

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 4, 2015 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 4, 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. Applegate, Mr. Blair, Mr. Borger, Mr. Carugno, Ms. Chang, Ms. Coe, Mr. Freeman, Mr. Maybury, Mr. Williams, Mr. Attaway, Ms. Haas

Motions are needed for the following 2015 appointments:

LDB Solicitor

Mayor Chang made a motion to nominate Lou Capelli, Jr.; motion was seconded by Mr. Carugno. There were no other nominees. All Board members voted yes.

The minutes of the January 7, 2015 meeting were approved as written.

Resolutions:

1-2015 2367 Kuser Road, LLC, Block 1411, Lot 21 – use variance and site plan waiver (church & associated uses) – was memorialized

2-2015 Edgewood Partners, LLC, Block 906.07, Lot 8 – minor subdivision, FAR variance – was memorialized.

New Business:

Rancocas Civic Association, Block 106, Lot 16. Rae Fessler, 115 Main Street, Rancocas was sworn in. She is representing the Rancocas Civic Association seeking a variance for a sign that they had installed without any approvals. Two variances were necessary – one for the style of sign and one for installing a sign on a lot where the business does not take place. She gave the Board a photo of the old sign. The posts are made of cedar and are in the ground 36” deep. They have received Historic

Preservation Commission approval for the sign.

The sign is located at the intersection of Rancocas Road and Bridge Street. The old sign was 23 years old and needed to be replaced. Ms. Coe asked if there were any standards for the sign. Harry McVey explained that this type of sign isn't permitted according to Ordinance; if it was part of a residential development it would be permitted. The fact that it has been there for a long time may lend the Board to approve it. Traditionally this kind of sign would be permitted. Mr. Freeman asked why the words "Westampton" don't appear on the sign like other signage in the Township. Ms. Fessler answered that they were trying to keep the sign as close to what was there and they didn't want to change much. He explained that as a Board we were trying to identify the Township on new signage being installed throughout town.

Mr. Borger asked if the Historic Association would entertain adding some signage underneath with the words "Westampton". Ms. Fessler answered that if they had to, she would bring it back to the Civic Association. Mr. Freeman stated that he is proud of Westampton and would like to see that added to the sign since the Board has been mandating this in consideration of the applications that had come before them. The Mayor stated that the sign sits on property that the Township owns; Ms. Fessler stated that this was correct. Adding the words to the sign would be an added expense but they would do it if they had to. The Mayor stated that when Project Freedom had come before the Board that they were asked to do the very same thing. Ms. Fessler stated that they would do it and asked for guidelines. Gene Blair stated that a single slat under the main sign would be sufficient. The Board decided that they would give them 3 months to add the further identification to the sign. Gene would review and approve it.

The meeting was opened to the public for comment. Janet Curran, 123 Main Street was sworn in before the Board. She stated that the County cuts the grass there and they themselves cut the grass around the sign and keep it up.

Mr. Carugno made a motion to approve the variance; Mr. Freeman seconded the motion. All Board members voted yes, with the exception of Mayor Chang and Mr. Maybury, who do not vote on "D" variances.

Project Freedom, Inc., Block 203, Lot 4.02. There was no one present to provide testimony on behalf of the application; the Board voted to continue the application until the March meeting.

Discussion of Master Plan Reexamination Report. Harry McVey stated that originally the Board was talking about having a hearing this evening; now it looks like it may be April. He is meeting with Virtua. He didn't want any surprises. Regarding the Hancock property we can all agree that it needs to be re zoned. They have requested the Commercial zone; however, that is not what the Vision statement lays out for that area. It will more likely end up as a mixed use or town center zone. It is a good idea to

do it in conjunction with the Master Plan. This calls for an ordinance to be developed. Harry recommends using this report as a guideline for new items that our new planner will be working on. Western Drive will be a critical access point and is very important. It doesn't function well now at times and will be a disaster in the future if not redone. An overlay zone is being proposed for the Virtua site. This will give the Township a great deal of control but is beneficial to both sides. The design element is critical but doesn't have to be a part of the first initial ordinance. It is critical that Burrs Road extend through the Virtua property to Woodlane Road. He thinks we should do away with the R-5 zone and create an institutional zone. There are a handful of homes in the R-5 zone, which would make them non conforming. Additionally, some of the residential zones have such minute differences that we may look at consolidating them.

Ms. Coe asked if a map would be a part of the report; Harry answered that it would. Harry would have an ordinance ready in mid March.

The meeting was opened to the public for comment. Nancy Burkley, Olive Street was sworn in before the Board. She spoke about the Rancocas Post Office and how more and more traffic is attracted to use it. As development in the area increases, it is increasing the traffic in town. It is a hardship for Rancocas residents. She doesn't know if as development goes along if the Board could request another Post Office.

Jerry Mengel, 33 Fernbrooke Drive was sworn in. He asked about the status of the luxury apartments that are to be constructed near Home Depot. Harry explained that everything is in place; they need to come in for site plan approval. As far as he knows it is a viable project.

Janet Curran stated that Rancocas Village is special because this is where Westampton began. She doesn't like it when businesses advertise as being in Mount Holly, NJ instead of in Westampton. The Board agrees; they always are trying to correct this.

Mr. Williams – thanked Ms. Curran for her comments about our businesses.

Mayor Chang– welcome to the Florio firm on their position as new Solicitor. She recalls about 2 years ago when Charlie Browns came before us for their liquor license renewal and it was listed as Mount Holly. She thinks that in about 5 or 6 years when our brand is established, everyone will know us.

Mr. Blair – we have always established that Westampton comes first.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

