

WESTAMPTON TOWNSHIP COMMITTEE MEETING
7:00 PM Regular Meeting Minutes
April 4, 2023

The meeting was called to order and opened at 7:00 PM by Mayor Sandy Henley. Requirements of the Sunshine Law were read. This meeting was advertised in the Burlington County Times on January 6, 2023. This meeting was held in person in the Westampton Township Municipal Building Courtroom. The flag was saluted and there was a moment of silence.

Roll Call:

Committeewoman Burkley	Present
Committeeman Carr	Present
Mayor Henley	Present
Committeewoman Mungo	Present
Committeewoman Wright	Present – Arrived at 7:02 pm

Township Administrator Wendy Gibson, Deputy Clerk Samantha Horton, Township Solicitor Robert Wright, Chief of Police Stephen Ent and Fire Chief Craig Farnsworth were also present.

PRESENTATION:

55-23 Resolution Appointing Police Officer Tyler Whitehouse

Motion to approve was made by Ms. Burkley; seconded by Mr. Carr.

Motion carried 5-0.

Ayes: Burkley, Carr, Mungo, Wright, Mayor Henley

Naye: none

Abstain: none

a. Swearing in Officer Tyler Whitehouse

Mayor Henley swore in officer Tyler Whitehouse. The Committee took a brief break before returning to the regular meeting.

b. Safety on the Agenda, Joe Henry, Hardenbergh Insurance

Joe Henry from Hardenbergh Insurance presented this year's Safety on the Agenda topic: Avoid Complacency & Manage Risk

c. Fire/EMS Department Ambulance Request

Chief Craig Farnsworth presented an update on the pending ambulance to the Committee. He stated that in order to have the ambulance delivered on-time, we would need to invest an additional \$20,000 for a chassis.

Approval of Minutes:

a. March 7, 2023 Regular Meeting Minutes

Motion to approve was made by Ms. Burkley; seconded by Mr. Carr.

Motion carried 5-0.

Ayes: Burkley, Carr, Mungo, Wright, Mayor Henley

Naye: none

Abstain: none

b. March 21, 2023 Executive Session Minutes

Motion to approve was made by Ms. Mungo; seconded by Ms. Wright.

Motion carried 5-0.

Ayes: Burkley, Carr, Mungo, Wright, Mayor Henley

Naye: none

Abstain: none

c. March 21, 2023 Regular Meeting Minutes

Motion to approve was made by Ms. Burkley; seconded by Ms. Mungo.

Motion carried 5-0.

Ayes: Burkley, Carr, Mungo, Wright, Mayor Henley

Naye: none

Abstain: none

Open Meeting for Public Comments on Agenda Items Only:

No comments were made.

Township Solicitor Robert Wright reminded everyone that if there were any comments to be made for the Ordinance, that there will be a separate time for those.

All in favor to close public comment.

Ordinances:

Second Reading – Motion and Second Required, Open to Public Comment

a. 1-2023 An Ordinance of the Township of Westampton Amending and Supplementing Westampton Township Code Chapter 250 Entitled Zoning, and Chapter 196 Entitled Site Plan Review in Accordance with the 2022 Master Plan

Motion to approve was made by Ms. Burkley; seconded by Mr. Carr.

Motion carried 5-0.

Ayes: Burkley, Carr, Mungo, Wright, Mayor Henley

Naye: none

Abstain: none

Abstain: none

Open to public comment on Ordinance 1-2023:

Kelly Gehin-Scott, 3 Valley Farm Road, thanked the committee for listening to the residents on their concerns and changes in regard to the zoning Ordinance. Ms. Gehin-Scott also pointed out that she loves Dave Guerrero's idea of putting together an Economic Development Committee. She also stated that extra traffic that has occurred from the DR Horton construction site. She thinks putting a warehouse on historic land is out of the question.

Mr. Wright reminded everyone of the three-minute limit for speakers to allow everyone time to speak.

Terrance Brennan, 220 Main St., believes that we should preserve the land instead of building a warehouse. He stated that putting a warehouse up is only going to make the housing values go down and will raise taxes, both of which he does not want to happen. He is concerned about the traffic cutting through the village to avoid truck traffic with the warehouses.

Charles Emig, 23 North Hill Drive, stated that twenty years ago, Springside Road was diverted to allow traffic flow. He said that putting a warehouse up is only going to create more truck traffic. Mr. Emig would like to see open space preserved.

Cameron Fox Flamm, 113 Olive St., said that adding another warehouse is going to create more truck traffic. He stated that a lot of trucks try to make illegal turns, where the roads are not designed for the size of the vehicles. He also stated that the warehouses drive down housing prices. He stated another warehouse is not a good idea and is not considerate to the community.

Grace Innamorato, 102 Wills Ave., stated she moved to Westampton from Northeast Philadelphia, because she wanted to get away from insane drivers. She stated that the warehouse will have people driving through the village and is against it.

Kimberly Adams, 224 Main St., stated she has lived in Westampton for thirteen years. She stated that in the past thirteen years, recreation fields were created, then a Wawa with trucks, and now construction with the townhouses. She is concerned with more people and more noise. She stated that there is no mail delivery, because the residents wanted things to remain historic.

Jon Klischies, 26 Country Ln., stated that it seemed like the township is losing its character, by what some of the other residents have said. He stated that in other areas of town, there are wetlands issues, but someone with deep pockets can get around some of the issues. He hopes that the Township will consider not building another warehouse.

Frances Scozzafava, 110 Rancocas Rd., stated she is very upset that there is something else in town that will bring down the value and bring in more traffic. She stated that she has a camera that captures a car going by every minute. She suggested putting up speed humps or stop signs to slow the traffic down. She said that traffic cutting through Main Street cuts down the value of the houses.

Ken, address not given, stated that he lives in the village and the area is becoming like a city. He said he doesn't understand why it's on a National Registry, but another warehouse is going up. He wants to preserve some of the land.

Ivonne Henriquez, 16 Devonshire Dr., stated that the Committee was voted in to represent the residents, and stated that she hasn't heard any of the residents come to a meeting and state that they want a warehouse. She said the members of the Committee need to listen to the residents, and that they don't want to be a community in an industrial park.

Gilbert Gehin-Scott, 3 Valley Farm Rd., stated that he is also against the warehouses. He says it will have a big negative effect for those living on Valley Farm Road. He would also like to know if the Ordinance prevents trucks from being able to load and unload, and park on any of the side roads. Mr. Scott also stated that his neighbor is deaf and cannot talk, but he would like to know if anything can be done for residents with hearing disabilities to attend the committee meetings, noting that Glen, at 226 Main St., would also like to see the land preserved. Mr. Gehin-Scott also reminded everyone that the Land Development Board meeting is the following night regarding the Dolan warehouse.

Christopher Parente, 216 Main St., stated he doesn't understand why the Committee hasn't maintained the original Master Plan. He is concerned that the construction is going to deter people from wanting to move to Westampton Township.

Gilbert Gehin-Scott, 3 Valley Farm Road, wanted to bring to everyone's attention that the trucks are beginning to use parking lots that back up to the village.

Joanne Bowen, 92 Winstead Dr., said the traffic on Springside Road is horrendous. She stated that the townhouses haven't been opened yet, and the traffic will be horrendous with two new warehouses. She stated she doesn't understand why everything is being built on the village side of Interstate 295.

Township Solicitor, Bob Wright made a response to the comments that were made regarding the ordinance 1-2023, saying that the property that everyone is speaking about has been rezoned to an R6 zone. The application that is pending to potentially build a warehouse, if it's approved that warehouse would be able to go forward with building, but any application that comes in after this Ordinance to build warehouses would be denied.

Committeewoman Burkley said she believes that property is three different parcels with different owners; therefore, Mr. Dolan is only building on one third of the property. The

other two thirds of the property cannot have warehouses built, and must stay single family homes.

Elise Emming, Rolling Hills East, said that when she first moved to Westampton there were deer, farms and wildlife, and small communities. Now she feels she is squeezed in by warehouses. She said she cannot manage leaving her development due to traffic. She stated that everyone was speaking to the neighborhood, and that the neighborhoods would be capsules inside an industrial park. It is not an incentive for young people to move in. She stated the residents have no say, and they have to live with the thievery and everything that occurs with warehouses.

Committeewoman Burkley said this ordinance is a good thing, because it will discourage people from wanting to build warehouses, due to the guidelines they will have to follow. She gives credit to our Land Development Board Planner and the two Committee members that are on the planning board, because they are doing a good job at trying to preserve the space that we have left to make it difficult to build warehouses. Ms. Burkley stated she would love to prevent warehouses, but she believes that anyone can claim the land for Industrial, if none are built.

Township Planner Christopher Dochney said no one would be able to just come in and claim Industrial. Generally, every town has to zone to allow what is legally appropriate. In order for it to be claimed as industrial it would have to be argued and proved in court that a warehouse would have to be built on that specific land.

Committeewoman Burkley said tomorrow it is in the hands of the Land Development Board, she urges residents provide their opinion. Ms. Burkley answered Mr. Gehin-Scott's question, saying yes, in the ordinance it says trucks cannot park and load and unload when it is facing a street. The only way they would be able to load, and unload is if they were on the side of Nelson Grovatt's, farm not on the side of the street.

Township Solicitor Bob Wright, said that any specific site issues can be addressed on an application before the Planning Board on a plan review.

Mr. Dochney stated that the Ordinance does not permit loading in the front yard, but loading is required to be in a rear or side yard. The code requires a substantial setback and buffer.

Ken, address not given, made a statement that he was tired of people with money and greed causing forest and farmland from disappearing.

All in favor to close public comment.

Ms. Burkley asked about a second reading for the budget. Mayor Henley confirmed that it will be at the next meeting.

Resolutions:

- a. 53-23 Payment of Vouchers – this resolution approves the payment of bills through 04/04/2023.

Motion to approve was made by Mr. Carr; seconded by Ms. Mungo.

Motion carried 5-0.

Ayes: Burkley, Carr, Mungo, Wright, Mayor Henley

Naye: none

Abstain: none

Abstain: none

CONSENT AGENDA RESOLUTIONS - RESOLUTIONS NOTE: Consent Agenda items are considered to be routine and will be enacted with a single motion; any items requiring expenditure are supported by a Certification of Availability of funds; any items requiring discussion will be removed from the Consent Agenda.

Motion to approve was made by Ms. Burkley; seconded by Ms. Wright.

Motion carried 5-0.

Ayes: Burkley, Carr, Mungo, Wright, Mayor Henley

Naye: none

Abstain: none

- a. 54-23 Resolution Authorizing a Shared Service Agreement for Fuel Services with the Westampton Township School District
- b. 55-23 Resolution Appointing Police Officer Tyler Whitehouse
- c. 56-23 Resolution Amending Resolution 39-23 for Mold Remediation
- d. 57-23 Resolution Appointing Municipal Court Administrator
- e. 58-23 Resolution Appointing Deputy Municipal Court Administrator
- f. 59-23 Resolution Approving Tax Refund for Total Disabled Veteran

Open Meeting for Public Comment:

Gary Berberian, 138 Winstead Dr., said Mr. Gehin-Scott brought up a good point about the Township being able to offer some sort of assistance to residents in our town who are disabled, to give them an opportunity to participate in the Committee meetings. Mr. Berberian also commented on what Mr. Gehin-Scott said about the truck parking on Woodlane and Springside. He suggested to contact the land owner of the abandoned gas station for permission of enforcement against parking.

Mr. Berberian congratulated Officer Whitehouse, who was sworn in tonight, he wishes him the best. He also asked if during a moment of silence, that certain circumstances be honored. He would also like to have the American flag out front of our building be lowered to half-staff when it's appropriate. He read an article in USA Today about pipe projects, stating that many companies who got stimulus money used it to help with repairing old or rotting infrastructure. Essentially it's a chemical that is injected into the old pipes, to help with repairing them internally but the chemicals are not regulated. He

mentioned that the Committee has the authority to implement regulation on how the process is used.

All in favor to close public comment.

Dates to Remember:

Next Township Committee Meeting April 18th @ 7PM, Land Development Board Meeting April 5th @ 7PM, Easter Egg Hunt April 8th @Holly Hills Elementary School, Historic Commission April 26th @ 7PM, Recreation Committee Meeting April 12th @ 7 PM

Committee Liaison Reports/Comments:

Committeewoman Burkley, commented on Resolution number 56-23, regarding the mold and termites, she believes one of our public works workers is certified in mold removal and extermination, and would like to utilize him to do these types of services, instead of having to hire an outside company at a higher cost.

Ms. Burkley also congratulated Officer Whitehouse for getting sworn in tonight and she wishes him well. She also congratulated our new Court Administrator Jodie Termi and our new Deputy Court Administrator Andrea DiTomaso.

Ms. Burkley stated that the schools were closed due to the fire and gives credit to the Superintendent for doing what he thought was best for the health and welfare of the kids. She stated that she hopes the second fire does not create further issues.

She then shared a document with the Committee, of research she conducted regarding how township clerks share Ordinances upon first reading. She presented that she contacted municipalities in Burlington County. She stated she cannot vote on an Ordinance that she knows nothing about and is only given the title upon first reading. She stated that she was conducting a comparison to clerks who share the full body of the Ordinance with the committee versus the general public. She provided examples of some of the township's practices that she searched for. She stated she didn't want to bring embarrassment to the township, but she said in some cases she had to. She wanted to renew her request with the Committee and will never vote on a first reading if she doesn't know what is in it.

Mayor Henley responded to Ms. Burkley saying that his understanding is that the first reading is to introduce the title of the Ordinance. After the first reading, the Township Committee and the public have 14 days to review the entirety of the ordinance, before it is voted on to be passed. Mayor Henley just wanted to clarify with Ms. Burkley that 14 days is not enough time for her to review the entire ordinance before she votes on it.

Township Solicitor Mr. Wright advised that this was the first time he and the Administrator had seen her document, and that the Administrator had done her own research and some of the research that Ms. Burkley provided did not seem accurate.

Ms. Burkley and Mayor Henley continued to discuss the process until they reached an impasse.

Committeewoman Mungo congratulated Officer Whitehouse on getting sworn in tonight. She also noted the Easter egg hunt was cancelled to rain, so she's looking forward to the rain date event of April 8th. She also urged Mayor Henley and Ms. Burkley to discuss the Ordinance issue privately with the rest of the Committee.

Committeeman Carr thanked everyone coming out to the meeting and he invited everyone to attend the Land Board Development meeting via zoom to further express your concerns. He also thanked the Chiefs, Chief Farnsworth and Chief Ent for strategic planning for our future. He also thanked Public Works for their quick responses to the cleanup from the tornado warning. Finally, he'd like to see our Environmental Advisory Committee filled, so if any residents are interested, please feel free to reach out to our Township Administrator.

Committeewoman Wright, congratulated Officer Whitehouse on being sworn in tonight. She also thanked all the residents for coming out to the meeting and expressing your thoughts and concerns. She noted that it was touching to hear the residents' frustrations.

Mayor Henley agreed with the residents that change is hard. When he first moved to the neighborhood, there was nothing surrounding Spring Meadows. Some developmental changes have happened in that area. He stated that the Township Committee did the best they could to make sure Fair Share Housing was placed appropriately.

He also discussed that he reached out to the County regarding speed bumps and was told that they create noise every time they are driven over. He also discussed adding stop signs, noting he feels it's very much needed. He noted that there were other areas that have speeding issues. He said that many of the issues brought up by the residents have been a point of discussion that affects everyone.

He stated that the piece of land being discussed in the Land Development Board was not owned by the Township, and we cannot dictate how that land is used. He stated that the applications need to be heard by the Land Development Board, and that the subcommittee did a great job with the amendments.

Mayor Henley asked Chief Ent to address the truck parking in Willingboro, and then congratulated the Patrolman. He noted that the Police Department has done a great job, despite turnover.

All in favor to adjourn the meeting. The meeting adjourned at 8:27 pm.

Respectfully submitted,

Wendy Gibson, Acting Municipal Clerk