

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

March 2, 2022

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on March 2, 2022 at 7:00 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 10, 2022 and on the Township website. All guests were welcomed.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mr. Borger, Mr. Guerrero, Mr. Grace, Ms. Karp, Mr. Odenheimer, Mr. Thorpe
Absent: Mr. Carr, Mr. Henley, Ms. Haas, Mr. Ottey
Professional Staff: Attorney Louis Cappelli, Engineer Michael Roberts, Planner Chris Dochney, Secretary Jodie Termini

OPENING STATEMENT:

Mr. Borger states that MRP will be continued to April 6, 2022, at 7:00pm meeting per request of their Attorney Michael Floyd, because this date was publicly announced at this meeting MRP will not have to re-notice.

SWEAR IN JAMES GRACE:

Mr. Cappelli swore in Mr. Grace

SWEAR IN PROFESSIONALS:

Not needed there are no new applications.

ELECTION OF JODIE TERMINI AS SECRETARY

Motion to elect Mr. Guerrero, Mr. Borger second. None opposed. None abstained.

MINUTES:

February 2, 2022 Regular Meeting Minutes –

Mr. Guerrero states he should be changed to Vice-Chairman and not Chairman. Ms. Karp stated that site plan was spelled wrong. Motion to approve with corrections Mr. Guerrero, Ms. Karp second. None opposed. Mr. Grace abstained.

September 1, 2022 Regular Meeting Minutes –

Mr. Guerrero states there are corrections. Page 1 change him to Vice-Chairman. Page 18 a comment he made should be changed to screening not streaming. Motion to approve with corrections Mr. Guerrero, Mr. Odenheimer second. None opposed. Mr. Grace abstained.

RESOLUTIONS:

08-2022 MRP Industrial NE, LLC, Block 804, Lot 12 (Irick & Woodlane Road) – preliminary and final major site plan (construction of 2 warehouse/distribution facilities 305,040 and 215,280 square feet in size) continued from February 2, 2022, meeting. Motion to approve Ms. Karp, Mr. Guerrero second. None opposed. None abstained.

OLD BUSINESS: None

NEW BUISNESS: None

INFORMAL APPLICATIONS: None

CORRESPONDENCE: None

OPEN MEETING FOR PUBLIC COMMENT: NONE

COMMENTS FROM BOARD MEMBERS, SOLICITOR, ENGINEER, PLANNER AND SECRETARY:

Gary Borger – welcomed Mr. Grace and Mrs. Termi to the Board

David Guerrero - asked Mr. Borger if he wanted to comment on the change of the Board members. He also asked Mr. Cappelli if he has received any affidavits from the new members?

Gary Borger – Ms. Haas has an employment change and is now employed by the Township Solicitor that presents a conflict of interest for her to be on the Board and she advised him that she will be resigning. The Township will have to appoint Mr. Grace to Ms. Haas's position which will leave two empty Alternate positions. Any member that missed any of the meetings that MRP presented witnesses will need to go back and watch/listen to the audio of the meeting and then sign an affidavit to be eligible to vote on their application.

David Guerrero – asked Mr. Borger about the Class II position since Mr. Blair retired.

Gary Borger – that position will have to be filled by the Township.

Ms. Karp – stated that the Ordinance may state that it doesn't have to be the Zoning Officer it is just the Township Employee.

Mr. Dochney – agreed with Ms. Karp.

Mr. Borger – stated that he hopes when we get a new Zoning Officer then he/she will be appointed to the Board.

Ms. Karp – welcomed Mr. Grace. Thanks Ms. Termi and wishes her luck.

Mr. Thorpe – Thanks Ms. Termi and welcomes Mr. Grace.

Mr. Guerrero – asked again about the affidavit and wanted to make sure that the Board has enough members to vote on the outstanding application.

Mr. Grace – stated he received the links from Ms. Termi, and he had the opportunity to view most of them and at the next meeting he will be caught up.

Mr. Borger – stated he is looking at the Land Use Law and the Planning Board Membership would be Class I – Mayor or the Mayor's designee, Class II – Official of the Municipality other than a member of the Governing Body, Class III – Member of the Governing Body to be appointed by the Body, Class IV – other Citizens of the Municipality as appointed

by the Mayor, Alternate members number 1 and number 2 are appointed by the appointing authority and they need to be filled.

Mr. Guerrero – asked Mr. Cappelli if Mr. Swartz discussed with him before leaving, regarding sending a letter to the Turnpike Authority that was brought up some months ago.

Mr. Cappelli – stated that Mr. Swartz did discuss that with him.

Mr. Guerrero – asked Mr. Dochney about the sign package for Car Shop. He remembered the original application only was approved for 3 signs and they have 5 signs.

Mr. Dochney – stated that he would have to look at his email. He thinks they were granted a permit and the inspection never took place and it's not certain that what they installed was in line with the permit. He has an email from Emily for the permits from 3/3/21 and he will have to compare the drawings on the permits to what is on the site now.

Mr. Borger – stated that the sign permit would be limited to what the Board granted.

Mr. Guerrero – asked if they got approval for 5 signs how does that play out if the Resolution was approved for 3?

Mr. Cappelli – suggested that this be discussed offline.

Mr. Guerrero – asked about the outstanding MRP Opra requests.

Ms. Termi – stated there are 7 total requests from December, January, and February. Two were filled on February 28th and the others needed more information from Mr. Peterson.

Mr. Borger – stated he wanted to get Mr. Grace up to speed regarding MRP. MRP brought this application for site plan approval for 2 warehousing units. Objectors came in with an attorney who brought up numerous issues. One of the issues that was addressed was that there is currently a cell phone usage on the property, which was granted back in 1997. Now they want to operate warehouses on the same property and that would mean there would be 2 distinct uses on one piece of property and even though warehousing is an allowed use in an Industrial Zone they would be in violation of the current Zoning Ordinance. The Ordinance doesn't allow multiple uses on one property. The objectors Attorney brought this up and said that this can't be granted without a Use Variance, and at this time, they have not applied for one.

Mr. Cappelli – stated this is a pending application and should refrain from speaking about it.

ADJOURN

Motion to adjourn Ms. Karp, Mr. Guerrero second. None opposed.

Respectfully Submitted,
Jodie Termi, Board Secretary