

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

OCTOBER 3, 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 October 3, 2018 at 7:01 P.M. The meeting was called to order by Vice Chairman Ron Applegate 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.

**Roll Call:** Present: Mr. Applegate, Mr. Barger(arrived at 7:06 PM), Mr. Blair, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Myers, Solicitor Robert Swartz, Secretary Marion Karp

Absent: Mr. Borger, Mr. Mumbower, Mr. Wisniewski

The minutes of the July 11, 2018 meeting were approved.

**Resolutions:**

17-2018 APCO Petroleum Corporation, Block 904, Lot 2 (2036 Burl.-Mt. Holly Rd.) – request for 1 year extension – was memorialized

18-2018 Inductotherm, Block 403, Lot 1 (10 Indel Avenue) – site plan waiver (public water service hook up and associated improvements; foundation for future picnic pavilion for employees – was memorialized

19-2018 Shayona Donuts, LLC, Block 904, Lot 3.01 (Burl.-Mt. Holly Rd. & Western Drive) - Amended preliminary & final major site plan (construction of a Dunkin Donuts) – was memorialized

20-2018 SBC Laundromat, Inc., Block 301, Lot 2 (483 Woodlane Road) – preliminary and final major site plan – (construction of 11,780 sq. ft. retail building and 4,671 sq. ft. car wash facility) – was memorialized

**New Business:**

Mark & Lorin Arnold, Block 909, Lot 9 (221 Tulip Tree Drive). Mr. & Mrs. Arnold were present on behalf of their application seeking to construct an oversized garage, which due to its proposed size and the configuration of the lot required several variances. They live down the street on Tulip Tree Drive in Burlington Township and want to

downsize; Mr. Arnold currently has a shop on his property that he uses for woodworking which is his hobby. He wants to construct a 24 by 40 foot garage to house everything. The problem is that this lot has street frontage on three sides. They testified that this is the best spot for the garage; if they put it directly behind the home it would sit on the septic field and they can't put it in the front yard. They don't currently own the property but there is a signed letter of consent for the application from the current owner, Mr. DeSopo, who was also present at the meeting.

The building will be finished with white vinyl and won't be taller than the existing house; 2 garage doors are planned. Electrical service will be run to the building, no water or sewer service is planned. It will be located as close to the existing driveway as possible with pavers installed if necessary, approximately 20 feet by 10 feet in size. They are well within the impervious coverage limitations. Three variances are necessary; a front yard setback variance of 25 feet where 50 feet is required; an oversized accessory structure of 960 square feet where 600 is allowed and finally a variance to allow for an accessory structure in the front yard. The lot does present a hardship since there is technically no back yard due to three street frontages. The interior of the garage will be 10 feet in height, with the roof structure it will be less than 18 feet in height. There is a very thick existing buffer of trees and bushes which will help screen the garage from Burrs Road.

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

Ms. Haas made a motion to approve the variances; seconded by Mr. Freeman. All voted yes.

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

No comments were made.

### **Comments from Board members**

Dave Guerrero – spoke regarding developing a checklist for completeness. Dave Barger agrees and spoke about this at a prior meeting. We don't have a checklist in the ordinance and need one to streamline the application process.

Dave Guerrero – spoke regarding Master Plan review; specifically impervious coverage numbers.

Gene Blair – at the end of year, the secretary can submit a zoning report to the Township Committee to make suggestions to change the ordinance.

Dave Barger – spoke regarding the historic district and the unique sizing of lots within; due to this variances are almost always necessary. He thinks it is time to consider doing/planning for these.

Dave Guerrero – we could also revisit the Vision Plan; it was originally done in 2010; much has changed since then.

Gene Blair – commented that a Master Plan review has to be budgeted for, they cost money.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board