

# WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

## REGULAR MEETING

October 4, 2023

## MINUTES

The meeting is called to order at 7:02 P.M.

The regularly scheduled meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on October 4, 2023. The meeting was called to order by Chair Gary Borger and the opening statement required by the Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 6, 2023, and on the Township website. All guests were welcomed.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

Present: Mr. Borger, Mr. Carr, Mr. Fagan, Mr. Guerrero, Mr. Henley, Mr. Holshue, Mr. Jones, Mr. Thorpe  
Absent: Mr. Odenheimer, Ms. Tolor, Mr. Grace  
Professional Staff: Attorney Wade Dickey, Engineer Mike Roberts, Planner Chris Dochney, Secretary Jill C. Torpey

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3. **Swore in Board Professionals** - Mr. Dickey swore in Mr. Roberts and Mr. Dochney

4. **Approval of Meeting Minutes from September 6, 2023**

A motion was made by Mr. Jones to approve the minutes; Mr. Guerrero seconded the motion.  
Roll Call - All were in favor except Mr. Borger and Mr Thorpe who abstained.

5. **Resolutions for approval and memorialization:**

**Resolution 11-2023** (Woodlane Logistics; Block 804, Lot 1): Denial of application for use variance and preliminary and final major site plan.

A motion is made to approve the resolution.

Mr. Borger, 2<sup>nd</sup>-Mr. Guerrero

Roll Call - All were in favor except Mr. Carr, Mr. Henley, and Mr. Thorpe who abstained.

**Resolution 12-2023** (Ameri Leasing Inc. – B: 1001 L: 4.01) Approval of preliminary and final site plan and use variance.

Motion to approve by Mr. Guerrero, seconded by Mr. Jones

Roll Call - All were in favor except Mr. Carr, Mr. Henley and Mr. Holshue who abstained.

**6. Old Business:**

Dolan Contractors, Inc. B: 203.08 L: 1.01 – Construction of a warehouse

Scheduled for continuation of testimony from the September 6, 2023, meeting but adjourned to November 1, 2023 at the request of the applicant; no further notice to the public required.

**7. New Business:** None

8. **Correspondence:** Resignation letter from James Grace; Mr. Borger announced that Mr. Grace has resigned from the board.

**Informal Applications:** Sparks Carwash, LLC-B: 204 L: 4-Concept plan for Preliminary and Site Plan and Minor Subdivision

Sara Werner is the attorney for the applicant. The applicant is looking for feedback on a 3,574 square foot car wash at 75 Springside Road. The use sought is permitted as it is in the commercial zone district. The applicant received the board professionals' review letters and appreciated them with this informal application.

Mike Canale, Director for Real estate for Sparks Car Wash, was sworn in by Mr. Wade.

Mr. Canale stated that the applicant acquires and develops car washes and is based outside New Jersey but has growth in New Jersey, New York, and Pennsylvania. He stated that this is a modern, high-tech express car wash with state-of-the art equipment. He stated that the building is efficient and pleasurable for customers and that they get involved in the community for food drives, sports teams, etc.

Mr. Canale further stated that the applicant will have 3-4 employees on site to make sure everything runs smoothly. Deliveries are two times a month with a sprinter van. There are no tractor trailer deliveries. Garbage will be collected once a week as needed and will be done before they open. The hours are 8am to 8pm. They are not a 24-hour car wash.

Mr. Borger asked if the car wash can accommodate electric vehicles; Mr. Canale stated that it can.

Paul Mutch, the engineer for the applicant, was sworn in by Mr. Wade.

Mr. Mutch went over the site and surrounding area. There is a CVS, a Wawa, and shopping center in the area. There is a shared driveway with the CVS and the area contains a defunct gas station. Mr. Mutch stated that this building will be pleasing to the sight with robust landscaping. More details will be given at a formal site plan application.

Mr. Mutch stated that the employees will be scattered around the site to help customers. There will be 13 vacuum spaces with different accessories to clean the inside of cars. He also stated that 60% of people using them will be members. There is a shared-access for right-in and right-out with an access agreement. There will be a driveway on Springside Road which will be as far away from the intersection as it can be and the turn will be more clockwise. Ten to twelve

vehicles can easily stack and the car wash has the benefit of speeding up the conveyor belt if needed and there is a bail-out lane before you get to the tunnel. With a formal site plan, they will present a noise study and a traffic plan. There is a water reclamation system so water is reused.

Mr. Mutch stated that no stormwater management plan is needed as this is a minor development. There will be 20'-50' of green space to the roadway, landscaping, and the utilities will be reused to limit opening the road.

Mr. Mutch has a architectural concept plan that is not specific to this site.

Ms. Werner asked Mr. Mutch about the two review letters; Mr. Mutch stated he would defer to a formal application if they are unable to address them.

Mr. Guerrero asked Mr. Mutch about a landscape buffer and sidewalks; Mr. Mutch stated they would marry into the existing sidewalk.

Mr. Guerrero asked about non-members using the vacuums; Mr. Paul stated that there will be employees on site to handle that and to suggest a membership to them.

Mr. Guerrero asked about the elevations and the number of signs; Ms. Werner stated this is a prototype and not site specific.

Mr. Roberts stated the impervious coverage is 70% now and asked what it would be. Mr. Mutch does not have that number handy.

Mr. Roberts asked if the queue line and the vacuums can be flipped. He stated it would give a more pleasurable look; Mr. Mutch stated they spent a lot of time on the layout, tried to tweak it, and it doesn't make sense from an operational standpoint. This is what works with the access with no other option available.

Mr. Roberts asked if the queue line can be pulled away from the property line; Mr. Canale stated they can pull the queue entrance down.

Mr. Guerrero asked about lighting and when it is dark at night earlier in the winter and light later in the summer; Mr. Mutch stated there will be LED area lights which will be Kelvin standard commercial lights but they can explore lower level lighting.

Mr. Roberts suggests 3,000-3,500 Kelvin.

Mr. Dochney commented on the lack of buffering. He is not crazy about the idea it's not in the front yard on the Woodlane Rd. side and garbage. Mr. Mutch stated they would look into that.

Mr. Fagan commented that he is happy the site is being developed. He would like to maintain the rural aesthetic and wondered if wood accents could be added to make it look warmer. Mr. Canale

stated he understood, and he will talk to the architect to see if they can come up with other options that could be a better fit.

Mt. Thorpe stated he would like to see more warmth worked in and this is the best designed concept he's ever seen and appreciates it.

There was discussion on how to fit the building on the lot and the landscape buffers and impervious coverage. There may be too much going into a small space. Ms. Werner and Mr. Canale stated they will look at pulling back the queue line and redoing the impervious coverage and will also add better landscaping.

Mr. Canale further stated the employees can use vacuuming spaces for parking which may help with impervious coverage.

Ms. Werner thanked the board and the professionals.

Mr. Borger stated the board does not get very many informal applications and they are very helpful when the board gets them.

#### **Meeting Opened to Public Comment at 7:52pm.**

Tanya Ray of 20 Westwind Way was sworn in by Mr. Dickey. Ms. Ray stated she has a petition with 46 people that have signed against the warehouse on Springside Rd.

Mr. Dickey stated the board cannot accept petitions per MLUL as a document cannot be cross-examined. Mr. Dickey also stated that public comment on that application ended at the last meeting, but there will be limited public comment when the hearing resumes on the application based on the new material provided by the applicant.

#### **9. Comments from Board members, Solicitor, Engineer, Planner, and Secretary:**

Mr. Guerrero stated Mr. Wade and Mr. Borger did a good job on the resolutions.

Ms. Guerrero asked Secretary Torpey if there were any pending applications.

Secretary Torpey stated she received that week an application for generator(s) at 130 Hancock Lane.

#### **10. Adjournment:**

Mr. Guerrero made a motion to adjourn the meeting which was seconded by Mr. Fagan.

All were in favor.

The meeting was adjourned at 8:08 P.M.