

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MAY 5, 2021 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on May 5, 2021 at 7:04 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, 2021 and on the Township website. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Ms. Haas, Mayor Henley, Mr. Thorpe, Mr. Wisniewski, Mr. Odenheimer, Mr. Ottey (arrived a few minutes after rollcall), Board Solicitor Robert Swartz, Board Engineer Jim Winckowski, Planner Chris Dochney and Board Secretary Marion Karp
Absent: Mr. Freeman

Solicitor Robert Swartz swore in the Board professionals.

The minutes of the April 7, 2021 meeting were memorialized as written.

Resolutions: for approval/memorialization

- a. 9-2021 Recommend Adoption of Ordinance #4-2021, an Ordinance Supplementing Chapter 250, Zoning, of the Code of the Township of Westampton to add Agridhood Mixed Use Zone – was memorialized.
- b. 11-2021 Oaks Integrated Care, Block 1701, Lot 30 (770 Woodlane Road) – site plan waiver (walk-in freezer) – was memorialized.
- c. 12-2021 Dolan Contractors, Inc., Block 203, Lots 8 & 9 (597 Rancocas Road) – preliminary and final major site plan, bulk variances (electronic sign) – was memorialized.

Old Business: None

New Business:

Rana Shah, Block 301.03, Lot 28 (67 Oakcrest Lane) – variance (conversion of of garage into living space). The applicant, Ms. Shah, was sworn in by the Board Solicitor. She was seeking to convert her attached garage into living space. She

explained that she has three adult children living with her currently and only two bedrooms; one is a college student enrolled online, there is not enough space in the house. Ray Wirth, her contractor, was sworn in before the Board. He is with Baylor Construction in Florence. The existing garage will be insulated, new walls and new floor, new electric panel, electric baseboard heat and an egress window. All will be brought up to code. There is plenty of parking on the driveway, as well as off street parking available. Nancy Burkley asked how many cars they had, if they took the garage away would they be able to park their cars off the street. Ms. Shah stated that it would not be a problem. A construction permit had been submitted and that is how they found out a variance is necessary.

Gene Blair spoke about the exterior appearance; if a window was installed in the front and the garage door removed it would take away the consistency of the outside appearance of the unit; important since it is attached. He asked where they would keep their lawn tools, etc. Ms. Shah explained that they keep all that in the shed. The contractor explained that the window would be put in the side and they will keep the existing garage door, it would be made inoperable. There will be no garage space at all behind the door.

It was testified that the driveways hold two cars in this subdivision, which is Rolling Hills.

The meeting was opened to the public for comment.

Bryan O'Neal, 15 Mayfaire Circle – spoke about the pedestrian access easement; he was confused about a comment the applicant had made.

Eileen Kuriskin, 4 Oak Tree Court – asked if this community was governed by an HOA. There is no HOA. There being no further comment, the meeting was closed to public comment.

Mr. Thorpe made a motion to approve the variance; the motion was seconded by Ms. Burkley. All voted yes.

Rowan Technologies, Inc., Block 403, Lot 1(10 Indel Avenue) – minor subdivision.
The application could not be heard this evening since the applicant hadn't served notice. They would do so for the June 1, 2021 meeting.

Westampton Logistics Urban Renewal, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane) – amended site plan (expansion of existing sound wall).
Michael Floyd, applicant's solicitor was present on behalf of the application. Brian Peterson, Senior VP and Chris Roche, engineer were present and sworn in by the Board solicitor. The Board had granted site plan approval in February 2020. The sound wall surrounding the warehouse is currently under construction on two sides but the third sound wall approval is necessary since they hadn't included this one in the original approval.

Chris Roche testified regarding the site; the sound wall is being added along the northern side of the site. Two sound walls were approved as part of the original site plan; they needed to know what would develop on the adjacent site before they could design this portion of the sound wall. It will be 16 to 18 feet in height and made of PVC, the expanded wall will match. It is located 8 feet off the northern property line. The wall complies with everything in the redevelopment plan and is consistent with prior testimony that was given.

Jim Winckowski stated he felt it best to come before the Board for approval and not done as an administrative change. The applicants need to be aware that they need to maintain the wall as well as what is on the opposite side of the wall.

Nancy Burkley asked if this changes the setback of the building; Board Planner Chris Dochney answered that it does not. The only change is that there will now be a wall between the building and the property line which will help mitigate sound.

Mr. Thorpe asked if there was landscaping planned for this wall as there was on the other walls. The applicants stated that they are willing to work with the professionals and add some landscaping here as well. Mr. Thorpe thinks it is for appearances and it should be landscaped. The applicants agree to do this.

The meeting was opened to the public for comment.

Bryan O'Neal, 15 Mayfair Circle – asked about the construction of the wall; he asked if they had studied its wind resistance. They stated that they had, the wind load is high, probably around 110 mph.

Larry Harris, 2 Forest View Drive – asked where on the map the Home Depot was in relation to this sound wall.

There being no further comment from the public, the meeting was closed to public comment. Ms. Haas made a motion to approve the application; the motion was seconded by Mr. Wisniewski. All voted yes.

The applicant indicated that they wish to proceed at risk; the Board had no objections to them doing so.

MRP Industrial NE, LLC, Block 804, Lot 12 (Irick & Woodlane Road) – preliminary & final major site plan (construction of 2 warehouse/distribution facilities 305,040 & 215,280 square feet in size). The applicant has decided to carry their application to the next meeting in order to enable the Township to purchase additional capacity on Zoom for next month's meeting since the limit was set to 100 persons and more than that number had attempted to sign on the meeting. The applicant agrees to re-notice although they don't have to.

Open Meeting for public comment

Eileen Kuriskin, 4 Oak Tree Court – asked how to proceed with rezoning in the Township. Solicitor Robert Swartz answered that this process starts with the Township Committee.

Malcolm Whitley, 4 Dover Court – asked if there was a plan for meetings to become hybrid or fully back in person. Mr. Borger stated that it is their intention to go back to in person meetings but he didn't know when it would happen. Gene Blair stated that we have to follow the Governor's recommendations. He asked why some members of the Board weren't presented visually when members of the public making comments had to be. Mr. Borger thought this was a fair question and will recommend this for the next meeting. Mr. Whitley doesn't think requiring members of the public to be on video is fair; Gene explained that it was a request and not a requirement.

Joseph Sulock, 417 Pennington Drive – there are a number of bridges that cross the turnpike; he wanted to know if the Township seeks information about the condition of these bridges. Gene believes the State has a program and has plans for reconstruction of some of these bridges; he thinks the one on Irick is one involved.

Dave Guerrero – the NJ Turnpike Authority came out with a three-phase program in 2000; phase three will be a widening program from exit 4 to exit 6 which will have a direct impact on Westampton. They will be starting repairs on the Irick road bridge in a month or two.

Bryan O'Neal – asked about additional handicapped ramps being put in their development. He didn't know who to reach out to. Gene referred him to the Township Committee and the Township Administrator. Gene would also be able to direct him further.

Comments from the Board

Dave Guerrero – thinks the Board needs to start looking at making recommendations to revisiting the Master Plan and the Vision Plan.

Gene Blair – doesn't disagree; however, a budget must be set up for Master Plan review.

Nancy Burkley – she thinks this a good idea; she knows folks would like to have input.

Nancy Burkley – spoke about Marion Karp's tenure at the Township. The Board members wished her well on her retirement after 27 years.

Nancy stated that we could have more of a cooperation between the County Planning Board and the Westampton Township Land Development Board.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board