done many developments like this and parking has never been a problem according to Mr. Wolfson. Mr. Borger understands Ms. Burkley's comments but she is assuming that all residents will be there at one time; some work night shift, etc. Lara Schwager explained that a large part of their demographic is single parents who would only have 1 vehicle per household.

Dave Barger, Olive Street – wanted to know if the naturalized landscaping has a tendency to collect trash and debris and how it will be maintained. His second question

is snow removal, where will snow be placed. Mr. Bauer stated that the maintenance staff would police the grounds for trash and debris. If too much snow, it would be brought off site.

John Mumbower, Lancaster Drive – is concerned about the obstructed view at the entrance of the development. He is worried about residents exiting the site. He was told that all landscaping must be low in this area and none will be in the sight triangle area. He was also concerned with how far a vehicle would have to move out to get a clear view of the road when exiting. The County is examining this.

Correspondence:

The Board received an item of correspondence regarding the Virtua General Development Plan from Mr. Davies.

Comments from Board Members

Shirley Jacob, Sharpless Blvd. – wanted to know what was going on with the Dolan Redevelopment Plan. Lou Capelli suggested she call and find out if it would be on the agenda. In Spring Meadows there is no HOA, the Township comes in and works on the tot lot but there is a common area where the identification signs for the development are located and the signs are in disrepair and have overgrowth blocking them. Gene Blair stated that these signs are on private property and the Township cannot maintain them. The Board suggested that Ms. Jacobs approach the homeowner and perhaps they could get a group together to work on it.

Chris Parente, Main Street – asked the name of the Ingerman project, Westampton Apartments.

Mr. Freeman – wants to make sure that the buffer revision for the apartments would be addressed. Planner Barbara Fegley stated that it would be.

Mr. Williams – he thinks there should be sidewalk connections between these apartment complexes.

With no further comments from the public, the meeting was closed. Mr. Borger made a motion to approve the application; the motion was seconded by Mr. Freeman. All Board members voted yes (Board members Coe and Haas absent).

The Board members wished everyone Happy Holidays. There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

