

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JUNE 3, 2020 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held virtually, via the Zoom app on June 3, 2020 at 7:00 P.M.

The meeting was called to order by Vice Chair Gary Borger 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.

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

Solicitor Robert Swartz swore in the Board Engineer and Planner.

Approval of meeting minutes 3/4/2020 – minutes were approved as written.

**Resolutions:** approval needed:

13-2020 Salt & Light Company, Inc., Block 1208, Lot 11 (1841 Route 541) – amended site plan approval, subdivision approval and amended “D” variance (mixed use development) – was memorialized

**Old Business:** None

**New Business:**

**Dolan Contractors, Inc., Block 203, Lot 7.03, (86 Stemmers Lane) – amended preliminary and final site plan approval, variances (decrease in size for previously approved warehouse, 200,541 sq. feet to approximately 176,123 sq. feet).** It shall be noted that Mr. Eckart would not vote due to this application involving a use variance. Russ Whitman, applicant’s attorney was present on behalf of the application. They are asking for an alternate site plan approval on this building; they already have one approval secured. They want to be in a position to offer the building to the widest variety of users. Existing approval is for a 200,000 sq foot building and this approval is for a 170,000 square foot building. Solicitor Robert Swartz swore in Mike Dolan, principal and Bernie W., applicant’s engineer.

Mike Dolan testified that they liked to be able to offer potential clients an approved plan which is why they are doing what they are doing with this building. He explained the history of some of the other buildings in the industrial park; they liked to offer buildings that could be occupied quickly. There will be two approved plans and they would like to be able to move forward with either one; there is no requirement to abandon the first plan if this one is approved, as explained by Solicitor Swartz.

They addressed the comments in Jim Winckowski's letter; they agree to add one landscaped island in the front of the building which is in line with three prior approvals. Regarding an easement revision for truck maneuvering; they showed a color rendering of the site plan; the easement isn't shown on the plan but they will revise the easement to provide the required maneuvering for trucks. There is another easement that they will provide for car access onto the neighboring lot 7. ADA accessible parking will be shown on the plan correctly; they will provide updated storm sewer pipe calculations; they will locate trash and recycling along the loading docks although there is some flexibility regarding the location; near one of the loading bays on either side.

Jim explained that most changes made were minor from an engineering standpoint. He has no objection from an engineering standpoint for this plan. They have all outside approvals secured; County, utility, etc.

The Planner's letter was reviewed; they agree to all items in the report. They will provide a summary of the plan amendments as suggested in the report. Barbara said that the reasons for the design waiver requests should be stated. Bernie and Russ went through the waivers and explained why they were requesting them.

A D4 variance is required; they feel it can be granted without being inconsistent with the Township's Master Plan. The B-1 zone has a warehouse permission which allows 43 percent FAR; it does have a very small impervious value attached to it; this lends itself to large FAR values according to Bernie. 30% FAR is allowed whereas the application has a 43% FAR.

The meeting was opened to the public for comment; there being no comment, the meeting was closed.

Mike Dolan asked the Board if he could proceed at-risk. The Board is in agreement of allowing him to proceed as such.

**KCA Westampton, LLC, Block 203, Lot 5 (76 Springside Road) – amended preliminary and final major site plan; minor subdivision (Wawa & pad site).** The applicant was represented by their attorney Tim Prime. He gave the Board a brief recap of the approval of this Wawa plan; it is getting close to being finished and they are looking for their C.O. The improvements on the nearby pad site will not be installed at this time; there is no tenant for the site that has been identified. There may be a self-storage facility that is interested in coming in (instead of a fast food restaurant) on that

site but that will be determined. The developer wants to create two separate lots for financial reasons. There is no change in the improvements that are proposed. The lot line is going to be placed where the previous lease lines were. This does create some variances associated with the minor subdivision. Matthew Sharo, engineer and planner was sworn in by the Board Solicitor.

Mr. Sharo posted a color rendering of the Wawa site plan. The stormwater basin is a shared one. There are cross easements in place for maintenance of the basin. The bike path has already been installed, as well as the sidewalk. They reviewed the engineer's report; Jim wants to make sure the buffer between the lots does go in. Tim Prime explained that it would be installed in the fall due to the weather constraints. Jim defers to the Board on this.

Mr. Sharo reviewed the variances created by the minor subdivision. The Wawa lot is 1.92 acres and the other lot is 2.09 acres in size. They pretty much meet all bulk requirements except for the side yard setback for the fast food lot; 14.5 feet is provided where 25 is required; the second is for impervious coverage; Wawa is 69% where 60 is required. There were a few variances that were previously approved with the prior application as well which he reviewed.

All stormwater from the Wawa will discharge into the basin; the lot is graded to drain to the rear and will not affect any nearby neighbors according to Mr. Sharo. Jim stated that the grading and drainage will work just fine.

Nancy Burkley – had concerns about making a left-hand turn onto Woodlane Road. It is permitted but was hidden by a manhole cover on the drawing.

Barbara Fegley – discussed her letter with the applicant. The buffer between the fast food lot and the adjacent residential lot would not be installed at this time.

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

**Correspondence:** Provco Pinegood, Wawa, Block 201, Block 7.01 & 7.02 – change in number of fueling stations (reduction from 8 to 6). The applicants wish to build 2 fewer fueling stations since it creates room to put a potential drive through window in. They would be submitting an application to do this for next month's meeting. The Board is fine with this change.

Robert Swartz – spoke regarding MRP Industrial, NE. They are attempting to get their TWA permit; they are looking for a confirmation that the township is aware that this permit is being issued. Robert can consent on behalf of the LDB. The applicant's attorney came to Robert with this question. Jim said it is highly irregular for the DEP to require this; townships never have to endorse TWAs if they don't have municipal sewer or water. However, Jim recommends that Robert reach out to them in the affirmative.

**Open Meeting for public comment**

No comments were made.

**Comments from the Board**

Dave – asked Jim about the sidewalk issue at the church; he would reach out again. They were making progress but then COVID hit.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board