

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 6, 2019 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 6, 2019 at 7:02 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 4, 2019 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Barger, Mr. Blair, Mr. Borger, Mr. Eckart, Mr. Freeman, Mr. Guerrero (arrived at 7:07) Ms. Haas, Mr. Myers, Mr. Odenheimer, Mr. Wisniewski, Solicitor Robert Swartz, Engineer Greg Valesi, Planner Barbara Fegley, Secretary Marion Karp
Absent: Mr. Applegate

The minutes of the 1/9/2019 meeting were approved as written.

Resolutions: approval needed

1-2019 2019 LDB Reorganization – was memorialized

2-2019 Appoint LDB Solicitor – was memorialized

3-2019 Appoint LDB Engineer – was memorialized

4-2019 979 Woodlane Road, LLC, Block 1104, Lot 3 – continuance of preliminary and final major site plan approval with use and bulk variances – was memorialized

5-2019 Kingdom/Change Church, Block 1411, Lot 21 – administrative design change (elimination of sidewalk) – was memorialized

New Business:

McDonald's Corporation, LLC, USA, Block 1204, Lots 2 & 3 (1864 Burlington-Mt. Holly Road). Keith Davis, attorney was present on behalf of the application. He explained that this work is part of a national program to provide façade improvements to all buildings, as well as new signage. Some of the work has already been completed. In addition to those improvements, ADA improvements to the parking lot will be made, along with the installation of two new menu boards. There are a series of existing non-

conformities which require variances. Three new variances are being sought, all relating to the new signage being installed. Martin Swaggart, engineer with Core States was sworn in by the Board solicitor. The site is located between Woodlane Road and Burlington Mount Holly Road and has access from both. Proposed improvements include ADA improvements, repaving and restriping, replacing sidewalks and ramps as well as replacement of the drive thru signage. The new menu board will change three times a day to reflect breakfast, lunch and dinner menus. They are also installing two new pull forward signs in order to keep cars proceeding through the drive through. The whole façade of the building has been changed, as well as the interior décor, all of which has been updated and remodeled. The entire project should take no longer than 7 days to complete.

Hours of operation are from 6 AM to midnight 7 days a week and will not change; there are currently 12 employees which will not change. No traffic increase is expected; the improvements won't generate additional trips nor will they change waste generation. Trash is picked up on Mondays and Thursdays. A bit of additional landscaping is being proposed. There is a currently striped island which will be converted to a landscaped island, further reducing existing impervious coverage.

No changes to site lighting will take place. The older style menu boards have goose neck lighting; the existing ones will be removed. The site encompasses two lots; one lot is zoned commercial and the other is zoned residential. There is a provision in the ordinance that allows nonconforming uses to be maintained and repaired without requiring a use variance and the applicants feel that their proposed project complies with these constraints.

The two free standing signs will remain as they are. Façade signage on the front includes the arch logo and requires a variance; one is permitted; four in total are proposed. Total is 63.6 square feet for everything. Variance relief is requested for the pre-browse and menu board signs. They are digital menu boards, LED backlit, 20 square feet in size, lighting is adjusted automatically. Base height is 22 inches from the ground. A waiver is being requested for the signage projection, the welcome sign projects out about 3 feet from the building; letters are about $\frac{3}{4}$ of an inch thick.

The restaurant will remain open during construction. There will be no stockpiling of materials nor soil on the site. Engineer Greg Valesi recommends that they add another overlay to their plan that would hold the contractor responsible for the safety at the site. The applicant agrees to do this.

Bill Freeman suggested that there could be improvements made for the flow of traffic within the site. They testified that they will be adding some directional striping in order to help and that there is a bypass lane next to the drive thru to facilitate turning right onto Burlington Mt. Holly Road.

There are existing signs for mobile ordering curbside; Barbara Fegley asked if they had obtained variances for those prior; if they had not, it would probably be a good

housekeeping measure to do so at this time.

The Engineer's report was reviewed with the applicant. They agree to comply with the conditions in the report.

Dave Guerrero asked how trucks deliver supplies; they deliver during off peak house and use a palletized system; it takes only about 15 minutes to make a delivery. He was concerned with the blocking of parking spaces while unloading. The loading area is the drive aisle.

This was opened to the public for comment; there being none, the meeting was closed.

The applicants wish to proceed at their own risk. The Board approved their request. Mr. Barger made a motion to approve; the motion was seconded by Ms. Haas. Mr. Barger, Mr. Blair, Mr. Borger, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Wisniewski and Mr. Myers all voted yes.

Open Meeting for public comment

No comments were made.

Comments from the Board

Gary Borger – it seems as if the issue of changeable signs has come up on more than one occasion. It may be a good idea to look at changing the ordinance in the future. The Board had a discussion about recommending ordinance changes to the township committee and the process by which to do so.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board