

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 4, 2020 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, 2020 at 7:04 P.M.

Since both the Chairman and the Vice Chairman were absent the Board made a motion to appoint a temporary Chairman. Motion to appoint Dave Guerrero was made by Mr. Blair; seconded by Ms. Burkley. All voted yes. Motion to appoint Robert Thorpe as temporary Vice Chairman was made by Mr. Guerrero; seconded by Ms. Burkley. All voted yes.

The meeting was called to order by Acting Chairman Dave Guerrero and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 3, 2020 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. Solicitor Robert Swartz swore in the Board Engineer and Planner.

Roll Call: Present: Mr. Blair, Ms. Burkley, Mr. Guerrero, Ms. Haas, Mr. Odenheimer, Mr. Thorpe, Solicitor Robert Swartz, Planner Barbara Fegley, Engineer Jim Winckowski, Secretary Marion Karp

Absent: Mr. Applegate, Mr. Borger, Mr. Eckart, Mr. Freeman, Mr. Henley

Approval of meeting minutes 1/8/2020 – motion to approve by Ms. Haas; seconded by Ms. Burkley. All voted yes.

Resolutions: approval needed:

4-2020 Award contract for LDB Engineer – was memorialized

5-2020 Award contract for LDB Solicitor – was memorialized

6-2020 2020 LDB Reorganization – was memorialized

7-2020 Salt & Light Company, Inc., Block 1208, Lot 11(1841 Route 541) – use and bulk variances – was memorialized

8-2020 MRP Industrial NE, LLC, Block 902, Lots 1, 2 & 3, site plan for warehouse – continuance from 1/8/20 meeting – was memorialized

9-2020 Brian Janson, Block 602, Lot 1, minor subdivision – continuance from 1/8/20 meeting – was memorialized

10-2020 Dolan Contractors, Inc., Block 203, Lot 7.03, amended site plan for warehouse – continuance from 1/8/20 meeting was memorialized

Old Business:

The Dolan Contractors application for Block 203, Lot 7.03 was voluntarily withdrawn by the applicant.

Brian Janson, Block 602, Lot 1 (118 Hillside Road). The applicant was before the Board for a minor subdivision which had been continued from the 1/8/2020 meeting. Mr. Janson was represented by his attorney, Jeffrey Snow. Brian Janson, Barbara Sloan and Alfred Sloan were all sworn in by the Board solicitor. Mr. Thorpe would not be voting on this application due to a relationship with the applicant and recused himself. The application is for a minor subdivision; two lots are being created. Mr. Snow stated that each lot will meet all of the bulk requirements for the zone which is in the R-1 zoning district.

The applicants agree to comply with the comments in the planner's and the engineer's reports.

They aren't sure where the well and septic system will be placed on the lot at this time; but agree to show those on the plan as soon as they know. The proposed use of the lot is consistent with the R-1 zoning district and will not have any adverse effect on the zoning district.

Jim Winckowski stated it appears they are out of the flood hazard area but will need to confirm with FEMA when applying for a building permit. A variance is necessary for lot frontage on Blue Jay Hill Road and for the size of the existing frame garage which exceeds 600 square feet. The right of ways are a bit narrow especially for Blue Jay Hill Road; but the roads are substandard anyway as compared to the Township code. Hillside Road paved is around 10 or 11 feet wide and Blue Jay Hill Road is about 16 feet wide. Jim doesn't see the need to widen the road at this time.

The existing well and septic have been identified and are located about 300 feet from the property line. There is room to provide both on the new lot according to Mr. Janson. Most engineering comments are just map cleanup issues.

The planner's letter was reviewed; she asked if the height requirement for the dwelling will be met; the existing home is 22.6 feet in height and the new dwelling would be less than 34 feet in height. The width of Blue Jay Hill Road would be clarified. Ms. Fegley asked if they looked at potential wetlands; Mr. Janson stated there were none on the site.

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

Mr. Blair made a motion to approve the subdivision and bulk variances; the motion was seconded by Ms. Haas. Mr. Blair, Mr. Guerrero, Mrs. Haas, Mr. Odenheimer and Ms. Burkley voted yes.

MRP Industrial NE, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane).

The application before the Board is for preliminary & final site plan approval (construction of 634,400 sq. ft. warehouse and associated improvements), continued from the 1/8/2020 meeting. Michael Floyd, attorney was present for the application. Dan Hudson of MRP, Chris Roche, engineer, Dan Disario, traffic engineer and Ed Mayer, architect were sworn in before the Board.

The property is located in a redevelopment area; no variances are being requested. Dan Hudson gave a brief history of MRP Industrial; they are one of the most active developers in the area. All of their projects have been very similar to the project they are presenting this evening. The location and proximity to the NJ Turnpike is ideal as well as the location close to Route 295. It's a robust market and they have high expectations for this project. Hours of operation could be as much as 24 hours/day although they aren't specifically marketing for that. There will be fewer than 300 employees; the building could possibly be split in half for two tenants.

They marked several exhibits into the record. Christian Roche, engineer, gave testimony on the project. The 3 lots are 41.6 acres in total; the site is bound to the east by Hancock lane, to the west by Home Depot and to the north by farmland, the south by the NJ Turnpike. A maximum of 10% of the square footage can be used for office purposes; the parking is on the east and west sides and truck access on the north and south. All traffic will enter and leave via Western Drive. An emergency access can be installed via Hancock Lane and will be blocked with bollards. There are 288 stalls in the one lot, as well as 147 "banked" spaces, 435 in total for both areas, if both are built. 1 loading space for every 8000 square feet is required, 114 are provided. There are 171 trailer parking stalls provided on the plan.

A truck turning movement plan was reviewed; there will be 360-degree circulation around the site. The storm water management design exceeds all requirements. They will do a video inspection of the existing headwall system on the site as suggested in the engineer's report. They are in the process of finalizing their utility connections; water will be provided by Burlington Township via a 12-inch main. Landscaping proposes 480 shrubs and 420 trees; they feel the northern property line is the most important; 138 evergreens are proposed along that line. All ordinance requirements as far as buffers are met. Lighting is accomplished with LED fixtures which are mounted at 30 feet; they are exceeding foot candles levels and are asking for a waiver. No spillover lighting will leave the property. A 900-foot sound wall in the northeast and another 400-foot sound wall in the southeast corner is being proposed. Landscaping will be provided on the outside of the walls. Two guard sheds are proposed which are 12 by 25 feet in

size; they may or may not be installed depending on the tenants. Patio areas of 40 by 40 feet are proposed at each corner of the office portion of the building. Signage will be dictated by the tenants; they intend to comply fully with the Township signage ordinance. They have no issue complying with any of the comments in both the engineer's and the planner's report.

Mr. Odenheimer asked about material for the sound wall; they are looking at materials now; one is fiberglass. They will not be using concrete. Mr. Blair asked about the intended use of the patios; they will be used for outdoor break areas or lunch. Gene suggests that the patios not be near any residential areas; the applicants agree to do this.

Ms. Burkley asked about the emergency access drive; it will come out on the south side of the sound wall to Hancock Lane. They are still coordinating this with the County and with Westampton WTES. They agree to provide the required amount of handicapped parking spaces as well.

Schoolhouse Lane needs to be vacated; they will make a formal request to the Township Committee. Also necessary is ROW dedication for Hancock Lane; they agree to this in order to enable future road widening. They agree to repave the surface of Western Drive. The Board asked for a Phase 1 environmental investigation and if any soil testing been done. Jim Winckowski thinks soil sampling should be done as a minimum; the site had been used for farming. The applicants agree to do this. If a Phase 1 has been done (they aren't certain) they will submit it for review to Jim.

Two different styles of fencing are proposed for around the basin. The basin in the front yard will have a decorative aluminum fence; they prefer to use this type in the back basin as well instead of the split rail fence. It will be six feet in height.

Dan Disario, engineer gave testimony regarding traffic. An extensive traffic study had been conducted. Most of the impact would be limited to Route 541, a County road which functions fairly well. Shift times are unique because they will coincide with times not typical of other businesses. You usually don't see a lot of traffic generated during typical commute times. One hour a day from 7 AM to 9 AM weekdays this project would generate 90 vehicles coming in and 50 vehicles leaving. In the afternoon, for one hour between 4 PM and 6 PM 115 vehicles would leave and 35 vehicles would be coming in, on average. About 20% of these numbers would be trucks. The traffic study was prepared in conjunction with the Fountain Square project. It is under County jurisdiction and review. Jim Winckowski is comfortable with it. They did receive conditional approval from the Burlington County Planning Board on January 30.

Ed Maher, architect, spoke regarding the project. He reviewed the architectural elevations of the project with the Board. Colors will be white, two shades of grey and orange accents on the façade to identify the office areas. The Board asked what color the sound walls would be; the applicants stated they weren't sure at this point but would provide details once they decided on a material for the walls. They wanted something

neutral that would be harmonious with the landscaping. They agree to use earth tones so as to blend into the background. Barbara Fegley asked about the guard shack; the color scheme would be the same as the warehouse.

Full copies of the title work were submitted to the Board solicitor. They did a complete search on Western Drive and on each property that borders Western Drive. Everything they found shows that Western Drive is a public road, however in 1988 the Township passed an ordinance vacating a portion of Western Drive. It was never recorded in the County Clerk's office as is required. They agree as a condition of approval to bring Western Drive up to Township street standards and also agree to dedicate it back to the Township once this is achieved. There is a process that needs to be undertaken in order for this to occur. Discussions with all property owners need to take place as well. A written confirmation from the Township Committee will be necessary to show that they agree to accept Western Drive once it is brought up to Township standards. Gene Blair has concerns regarding timing and the issuance of the CO. All improvements will be made before the issuance of the CO according to Dan Hudson. Jim Winckowski recommends that sidewalk be installed, at least on one side of the road, the hotel side. MRP is willing to install sidewalk on one side of Western Drive.

Ms. Burkley asked the large number of parking spaces that were being proposed; they seem to exceed the number of employees that would be working there. She asked why there were so many extra spaces proposed. They explained that they probably won't need to construct all this parking and the likelihood is it will remain green space and not parking.

Michele Haas asked if this project is a fulfillment center or a typical warehouse; this will not be a fulfillment center like an Amazon warehouse. Something like that would require 800-1000 parking spaces. Most likely it will be a high Q warehouse with low head counts and highly mechanized.

Joe Odenheimer asked if there were any other offsite improvements; there are not.

Barbara Fegley confirmed that the requested design waiver was no longer required; they would revise the plans so no waiver is required. She asked if any endangered or threatened species were identified on the site; they stated there were not.

The meeting was opened to the public for comment. Carol Quattlander, 51 Manchester Way, Burlington – asked if double trailers were going to be onsite; there will not be any. She submitted a photograph of the Steeplechase residential development in Burlington Township that has a sound wall; she was asking for consideration for a similar color scheme. She thought it was quite attractive. The applicants stated that this is the same color scheme that they are proposing; it is in substantial compliance as far as color and looks. She asked if the sound wall could be extended along the entire north side of the project.

Gene Blair stated that there was a large farmed field between this project and Ms. Quattlander's home. It is owned by Burlington Township who was redeveloping this land; another potential warehouse could be built there even though it is currently zoned residential. Mr. Hudson stated it could be developed as residential with affordable housing. The question is whether it is needed now before they know what the use on the Burlington Township property will be. There is currently a 5-foot berm along with 6 feet of trees on top.

Joe Odenheimer asked if sound levels had been met at the property line; the applicants stated that they do agree to comply with any DEP requirements regarding decibel levels. Norm Dotty was sworn in by the Board Solicitor. He is a consulting acoustical engineer. Sound level limits apply at or within the receiver; it depends on the nature of the use. It is a state regulation and the county health departments enforce it.

Ms. Quattlander asked if the Township plans to limit the number of tenants in the building. She asked about fencing that would be installed during the time of construction; only silt fence is required according to Gene Blair. She asked if the applicant intended to widen Western Drive; they are not. Curbing is already installed as well as lighting. There is no capacity issue with Western Drive.

Sonia Woods-Odunbaku, 2 Tattersal Drive, Burlington – asked if there would be trucks coming down Bromley Boulevard and onto Hancock Lane. All access would be from Western Drive only.

Jerry Mengel, 33 Fernbrooke Drive – is concerned about construction and where the vehicles will be. All site construction vehicles will have to access Western Drive only.

There being no further comments from the public, the meeting was closed.

The applicant asked to proceed at risk in regards to their sewer permitting since they think it will take longer than normal to receive approval.

Mr. Blair made a motion to approve the application; the motion was seconded by Mr. Thorpe. Mr. Blair, Mr. Guerrero, Ms. Haas, Mr. Thorpe, Mr. Odenheimer and Ms. Burkley voted yes.

Correspondence: Land Use Liability Training Booklet. Solicitor Swartz would conduct a short training session at the next meeting for all Board members. This is a new requirement of Westampton Township's insurance company.

Open Meeting for public comment

No comments were made.

Comments from the Board

No further comments were made.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board