

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

JANUARY 6, 2021

RE-ORGANIZATION MEETING 7:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on January 3, 2020 and posted in the Municipal Building. This meeting is being held virtually via Zoom technology. For Zoom instructions, please go to the Township website: www.westamptonnj.gov, click on Government, then Land Development Board. Instructions to join the meeting are listed under "News and Announcements"
3. Pledge of Allegiance
4. Welcome to guests. Give Oath of Office to new Board members: Mr. Blair, Ms. Burkley, Mr. Guerrero, Mr. Odenheimer, Mr. Wisniewski, Mr. Ottey
5. Roll Call: Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Thorpe, Mr. Wisniewski, Mr. Odenheimer, Mr. Ottey
6. Motions are needed for the following 2021 appointments:

Chairman
Vice Chairman
Secretary
Solicitor
Engineer

7. Swear in Board Professionals
8. Approval of Meeting Minutes 12/2/2020
9. Resolutions: approval needed:

23-2020 PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 – continued application for preliminary & final site plan approval (addition to existing warehouse) – from 12/2/20 meeting

10. Old Business:

- a. PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 – preliminary & final site plan approval (addition to existing warehouse)

11. New Business: None

12. Informal Applications: None

13. Correspondence: letter from George Morris re: Highview Commercial LLC, 2035 Burlington-Mt. Holly Rd., Block 807, Lot 1

14. Open meeting for public comment

15. Comments from Board members, Solicitor, Engineer and Secretary

16. Adjourn

DRAFT

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

DECEMBER 2, 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 December 2, 2020 at 7:04 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. Borger, Ms. Burkley, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Odenheimer, Mr. Thorpe, Solicitor Robert Swartz, Planner Barbara Fegley, Board Engineer Mike Roberts, Board Engineer, Jim Winckowski, Secretary Marion Karp
Absent: Mr. Applegate, Mr. Blair, Mr. Eckart, Mr. Henley

Solicitor Robert Swartz swore in the Board Planner and Engineer.

Approval of meeting minutes 11/4/2020 – minutes were approved as written; motion to approve made by Mr. Thorpe, seconded by Mr. Guerrero. All voted yes, Mr. Freeman abstained.

Resolutions: for approval/memorialization

Resolution #28-2020 Tesla, Inc., Block 201, Lot 7.01 (570 Rancocas Road) – minor site plan, bulk variance (installation of charging stations at Wawa) – was memorialized

Resolution #29-2020 Highview Commercial, LLC, Block 807, Lot 1 (2035 Route 541) – use variance, height variance (amend previously approved plan to add a warehouse) – continuance until meeting 12/2/2020 – was memorialized

Old Business:

Highview Commercial, LLC, Block 807, Lot 1 (2035 Route 541) – use and height variance (addition of warehouse). The applicant had presented testimony regarding this application at the Board's November 4, 2020 meeting and due to the late hour, the application had been continued until this month's meeting.

George Morris, applicant's attorney, was again present for the meeting. They are happy to provide additional testimony if the Board so desires in response to their questions. It shall be noted that Mr. Freeman could not vote on the application since he was absent from the meeting last month and had not listened to the recording of the proceeding.

John Abene (developer) and all witnesses from last month were again sworn in by the Board solicitor; Nathan Mosely (traffic engineer); Leah Furey Bruder (planner); Ed Brady (engineer); Georgio Vasilis (principal) and Jim Murray (contract purchaser).

Nathan Mosely summarized his testimony from last month and described the changes in the plan from what was originally proposed. He believes that the majority of truck traffic will come from the Turnpike or Route 295; generally, the traffic is significantly reduced from the shopping center traffic; there should be less volume. There were a few changes made to the trip generation analysis; there is still adequate stacking available, the traffic signal will be able to accommodate this use.

Nancy Burkley has concerns that trucks will be traveling onto Irick Road; she spoke to the Fire Marshal who said he has concerns regarding the bridge onto Irick Road and whether or not it could hold trucks of this size. She thinks accidents will occur if this happens. The applicants stated there would be a physical barrier to prevent trucks from turning left onto Irick Road; passenger vehicles could turn left but trucks could not.

Jim Winckowski agrees with the applicants; he has no problem deferring the traffic review to Burlington County who has ultimate approval; however, he does have concerns about truck and vehicle traffic mingling on the site.

Barbara Fegley agrees with Jim's concerns regarding the mingling of truck and car traffic on site but that is really a site plan issue.

Nathan Mosely doesn't think there will be a large volume of trucks going through the shopping center; it should not be a substantial volume and not heavy activity. Traffic on site will consist of mostly passenger vehicles more than anything else and they could do this safely. He says trucks will be a small percentage of the traffic.

Jim Murray spoke regarding the architectural renderings. He showed the Board a rendering of the office portion of the warehouse. He spoke about a project just completed in Florence Township that looks just like this. They had submitted a list of projects similar to this one in their packet to the Board on November 18th.

They showed the Board several site plans from other locations in NJ that have been approved with the same mix of retail and warehouse since the Board had asked for examples of projects with a mixed use such as this one. Robert Swartz asked if the retail portions were pre-existing on these sites or if it was being developed at the same time. Some were pre-existing, some weren't.

Another change to the plan made was to move the warehouse building back 5 feet from Irick Road and to increase the height to 50 feet to provide flexibility during the design phase. There are no specific percentages for building or impervious coverages at this point in time. They did add some island features to prohibit a left turn from the site onto Irick Road for trucks. Signage indicating this prohibition would also be provided. If the use variance was approved, they would be submitting for site plan approval as well as subdivision approval. Jim Winckowski stated that if the subdivision was done later there might be a potential for FAR issues; the applicants are aware of this.

Leah Furey Bruder, applicant's planner explained that detrimental effects are not evident in this proposed design; the site isn't visually or perceptually connected to the rest of the Route 541 corridor and they believe the site is particularly suited to this combination of uses.

Robert Swartz asked what the status was of their application before the Burlington County Planning Board; they will be on the agenda for January but will also be seeking a use variance.

Nancy Burkley had concerns regarding impervious coverage; Jim Winckowski stated it was close to what had been approved before. Barbara Fegley stated that they don't know what it could be because they aren't sure where the potential subdivision line will be. Barbara asked if they had examined where the line might be so that these percentages might be calculated, at least somewhat. They don't necessarily have to do a subdivision but it would be done for financial purposes. This is a site plan issue; they would have to return for approval if approved for a use variance tonight.

Michele Haas asked if they took into account potential future traffic concerns based on what else would be built in the area. Nathan Mosely stated they look at general background growth; they have nothing recent from the County. She is concerned about traffic on Route 541. She asked if the hospital was also taken into consideration. He stated that the County is aware of all the growth that is going on.

Bill Freeman stated that traffic moves at a very fast pace when turning off Route 541 onto Irick Road; did they plan anything to help this situation. They are moving the traffic signal; motorists will have to make a right-hand turn at this signal which would slow them down. They won't be able just to merge onto Irick Road like they do now.

Dave Guerrero thought it was interesting that none of the elevations shown depicted trucks so it was hard to imagine how it would look. He thought the first plan was more aesthetically pleasing than what was being presented now; this is the entrance to the Township and he doesn't feel it is consistent with our Vision plan.

Mr. Thorpe agrees with Dave; the Vision plan is a very important document; he was on the Committee that worked on the plan. Aesthetics are important and he doesn't think a big white warehouse matches the Vision plan.

Mr. Freeman echoes what Mr. Thorpe and Mr. Guerrero said. He doesn't think this is a good look for the area. It is a gateway for our town; we are in a great location geographically and transportation wise. He doesn't think a warehouse is appropriate right now.

Nancy Burkley doesn't like the idea either; she thinks retail would be better or something to serve the public, not a warehouse. She likes the original plan better.

Gary Borger commented that although conditions at this time do not favor retail development, this may change and if we don't want to become shortsighted because of COVID. We want to adhere to the Vision plan which is to make the Route 541 corridor a retail destination and part of the town center.

The applicant's planner made argument that this site, due to its separation by the NJ Turnpike, is particularly suited to this use. The warehouse is what makes the viability of this project work.

Dave Guerrero disagrees and doesn't see this area as appropriate for a warehouse. Gary Borger stated that a dilemma exists since the landowner has to create a financially viable use that is consistent with our Master Plan; it is a difficult decision. It's hard to envision; will the warehouse blend into the background or will they overreach the retail in front of it; it's hard to tell.

The meeting was opened to the public for comment.

Ryan Scerbo, representative of the NJ Turnpike asked that the stormwater discharge of the site remains an open item of discussion with the Turnpike Authority and that it be a condition of any approval of a site plan. Jim Winckowski is aware of this.

Jim Mellett was sworn in by the Board Solicitor. He is an engineer representing the NJ Turnpike Authority. He commented that any site plan approval needs to be conditioned upon the NJ Turnpike Authority being able to review their stormwater plan to see if there is any impact. Jim Winckowski stated that this was more of a site plan issue and he isn't sure they are ready to defer full approval to the Turnpike Authority but rather they should submit comments for evaluation.

There being no further comment, the meeting was closed.

Mr. Guerrero made a motion to deny the use variance; the motion was seconded by Ms. Burkley. Mr. Borger, Ms. Haas and Mr. Odenheimer voted no; Mr. Guerrero, Ms. Burkley and Mr. Thorpe voted yes.

A second vote was taken; Mr. Borger made a motion to approve the use variance; Ms. Haas seconded the motion. Mr. Borger, Ms. Haas and Mr. Odenheimer voted yes; Mr. Guerrero, Ms. Burkley and Mr. Thorpe voted no.

The use variance was denied and did not pass.

New Business:

PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 (800 Highland Drive) – preliminary & final site plan approval (addition to existing warehouse) – the application would be continued until the Board’s January 6, 2020 meeting, no further notice would be required.

Informal Applications: None

Correspondence: None

Open Meeting for public comment

No comments were made and the meeting was closed.

Closed Session:

The Board adjourned into closed session to discuss the 2021 RFPs.

Comments from the Board

The Board discussed the development of Route 541, the Vision plan and modifying zoning ordinances. Robert Thorpe has huge concerns about the development of Route 541. He is wondering what we have to do to be able to protect 541 – larger buffers, stricter or different regulations. They did not want it to turn into a Route 73 or Route 70; he asked Jim Winckowski if the changes would come from the LDB or the Township Committee. Jim said it is ultimately the township committee who has the power to change the zoning ordinances. Robert Swartz will bring this up at the next meeting.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

RESOLUTION: 30-2021

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: PBP Realty, LLC

BOARD'S DECISION: Continued Application for Preliminary and Final Site Plan Approval

PROPERTY ADDRESS: 800 and 1000 Highland Drive – Block 201, Lots 7.05 and 7.06

ZONING DISTRICT: I - Industrial Zone

DATE OF HEARING: December 2, 2020

WHEREAS, PBP Realty, LLC (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting preliminary and final site plan approval. The property is currently improved with a 128,959 square foot warehouse facility. The Applicant is proposing to construct a 60,475 square foot addition and associated site improvements including 35 additional car parking stalls, 13 loading docks and 10 trailer parking spaces. The plan also proposes additional site lighting and stormwater management facilities. Ingress and egress to the facility is provided by a 30' wide driveway located on the northerly side of the existing building and a 30' wide driveway shared with the adjacent facility located to its south. The property is located at 800 and 1000 Highland Drive, Westampton, New Jersey, designated as Block 201, Lots 7.05 and 7.06 on the Township Tax Map (“Subject Property”); and

WHEREAS, the Board had jurisdiction to hear this matter (the “Application”) under the New Jersey Municipal Land Use Law (“MLUL”), *N.J.S.A. 40:55D-1 et seq.*; and

WHEREAS, prior to the December 2, 2020 Board meeting, the Applicant, through its attorney, Patrick F. McAndrew, submitted correspondence requesting the Application to be continued to the next regularly scheduled public Board meeting in January, 2021 to allow the Applicant to be heard on its application; and

WHEREAS, the Board Vice Chairman announced the Applicant’s request at the December 2, 2020 meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting; and

WHEREAS, in light of the Board Chairman’s announcement to the public at the December 2, 2020 public meeting, the Board determined that the Applicant would not be required to notice and advertise the Application again for the January 6, 2021 meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton, that the Applicant's request for preliminary and final site plan approval on the Subject Property in the I – Industrial Zone was and is hereby **CONTINUED**, subject to the testimony and representations set forth on the record by the Applicant, and any conditions set forth herein.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Gary Borger, Vice Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____



Township Of Westampton

SITE PLAN REVIEW APPLICATION

DATE FILED 10/28/20
(for office use only)

SUBDIVISION APPLICATION

MINOR MAJOR

PRELIMINARY FINAL

CONSOLIDATED

BLOCK 201 LOT 7.05 + 7.06

1. GENERAL INFORMATION

A. Applicant Name PBP REALTY LLC

Address 800 HIGHLAND DRIVE, WESTAMPTON

Telephone Number _____

B. The Applicant is a:

MEMBERS: GERARD M. TOSCANI
GERARD M. TOSCANI TRUST
TINA M. TOSCANI TRUST

Corporation*

Partnership*

Individual

Other (specify) LLC

*If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

C. The relationship of the applicant to the property in question is:

Purchaser under contract

Owner

Lessee

Other (specify) _____

Attorney BRUCE McANDREW

Address P.O. BOX 88 HADDON HTS 08235

Telephone Number 856-278-7296

PEXMLAND USE @ AOL.COM

Attorney: PATRICK F. McANDREA
Address P. O. Box 88, HADDON HTS, NJ 08035
Telephone Number 856-278-7296 Email PFXMLANDUSE@AOL.COM

D. Engineer/Surveyor: PAUL SZEWUZAK, PE
Address 7150 WINDSOR DRIVE, ALLENTOWN, PA 18106
Telephone Number 484-223-1766 Email PSZEWUZAK@LIBERTYENG.COM
X 105

2. INFORMATION REGARDING THE PROPERTY

A. Street address of the property 800 HIGHLAND DR.

B. The location of the property is approximately ___ feet from the intersection of _____ and _____

C. Existing use of the property OFFICE + WAREHOUSE

Proposed use of property ADDITIONAL WAREHOUSE

D. Zone in which property is located I - INDUSTRIAL

E. Acreage of property 10.11 ACRES

F. Is the property located on a County road? Yes ___ No ; State road? Yes ___ No ; or within 200 feet of a municipal boundary? Yes ___ No

SITE PLAN APPLICATIONS ONLY (ANSWER ITEMS G, H & I):

G. The type of proposal is: New Structure ___ Expanded area ___ Improved Parking Area ___ Alteration to Structure ___ Expansion to Structure Change of Use ___ Sign ___

H. Name of business or activity (if any) PARIS BUSINESS PRODUCTS

I. Are there deed restrictions that apply or are contemplated? NO.
(if yes, please attach a copy to application)

SUBDIVISION APPLICATIONS ONLY (ANSWER ITEMS J, K, L & M) N/A

J. Number of lots proposed _____

K. Was the property subject to a prior subdivision? Yes ___ No ___
(if so, list dates of prior subdivisions and attach resolutions)

L. Number of lots created on tract prior to this application ____

M. Are there any existing or proposed deed restrictions, easements, rights-of way or other dedication? Yes ___ No ___ (if yes, attach a copy)

N. List all proposed on-site utility and off-tract improvements:

N/A

O. List maps and other exhibits accompanying this application:

SITE PLAN

SITE PHOTOS

3. INFORMATION REGARDING THE APPLICATION

A. Describe any proposed "C" or bulk variances requested, their location (Block & Lot) and the sections of the Zoning Ordinance from which relief is requested. Attach 1 copy of variance notification documents.

NONE

4. CHECK LIST AND WAIVER REQUESTS

- A. Please refer to the Ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.*
- B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

5. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.

BY: TOP REALTY, LLC 10-13-20
Signature of Applicant Date
GERARD M. TOSCANI, MEMBER

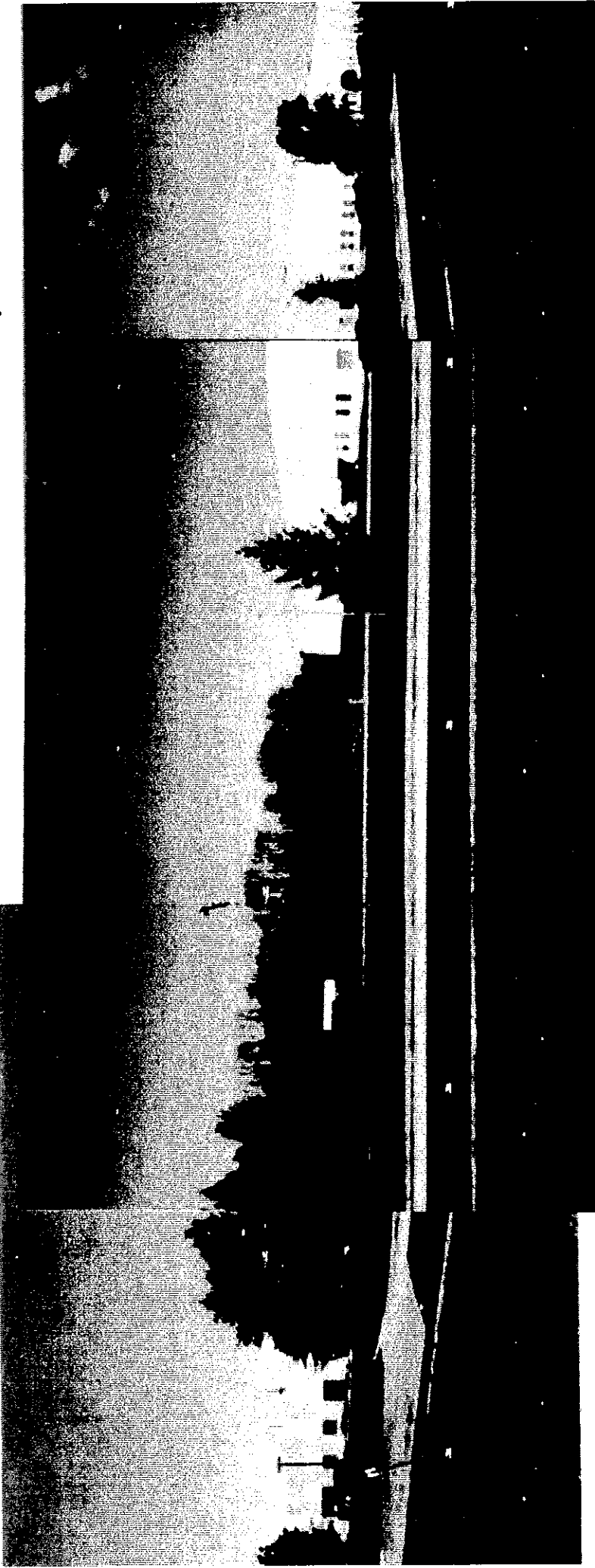
BY: [Signature] 10-13-20
Signature of Owner Date
GERARD M. TOSCANI, MEMBER

*The entire ordinance is available on the internet at the Township website:
<http://www.westamptonnj.gov>

LOCATION OF
WAREHOUSE
ADDITION



EXISTING
PARIS CORP.
BUILDING



800 HIGHLAND DRIVE

Christopher J. Noll, PE, CME, PP
President & CEO

Barbara J. Fegley, AICP, PP
Sec./Treas. & Sr. Vice President

William H. Kirchner, PE, CME, N-2
Vice President



Rakesh R. Darji, PE, PP, CME, CFM, Vice President
Harry R. Fox, NICET III, CPSI
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Joseph P. Orsino, CET
Marc H. Selover, LSRR, PG
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

December 30, 2020
#88033 01

Westampton Township Land Development Board
710 Rancocas Road
Westampton, NJ 08060

Attn: Marion Karp, Secretary Land Development Board

Re: PBP Realty, LLC
Block 201 Lots 7.05 & 7.06
800 Highland Drive
Preliminary & Final Site Plan Application
Review Letter #2

Dear Members:

An application has been received for Preliminary and Final Site Plan approval for the property referenced above. The site is located at 800 Highland Drive and is situated within the I (Industrial) zone. It comprises approximately 10.11 acres. The property is currently improved with a 128,959.37 square foot warehouse facility. The applicant is proposing to construct a 60,475.31 square foot addition and associated site improvements including 35 additional car parking stalls, 13 loading docks and 10 trailer parking spaces. The plan also proposes additional site lighting and stormwater management facilities. Ingress and egress to the facility is provided by a driveway located on the northerly side of the existing building and a driveway shared with the adjacent facility located to its south.

The following documents have been received with this application:

1. Paris Business Products Building Addition Preliminary/Final Site Plans prepared by Liberty Engineering, Inc dated 10/29/20, revised 12/16/2020 including:
 - a. Cover sheet, Sheet 1 of 14.
 - b. Existing Features Plan, Sheet 2 of 14.
 - c. Site Plan, Sheet 3 of 14.
 - d. Grading and Utility Plan, Sheet 4 of 14.
 - e. Landscape Plan, Sheet 5 of 14.
 - f. Lighting Plan, Sheet 6 of 14.
 - g. Soil Erosion and Sediment Control Plan, Sheet 7 of 14.
 - h. General Notes, Sheet 8 of 14.

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- i. Soil Erosion and Sediment Control Notes, Sheet 9 of 14.
- j. Soil Erosion and Sediment Control Details, Sheet 10 of 14.
- k. Construction Details, Sheets 11 and 12 of 14.
- l. Stormwater Profiles, Sheet 13 of 14.
- m. Truck Turning Exhibit, Sheet 14 of 14.
- n. Post Drainage Plan, Sheet POST.
- o. Pre Drainage Plan, Sheet PRE.
- p. SWM Maintenance Plan, Sheet 1 of 1.
2. Elevations and Floor Plan prepared by Marguiles Hoelzli Architecture, unsigned, dated December 11, 2020.
3. Drainage Calculations and Post-Construction Stormwater Management Report dated October 27, 2020, prepared by Liberty Engineering, Inc.
4. Westampton Township Application for Preliminary and Final Major Site Plan Review dated 10/13/20.
5. Submission letter prepared by Patrick F. McAndrew, Esq. dated October 29, 2020.
6. Transmittal letter dated December 16, 2020 prepared by Jeanette M. Miller of Liberty Engineering, Inc.

We have reviewed the documents listed above for conformance to the Zoning Code for Westampton Township and offer the following comments:

Design Waivers and Variances

1. Ordinance §196-8B(1) requires a 50' front yard planted buffer whereas approximately a planted area of 25 feet in depth is proposed along the front property line of the proposed building addition. ***A design waiver is required.***
2. Ordinance §196-8B(1) and Ordinance §250-18 (2) require a 25' minimum side yard buffer between non residential uses. There is an existing driveway servicing the subject tract and adjacent property that encroaches into the required buffer, however, the plan proposes trailer parking stalls that will encroach another 10 feet and entirely eliminate the buffer area required along the southerly property line. ***A design waiver and a variance are required.***
3. Ordinance §196-8B(1) and Ordinance §250-18 (3) require a 50' rear yard buffer between residential and nonresidential zones. The rear property line along the proposed addition is adjacent to the R-6 Residential Zone. Approximately 220' of the 260' length of the property line along the addition contains less than a 50' buffer consisting of existing vegetation. ***A design waiver and a variance are required.***

4. A design waiver may be required from Ordinance §250-22Q(6)(a) which requires nonemployee parking spaces be 10' x 20' and Ordinance §250-22Q(6)(b) which states that employee parking spaces may be 9' x 18' and that two-thirds of office parking may be considered employee parking and that employee parking shall be physically separated from nonemployee parking. The existing parking spaces in front of the building are called out as non-employee parking spaces. Thirty of the proposed parking spaces are shown as employee spaces and five are visitor spaces. Testimony should be provided on whether the parking, as designated, meets ordinance requirements. ***A design waiver may be required.***

The applicant should provide testimony justifying the design waivers and variances.

General Comments

1. The Parking Requirements section of the Site Plan has been revised and shows portions of the building will be warehouse and portions will be office, however, the proposed building is identified as an Industrial Building which has a higher parking requirement than warehouse use per Ordinance §250-20E(2) and (3). The intent of the building should be clarified and the parking schedule should match the intended use.
2. The applicant should provide testimony on operations of the proposed facility including:
 - a. Hours and days of operation.
 - b. Number of employees on the maximum shift.
 - c. Waste and recycling generated.
 - d. Truck types, scheduling, and trip frequency for deliveries and shipping.
 - e. Waste removal.

Applicant indicates no tenant has been identified so specific operation details cannot be provided, however, testimony should be provided on the targeted use and anticipated operations to the extent it can be provided at this time.

Site Design

1. The plan proposes to expand an existing driveway located on the southerly side of the subject tract to accommodate 12' x 55' trailer parking spaces. The driveway also provides ingress and egress to regular parking stalls located on the adjacent lot. The Existing Features Plan indicates that there is a 40' wide access and utility easement associated with the drive. The applicant should provide testimony regarding any restrictions that might impact truck maneuvering necessary to access and exit the parking stalls. The testimony should include the scheduling and frequency of trailers accessing and exiting the spaces. ***Applicant indicates that physical restrictions are proposed to be removed.***

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Testimony should be provided regarding any easement restrictions that may be in place that may require modification or removal.

2. The Site Plan notes that an existing trash enclosure located in the rear of the existing building will be removed and a new enclosure, appearing to be a similar size, will be constructed further to the northeast of the existing building. Testimony should be provided on the adequacy of the trash enclosure to service the existing and proposed building.
3. The trash enclosure detail should clarify the construction materials to be used for the enclosure and the gates.
4. A Lighting Plan has been provided but there is no lighting schedule or notes regarding the types of existing or proposed lights.
5. The title of Sheet 6 of 14 should be revised to Lighting Plan, not Landscape Plan as shown.
6. A Landscape Plan has been provided and foundation plantings are proposed. The Landscape Plan should indicate areas that are mulch beds, lawn, or other material along the foundation.
7. We recommend the White Pines be replaced with Norway Spruce, the Crab Apples be replaced with Steeds Holly, and the Azaleas be replaced with Otto Luyken Cherry Laurel.
8. The Plant Schedule should be checked for the number of plantings. It appears more species are indicated than shown.
9. The plant guarantee in the Planting Notes should be 2 years, not 1 year as shown.
10. The Fire Marshal should comment on the ability of the facility to accommodate fire trucks and adequacy of Fire Lanes.
11. The Sign Details should be keyed to the Site Plan.

Outside Agency Approvals

12. Any approval granted by the Board should be conditioned on the applicant obtaining the following approvals:
 - a. Construction Code Official.
 - b. Burlington County Soil Conservation District (Certified 7/07/16).
 - c. Burlington County Planning Board.
 - d. All others having jurisdiction over this application.

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If you have any questions or require further information, please feel free to contact me.

Sincerely,



Barbara J. Fegley, AICP, PP
Township Planner

Cc: Gene Blair, Construction Code Official, via email
Robert Swartz, Esq., via email to RSwartz@Floriolaw.com
James Winckowski, PE, CME, Board Engineer, via email
Patrick F. McAndrew, via email to pfxmlanduse@aol.com
PBP Realty, LLC, 800 Highland Drive, Westampton, NJ 08060
Paul Szewczak, Liberty Engineering, Inc., 7150 Windsor Drive, Suite 5, Allentown, PA 18106
Michael Minervini, Liberty Engineering, Inc., 7150 Windsor Drive, Suite 5, Allentown, PA 18106



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

December 22, 2020

Westampton Township Land Development Board
710 Rancocas Road
Westampton, NJ 08060

Attn: Marion Karp
Administrative Officer

**Re: PBP Realty, LLC.
Preliminary and Final Major Site Plan - Review #2
Block 201, Lots 7.05 & 7.06
Location: 800 Highland Drive
Zone: I (Industrial Zone)
Westampton Township, Burlington County, NJ
Our File: CWAL0208.01**

Dear Chairman and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced Site Plan application, including the following:

- Plans entitled "Preliminary/Final Land Development Plans for Paris Business Products Building Addition Located at 800 Highland Drive, Westampton Township, Burlington County, New Jersey," consisting of eleven (11) sheets, prepared by Liberty Engineering Inc., dated October 29, 2020, revised through December 16, 2020;
- Architectural plans consisting of two (2) sheets, prepared by Margulies Hoezil Architecture, unsigned and dated December 11, 2020;
- Drainage Calculations and Post-Construction Stormwater Management Report for Paris Business Products, prepared by Liberty Engineering Inc., dated October 27, 2020; revised through December 16, 2020;
- Response Letter dated December 16, 2020; and,
- Completed application forms

Site Description

The subject parcel is known as Block 201 Lots 7.05 and 7.06 and is 10.12 acres in size. The lot has approximately 766.34 feet of frontage on the northern side of Highland Drive, a private roadway. The 571.19 feet of frontage along the western side is located along a 40' wide access



Marion Karp, Administrative Officer
Westampton Township Land Development Board
Re: PBP Realty LLC.
Preliminary and Final Site Plan – Engineering Review #2

December 22, 2020
Our File No. CWAL0201.08
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and utility easement with 20' on the subject tract and 20' on the adjacent Lot 7.07. The access easement driveway creates a T-intersection with Highland Drive. Directly to the east, is a signalized intersection with Highland Drive and Springside Road. The property is situated in the I (Industrial) Zone District.

The site is currently improved by a 128,959.37 square foot warehouse with 126 parking spaces, and 15 loading docks. One ingress/egress is located on the eastern portion of the site that accesses Highland Drive. The second ingress/egress is located at the western edge of the site that utilizes the 40 foot access easement to reach Highland Drive.

Current Proposal

The Applicant PBP Realty, LLC. is requesting Preliminary and Final Site Plan approval to expand the existing warehouse by 60,475.31 square feet to the south, increase the amount of parking spaces and loading spaces by thirty-two (32) and thirteen (13), respectively. Additionally, ten (10) trailer parking spaces are proposed directly south of the proposed warehouse space.

Access to the facility will remain unchanged. The proposed trailer parking spaces will be accessed directly from the access easement.

Based upon our review, we offer the following comments for the Board's consideration:

A. General

1. The Applicant has requested the variances or waivers:
 - a. Per Township Code §250-22.Q(6) (a + b) Two-thirds of all parking for office use may be considered employee parking. Employee parking shall be physically separated from nonemployee parking, whereas it does not appear that any nonemployee parking is proposed.
 - b. Per Township Code §196-8 C(2), there shall be no more than 20 parking spaces in a row without an intervening landscaped island, whereas there are greater than twenty (20) parking spaces in a row without a landscape island in the front of the building. This is an existing condition.
 - c. Per Township Code §250-20 F, a 25' wide buffer is required along the side property line that currently contains the existing shared driveway. The proposed trailer storage is proposed at 15' from the side yard property line.



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 Westampton Township Land Development Board
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- d. Per Township Code §250-22 Q(4)(a), a 25' wide drive aisle is required whereas has a 24' wide drive aisle is provided for the existing parking aisle adjacent to Highland Drive.
 - e. Per Township Code §250-22 F, a 25' buffer alongside property line is required, whereas a buffer of 15' is proposed for trailer storage.
2. It appears that the following variances or waivers may be required:
- a. Minimum Front Yard – The existing buildings eastern corner appears to be 99 feet from the front property line according to Sheet 2, whereas 100 feet is required. This is an existing condition.

| Description | Required | Provided | Requirement Met (Yes/No) |
|--------------------------------|----------|-------------|--------------------------|
| Minimum Lot Area | 5 acres | 10.11 acres | Yes |
| Minimum Lot Frontage and Width | 300' | 756.2' | Yes |
| Minimum Lot Depth | 350' | 542.6' | Yes |
| Minimum Front Yard | 100' | 99' | No (Existing) |
| Minimum Rear Yard | 50' | 220' | Yes |
| Minimum Side Yard | 50' | 61' | Yes |
| Maximum Floor Area Ratio | N/A | N/A | N/A |
| Maximum Impervious Coverage | 80% | 78.46% | Yes |
| Maximum Building Height | 45' | 32 | 32 |

B. Traffic

- 1. A Traffic Impact Study was not provided with this application. Utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition, the increase in warehouse size will increase the site trips by the amount depicted below:

| Trip Generation | Trip Generation | | | | | |
|-----------------------|-----------------|-----|-------|--------------|-----|-------|
| | AM Peak Hour | | | PM Peak Hour | | |
| | In | Out | Total | In | Out | Total |
| LUC 150 - Warehousing | 24 | 13 | 37 | 8 | 24 | 32 |

- 2. The Applicant should ensure that the existing queuing into and out of Highland Drive at the intersection of Rancocas Road is not excessive, specifically the northbound Highland Drive approach, and the Rancocas Road westbound jughandle.



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C. Parking & Circulation

1. The Applicant is proposing one hundred and fifty-eight (158) vehicle parking spaces with seven (7) ADA parking spaces. A total of 139 spaces are required per 250-20 E.
2. It appears that a waiver for Township Code §250-22 Q(6) (a & b) related to the number of required non-employee parking spaces and the width, length, and separation of parking spaces in order to permit all employee parking spaces to be 9 feet wide and 18 feet and non-employee spaces to be 10' x 20'. A maximum of 2/3 of the required parking may be employee size parking spaces. Applicant should testify to the number and frequency of nonemployees anticipated to be on site. There are a total of 42 spaces that are 10'x18' in length, 71 spaces that are 9.5'x18' in length, and 44 spaces that are 9'x18' feet in length. A total of 46 non-employee parking spaces are required, whereas 42 are provided. Same are not separated from employee parking.
3. The Applicant is proposing thirteen (13) loading bays in addition to the fifteen (15) existing loading bays doors. The Applicant should update the Site Plan with the correct amount of proposed loading spaces. The site plan schedule on Sheet 2 states that there are 9 proposed dock doors.
4. The Applicant should address potential conflicts between the tractor trailers accessing the proposed trailer storage area and site traffic circulating within the adjacent shared drive aisle.
5. The truck circulation plan should depict WB-67's parking at one of the docks N1-N6 on the truck turning movement plan.
6. The existing warehouse has a concrete pad with a canopy and picnic table on the southern side of the building that will need to be removed to make way for the warehouse addition. A replacement outdoor picnic area is not proposed.
7. The sidewalk adjacent to the proposed parking spaces along the eastern portion of the building expansion should be increased be increased to six (6) ft width.
8. It is unclear if there is white striping along the northern side of the drive-aisle to delineate same from the angled trailer parking. The Applicant should include a call-out for same.
9. The width of the sidewalk adjacent to the expanded parking area to the north of the warehouse should be delineated.



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D. Grading

1. Additional grading detail must be provided along the northern proposed parking area. Currently, the area does not appear to be properly graded to convey stormwater runoff to the drainage system.
 - a. A 54.00 spot grade is depicted with no grade line near it. The applicant should identify high points and ridgelines for clarity.
 - b. There also appears to be a low point created at the curbed island.
 - c. A spot grade (TC 56.28/BC 55.78) in the northeast corner appears to be one (1) foot off. Same should be revised.
 - d. The curb elevations along the western half of the expanded parking area on the north are greater than the warehouse building finished floor, resulting in the grade in front of the northern façade being back-pitched toward the building.
 - e. The 52- and 51-foot grade lines are missing near the northwest corner of the loading area.
2. It appears that the curb callouts at the southeast corner of the building are incorrect compared to the proposed contours. Same should be revised. There is a callout for TC 49.74/BC 49.24 and TC 49.58/BC 49.08 callout between the 49 and 48 grade line. Additionally, a sidewalk grade of 48.50 is approximately 4.5 feet from a 49.58 callout, both of which appear to be sidewalk elevations. Same should be revised for clarity.
3. The pavement transition between the side trailer storage area and the road loading area has a pavement grade of approximately 20%. The Applicant should consider modifying the curb island to reduce this slope within the pavement,

D. Stormwater Management

1. The geotechnical report reveals unacceptable soils with extremely low soil percolation rates within the area of the subsurface infiltration basin. The underlying soils may need to be over-excavated and replaced with well-draining material or an alternate stormwater management methodology developed.



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2. Pretreatment for 80% TSS removal is required for pavement areas draining to the subsurface infiltration basin. Furthermore, water quality improvements are required for the expanded parking area on the north side of the warehouse.
3. The groundwater recharge spreadsheet within the stormwater water management report does not appear to have been completed correctly. The BMP area, dBMP, dBMPu and dEXC should be consistent with the design. It should be noted that the dBMP will need to equal the depth of invert of the lowest control orifice.
4. The OCS structure detail calls out the use of a “B” inlet. The use of a “B” inlet grate does not appear correct. The inlet grate should be an A or E since no curb exists at that location. The plan also depicts modification of an inlet in the expanded parking area on the north side of the site to a B-inlet (which is already a B-Inlet). The plan should call out conversion to an E-inlet grate.
5. The Applicant should check and revise the invert elevations of the underground basin. The inverts on the plans and construction details are inconsistent. It is unclear if the basin and outlet pipe are to be set at 42.50 or 43.00.
6. The roof leader pipe should be located outside of the proposed stair structures adjacent to the building.
7. The pre- and post-development runoff hydrographs must be separated to model directly connected impervious areas and pervious areas independently.
8. A minimum time of concentration (t_c) of six (6) minutes must be utilized for all routing calculations utilizing the NRCS TR-55 method; unless calculation are provided to show a longer T_c is appropriate. It is unclear why a T_c of 12 minutes was used for Post to UGB.
9. The e-inlets in the loading appear graphically depicted as A-inlets. The box structure must be located outside of the curb line or the inlets convert to B-Type.

E. Utilities

1. It does not appear that any new utility connections are proposed. The Applicant should confirm. The applicant has started a utility connection process with PSE&G. The Applicant should clarify whether additional water or sewer service will be provided.
2. It appears that a fire hydrant is being eliminated adjacent to the southern portion of the building; however, a Siamese fire connection will now be provided at the proposed



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warehouse façade. The loading area in front of the Siamese connection should be established with a fire land to maintain access to the fire dept connection.

F. Landscaping

1. We defer to the Board Planner as to the adequacy of buffers and landscaping.

G. Lighting

1. The Applicant has a lighting plan incorporated onto the Landscape Plan, although the table of contents indicates sheet 6 contains the Lighting Plan. No sheet 6 was included in the plan sheet resubmission.
2. Details and catalog information for the propose pole mounted and wall mounted light fixtures shall be provided including the mounting height for the proposed wall mounted fixtures. The mounting height for the pole mounted fixture should clarify if 25 feet is to finished grade or top of the concrete pedestal. The LED Kelvin temperature of the lighting should be provided.
3. The Applicant should clarify whether the remainder of the site lighting will be upgraded to match the site lighting fixtures proposed with this project.

H. Architectural

1. Existing HVAC units are located on the northern side of the building. The Applicant should confirm if any additional units are required for the building expansion and if so, where will they be located.
2. If a trash compactor is to be provided for the proposed warehouse, same should be depicted on the site plan. We note an existing trash enclosure is shown to be removed and replaced in a different location in the rear of the site.
3. The Applicant should confirm the height of the building. It does not appear that the proposed portion of the warehouse is the same height as the existing portion.

I. Construction Details

1. The Typical Parking Stalls Striping Details depict blue epoxy resin for both standard and accessible parking. Same should be revised to depict white striping for standard parking.



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2. The construction details depict two separate manhole details. The non-precast detail should be removed.
 3. The erroneous low flow channel and weir plate details should be removed from the site plan.
 4. A detail is provided for concrete curb and gutter but no concrete curb and gutter appears proposed.
 5. A detail shall be provided for the concrete pads within the loading and trailer storage areas.
- J. Outside agency permits and/or approvals
1. Burlington County Planning Board
 2. Burlington County Soil Conservation District
 3. Willingboro Municipal Utilities Authority
 4. Westampton Fire Marshall

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
CME Associates

James Winckowski, PE, CME
Land Development Board Engineer's Office

JW/MJR/RS

cc: Gene Blair, Construction Code Official
Robert Swartz, Esq, Board Solicitor
Barbara Fegley, PP, Board Planner
PBP Realty, LLC, Applicant
Patrick McAndrew, Esq, Applicant's Attorney
Paul Szewczak, PE, Applicant's Engineer



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December 30, 2020

File No. 30451-1

VIA HAND DELIVERY and ELECTRONIC DELIVERY

Ms. Marion Karp,
Land Development Board Secretary
Westampton Township
710 Rancocas Road
Westampton, NJ 08060

**Re: Highview Commercial LLC
2035 Burlington-Mt. Holly Road ("CR 541"), Westampton, NJ 08060
Block 807, Lot 1**

Dear Ms. Karp:

As you know, this office represents Highview Commercial X5, LLC (the "Applicant") with regard to the development of the above-referenced property (the "Property") which was most recently before the Board on December 2, 2020.

In follow-up to my December 17, 2020 communication, we thank the Board for accepting the Applicant's request for a discussion item on the January 6, 2021 agenda in lieu of the memorialization resolution. The Applicant is pleased and eager to provide the Board with the attached documents. The documents presented assist the forthcoming discussion and include a modified site plan demonstrating that the Applicant reduced the overall size of the proposed warehouse to its minimum, commercially viable size. As previously noted, the reduction in the size of the warehouse increases the distance from Route 541.

The Applicant also provides ten (10) line of site renderings showing what the warehouse would look like from a passing vehicle or a person standing along Route 541. Again, the warehouse is limited to 45 feet in height, now sits 420' from the roadway and the Applicant and the contract purchaser propose constructing it with a facing that gives the building an office look rather than a warehouse appearance.

Finally, the renderings continue to improve upon a significantly enhanced "Gateway" concept. First, you will notice that the site construction includes a beautiful visual barrier between

COUNSEL WHEN IT MATTERS.SM

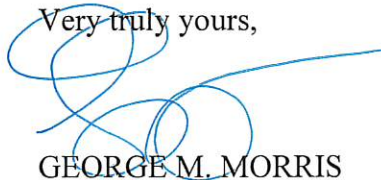
Mount Laurel, New Jersey | Hamilton, New Jersey | Atlantic City, New Jersey

the retail and the warehouse uses. Constructed with a brick and iron wall and increased landscaping and buffering, the enhancement virtually eliminates the view of the warehouse from Route 541. Additionally, the construction of this proposed wall structure also eliminates trucks from entering from the eastern side of the site through the retail area. Instead, the design shifts the existing access to allow trucks (and emergency apparatus) to maintain full circulation with commercial trucks using Irick Road as the means of ingress and egress. As noted above, the gap in the fence and landscape barrier, now lines up with the office view of the warehouse rather than the truck bays. (See Warehouse View 2). Consistent with prior discussions, the Applicant designed the western Irick Road exit to prohibit a left-hand turn truck movement.

The above comments and attached renderings answer the Members' desire for a visually pleasing Gateway to Westampton. The Applicant continues to welcome additional comments during our upcoming discussion with the Board with the hope that the Board will reconsider approval of this significantly improved and substantial ratable project consistent with its vision of a highly attractive entrance into Westampton.

As always, if you have any questions, please contact me.

Very truly yours,



GEORGE M. MORRIS

cc: James Winckowski, PE, CME, Board Engineer
Barbara J. Fegley, AICP, PP, Board Planner
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