

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

NOVEMBER 7, 2018

REGULAR 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 5, 2018 and posted in the Municipal Building.

Pledge of Allegiance

3. Welcome to guests
4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Mumbower, Mr. Myers, Mr. Wisniewski, Solicitor Lou Capelli, Engineer Jim Winckowski, Planner Barbara Fegley, Secretary Marion Karp

5. Swear in Board Professionals

6. Approval of Meeting Minutes 10/3/2018

7. Resolutions: approval needed:

21-2018 Mark & Lorin Arnold, Block 909, Lot 9 (221 Tulip Tree Drive) –  
variances to allow for construction of 24 x 40 foot garage

8. Old Business: none

9. New Business:

1. Fountain Square Shopping Center, Highview Homes, LLC, Block 807, Lot 1 (2035 Burlington-Mt. Holly Road) – preliminary major subdivision, site plan, use, bulk variances and design waivers

10. Informal Applications: none

11. Correspondence: none

12. Open meeting for public comment

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

14. Adjourn

**DRAFT**

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

OCTOBER 3, 2018 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on October 3, 2018 at 7:01 P.M. The meeting was called to order by Vice Chairman Ron Applegate and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 5, 2018 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present: Mr. Applegate, Mr. Barger(arrived at 7:06 PM), Mr. Blair, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Myers, Solicitor Robert Swartz, Secretary Marion Karp

Absent: Mr. Borger, Mr. Mumbower, Mr. Wisniewski

The minutes of the July 11, 2018 meeting were approved.

**Resolutions:**

17-2018 APCO Petroleum Corporation, Block 904, Lot 2 (2036 Burl.-Mt. Holly Rd.) – request for 1 year extension – was memorialized

18-2018 Inductotherm, Block 403, Lot 1 (10 Indel Avenue) – site plan waiver (public water service hook up and associated improvements; foundation for future picnic pavilion for employees – was memorialized

19-2018 Shayona Donuts, LLC, Block 904, Lot 3.01 (Burl.-Mt. Holly Rd. & Western Drive) - Amended preliminary & final major site plan (construction of a Dunkin Donuts) – was memorialized

20-2018 SBC Laundromat, Inc., Block 301, Lot 2 (483 Woodlane Road) – preliminary and final major site plan – (construction of 11,780 sq. ft. retail building and 4,671 sq. ft. car wash facility) – was memorialized

**New Business:**

Mark & Lorin Arnold, Block 909, Lot 9 (221 Tulip Tree Drive). Mr. & Mrs. Arnold were present on behalf of their application seeking to construct an oversized garage, which due to its proposed size and the configuration of the lot required several variances. They live down the street on Tulip Tree Drive in Burlington Township and want to

downsize; Mr. Arnold currently has a shop on his property that he uses for woodworking which is his hobby. He wants to construct a 24 by 40 foot garage to house everything. The problem is that this lot has street frontage on three sides. They testified that this is the best spot for the garage; if they put it directly behind the home it would sit on the septic field and they can't put it in the front yard. They don't currently own the property but there is a signed letter of consent for the application from the current owner, Mr. DeSopo, who was also present at the meeting.

The building will be finished with white vinyl and won't be taller than the existing house; 2 garage doors are planned. Electrical service will be run to the building, no water or sewer service is planned. It will be located as close to the existing driveway as possible with pavers installed if necessary, approximately 20 feet by 10 feet in size. They are well within the impervious coverage limitations. Three variances are necessary; a front yard setback variance of 25 feet where 50 feet is required; an oversized accessory structure of 960 square feet where 600 is allowed and finally a variance to allow for an accessory structure in the front yard. The lot does present a hardship since there is technically no back yard due to three street frontages. The interior of the garage will be 10 feet in height, with the roof structure it will be less than 18 feet in height. There is a very thick existing buffer of trees and bushes which will help screen the garage from Burrs Road.

The meeting was opened to the public for comment. No comment was made and the meeting was closed.

Ms. Haas made a motion to approve the variances; seconded by Mr. Freeman. All voted yes.

**Open Meeting for public comment**

No comments were made.

**Comments from Board members**

Dave Guerrero – spoke regarding developing a checklist for completeness. Dave Barger agrees and spoke about this at a prior meeting. We don't have a checklist in the ordinance and need one to streamline the application process.

Dave Guerrero – spoke regarding Master Plan review; specifically impervious coverage numbers.

Gene Blair – at the end of year, the secretary can submit a zoning report to the Township Committee to make suggestions to change the ordinance.

Dave Barger – spoke regarding the historic district and the unique sizing of lots within; due to this variances are almost always necessary. He thinks it is time to consider doing/planning for these.

**DRAFT**

Dave Guerrero – we could also revisit the Vision Plan; it was originally done in 2010; much has changed since then.

Gene Blair – commented that a Master Plan review has to be budgeted for, they cost money.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board

**RESOLUTION: 21-2018**

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**APPLICANT'S NAME:** Mark and Lorin Arnold  
**BOARD'S DECISION:** Granted Application for Bulk Variance Relief  
**PROPERTY ADDRESS:** 221 Tulip Tree Drive – Block 909, Lot 9  
**ZONING DISTRICT:** Residential “R-1” Zoning District  
**DATE OF HEARING:** October 3, 2018

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**WHEREAS**, Mark and Lorin Arnold (“Applicants”) filed an application with the Westampton Land Development Board (“Board”) requesting bulk variance relief to permit the construction of a 24 ft x 40 ft garage in the Residential “R-1” Zone. The property is located at 221 Tulip Tree Drive, Westampton, New Jersey, designated as Block 909, Lot 9 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**, the Application came before the Board at the regularly-scheduled public meeting held on October 3, 2018. The Applicants appeared and were sworn in to provide testimony as to the nature, purpose, location, and description of the requested bulk variance relief; and

**WHEREAS**, the Board discussed the Application and the Board Professionals offered recommendations. The Application was opened to the public for comment, and any members of the public wishing to comment on the Application were given the opportunity to do so; and

**WHEREAS**, based on all the evidence submitted to the Board and testimony presented at the October 3, 2018 public hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Applicants, Mark and Lorin Arnold, propose to construct a 24 ft x 40 ft garage at Block 909, Lot 9. The Subject Property is commonly known as 221 Tulip Tree Drive and lies within the Residential “R-1” Zoning District. The Applicants are the potential purchasers of the Subject Property.
2. The proposed garage will be 960 sf in area whereas the Township Zoning Ordinance (“Township Code”) Chapter 250, Article VII, Section 250-22A(1) limits the size of accessory structures in all districts on lots three acres in size or less to 600 sf. In addition, the proposed



garage will be located closer to the front property line than the rear building line of the principal building at the Subject Property whereas Section 250-22A(1) further requires that no accessory building shall be located closer to the front property line than the rear building line of the principal building. Finally, the proposed garage will have a front yard setback of 25 ft whereas 50 ft is required by Section 250-7. The Application therefore requires the grant of bulk variances pursuant to *N.J.S.A. 40:55D-70c*.

3. Mark and Lorin Arnold were sworn in and testified as to the requested relief. The Applicants testified that they want to construct the proposed garage to house all the materials and supplies for the Applicants' woodworking hobby; that the proposed location of the garage is the best and only available location for the garage because of a septic field in the rear of the Subject Property; that the building will be finished with white vinyl and will not exceed the height of the principal structure on the Subject Property; and that two garage doors are planned and electric will be run to the garage but no water or sewer. The Applicants further testified the garage will be located as close to the existing driveway as possible and that they are well within the impervious coverage requirement. The Applicants testified that they require the requested variances because locating the garage in any other location on the Subject Property would impose a hardship upon them owing to the existing septic field, other conditions, and unique layout of the Subject Property that has three street frontages and no backyard as defined in the Township Zoning Ordinance. The Applicants further testified there is a thick existing buffer of trees and bushes on the Subject Property that will screen the garage from the road and reduce any possible negative impact of the garage.

4. After testimony presented by the Applicants' witnesses, the matter was opened to the public for comment, and no members of the public appeared to testify.

5. With regard to the request for bulk variance relief, through the evidence submitted and testimony presented by the Applicants, the Board finds that the Applicants have established that due to the exceptional status of the Subject Property as a corner lot with three street frontages, no backyard, and the existing topographical conditions at the Subject Property, namely, the septic field behind the principal structure precluding the location of the proposed garage behind the principal structure, the strict application of the Township Code requirements relating to the maximum size of an accessory structure, location of an accessory structure, and front yard setback requirement as set forth in paragraph 2 herein, would result in peculiar and exceptional practical difficulties to, and exceptional and undue hardship upon, the Applicants, thus bulk variance relief permitting the 24 ft x 40 ft garage in the location proposed in the Application is warranted so as to relieve such difficulties and hardship. *N.J.S.A. 40:55D-70c(1)*.

6. Through the evidence submitted and testimony presented by the Applicants, the Board further finds that the Applicants have sustained the burden of proof to support the above variances in accordance with the statutory requirements set forth in the MLUL, *N.J.S.A. 40:55D-70c(2)*; that is, the requested deviations from the Township Code requirements serve several purposes of the MLUL, specifically: promotion of the general welfare of the community by increasing the property value of the Subject Property; *N.J.S.A. 40:55D-2a*; providing adequate open space at the Subject Property; *N.J.S.A. 40:55D-2c*; allowing sufficient space for a variety of uses (residential and storage for the Applicants' hobby) at the Subject Property; *N.J.S.A. 40:55D-2g*; and by

improving the visual appearance and aesthetics of the Subject Property by allowing the Applicants to store supplies in an attractive garage that will match the visual appearance of the principal structure at the Subject Property. *N.J.S.A. 40:55D-2i.*

7. Through the evidence submitted and testimony presented by the Applicants, the Board finds that the benefits of the requested variances substantially outweigh any detriment, that the variances can be granted without substantial detriment to the public good, and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance due to the size of the Subject Property and existing vegetation buffer that will help screen the garage from the road. *N.J.S.A. 40:55D-70.*

8. The Board further finds that the requested variance relief:

- a. relates to a specific piece of property, namely the Subject Property;
- b. that the purposes of the MLUL would be advanced by a deviation from the Township Zoning Ordinance requirements;
- c. that the variance can be granted without substantial detriment to the public good; and
- d. that the benefits of the deviation substantially outweigh any detriment and that the variances will not substantially impair the intent and purpose of the zone plan and ordinance.

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Development Board of the Township of Westampton, that the within Application for bulk variance relief to permit the construction of a 24 ft x 40 ft garage in the Residential "R-1" Zone, upon motion duly made by Ms. Haas and seconded by Mr. Freeman, was and is hereby **GRANTED**, subject to the testimony and representations set forth on the record by the Applicants, and any conditions set forth on the record and those specified herein.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Applegate	x			
Barger	x			
Blair	x			
Freeman	x			
Guerrero	x			
Haas	x			
Henley	x			
Myers	x			



**IT IS FURTHER RESOLVED**, the above relief is subject to the following standard conditions:

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
2. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein;
3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to *N.J.S.A. 40:55D-12(c)*, and publication of the notice of public hearing in this matter in accordance with the law;
4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed;
5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required;

6. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer and Planner;
7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law;
8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution;
9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein;
10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

\_\_\_\_\_  
Gary Borger, Chairman

ATTEST:

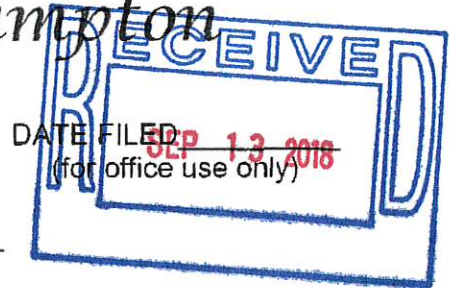
\_\_\_\_\_  
Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: \_\_\_\_\_



# Township Of Westampton

SITE PLAN REVIEW APPLICATION   X    
SUBDIVISION APPLICATION   X    
MINOR        MAJOR   X    
PRELIMINARY   X   FINAL        CONSOLIDATED       



BLOCK   807   LOT   1  

## 1. GENERAL INFORMATION

A. Applicant Name   Highview Homes LLC  

Address   280 Route 35 South, Suite 150, Red Bank, NJ 07701  

Telephone Number   732 530 9191  

B. The Applicant is a:

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   X    
Owner         
Lessee         
Other (specify)       

Attorney   William F. Hyland, Jr., Hyland Levin LLP  

Address   6000 Sagamore Dr., Suite 6301, Marlton, NJ 08053  

Telephone Number   856 355 2900; e-mail: hyland@hylandlevin.com

D. Engineer/Surveyor: Edward P. Brady, PE, Taylor Wiseman & Taylor  
Address 124 Gaither Dr., Suite 150, Mount Laurel, NJ 08054  
Telephone Number 856 235 7200; e-mail: brady@taylorwiseman.com

**2. INFORMATION REGARDING THE PROPERTY**

- A. Street address of the property 2035 Burlington-Mt Holly Road
- B. The location of the property is approximately 0 feet from the intersection of Burlington-Mt Holly Rd and Irick Rd, NJ Turnpike
- C. Existing use of the property Farm  
Proposed use of property See attached Rider.
- D. Zone in which property is located C - Commercial
- E. Acreage of property 24.762 +/- acres
- F. Is the property located on a County road? Yes X No \_\_\_; State road? Yes X No \_\_\_; or within 200 feet of a municipal boundary? Yes X No \_\_\_

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

- G. The type of proposal is: New Structure X Expanded area \_\_\_ Improved Parking Area \_\_\_ Alteration to Structure \_\_\_ Expansion to Structure \_\_\_ Change of Use \_\_\_ Sign \_\_\_
- H. Name of business or activity (if any) Fountain Square Shopping Center
- I. Are there deed restrictions that apply or are contemplated? Yes - cross-easements (if yes, please attach a copy to application) to be provided as condition of final site plan approval

**SUBDIVISION APPLICATIONS ONLY (ANSWER ITEMS J, K, L & M)**

- J. Number of lots proposed 7
- K. Was the property subject to a prior subdivision? Yes \_\_\_ No X  
(If so, list dates of prior subdivisions and attach resolutions)
- L. Number of lots created on tract prior to this application N/A

M. Are there any existing or proposed deed restrictions, easements, rights-of way or other dedication? Yes X No \_\_\_ (if yes, attach a copy)  
to be provided as condition of final subdivision approval

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

All utilities to be installed on-site, except for sanitary main and water main to  
cross County Route 541 and stormwater pipe to connect into NJ Turnpike drainage  
system.

O. List maps and other exhibits accompanying this application:

Boundary & Topographic Survey

Major Subdivision Plan

Preliminary Site Plan

Stormwater Management Report

### 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.

See attached zoning chart for variances requested for floor area ratio, impervious  
coverage (Ordinance Section 250-16.D. and Schedule of Area, Yard and Bulk  
Requirements) and for parking (Ordinance Section 250-16.E).

### 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.

See attached. Testimony will be provided regarding the waivers requested.

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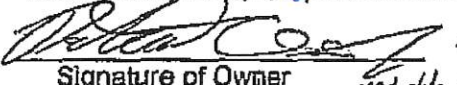
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**5. AUTHORIZATION AND VERIFICATION**

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

 9/12/2018  
Signature of Applicant Date  
William F. Hyland, Jr., Hyland Levin LLP, Attorneys for Applicant

 9-12-18  
Signature of Owner Date  
2035 Burlington - Mt Holly Road LLC  
By Peter Tucci, Member

\*Copies of the Township Ordinance are available for purchase at the Westampton Township Municipal Building. The entire ordinance is also available on the Internet at the Township website: <http://www.westampton.com>

RIDER TO APPLICATION OF HIGHVIEW HOMES LLC  
2035 BURLINGTON-MT HOLLY RD A/K/A BLOCK 807, LOT 1  
PRELIMINARY SUBDIVISION, SITE PLAN AND BULK VARIANCES

Proposed use:

Applicant proposes to subdivide the property into seven lots and to construct a shopping center which will include a gas station with convenience store (Lot A), bank (Lot B), drive-through restaurant (Lot C), restaurant (Lot D), another drive-through restaurant (Lot E), hotel (Lot F, which includes a stormwater basin), and retail shopping center (Lot G).



<u>ZONE C LOT REQUIREMENTS</u>		<u>REQUIRED</u>	<u>SUM OF PROPOSED LOTS 1-5</u>	<u>PROPOSED LOT 1</u>	<u>PROPOSED LOT 2</u>	<u>PROPOSED LOT 3</u>	<u>PROPOSED LOT 4</u>	<u>PROPOSED LOT 5</u>	<u>PROPOSED LOT 6</u>	<u>PROPOSED LOT 7</u>
MINIMUM LOT AREA	1 ACRE		1.434 ACRES	1.612 ACRES	1.615 ACRES	1.218 ACRES	8.345 ACRES	7.194 ACRES	3.003 ACRES	
MINIMUM LOT FRONTAGE	150 FEET		210.00 FEET	236.00 FEET	227.33 FEET	150.00 FEET	202.13 FEET	705.06 FEET	478.04 FEET	
MINIMUM LOT DEPTH	150 FEET		297.50 FEET	297.50 FEET	297.50 FEET	291.56 FEET	400.00 FEET	346.18 FEET	249.06 FEET	
MINIMUM FRONT YARD	50 FEET		83.13 FEET	107.98 FEET	83.02 FEET	65.74 FEET	122.50 FEET	164.50 FEET	67.00 FEET	
MINIMUM REAR YARD	50 FEET		139.72 FEET	129.52 FEET	97.50 FEET	107.50 FEET	120.51 FEET	51.75 FEET	64.11 FEET	
MINIMUM SIDE YARD (EACH)	20 FEET		63.06 FEET	61.00 FEET	19.73 FEET	53.36 FEET	57.00 FEET	30.00 FEET	86.46 FEET	
PROPOSED FLOOR AREA			3,860 S.F.	4,800 S.F.	10,300 S.F.	4,400 S.F.	96,700 S.F.	60,625 S.F.	5,525 S.F.	
MAXIMUM FLOOR AREA RATIO	20%	18.3%	5.38%	6.27%	14.64%	9.06%	27.62%	18.49%	4.22%	
MAXIMUM IMPERVIOUS COVERAGE	60%	57%	78%	67%	79%	62%	28%	75%	47%	
MAXIMUM BUILDING HEIGHT*	35 FEET		<35 FEET	<35 FEET	<35 FEET	<35 FEET	* 45 FEET	<35 FEET	<35 FEET	

\* BUILDING HEIGHT CAN BE INCREASED TO 45 FEET WHEN BUILDING SETBACK (S) >100 FEET

INDICATES VARIANCE NEEDED

PARKING REQUIREMENTS

<u>LOT NUMBERS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
PROPOSED LOT 1 (BANK 3,360 S.F.)	14 SPACES	74 SPACES
PROPOSED LOT 2 (DRIVE-THRU 4,400 S.F.)	48 SPACES	73 SPACES
PROPOSED LOT 3 (RESTAURANT 10,300 S.F.)	134 SPACES	75 SPACES
PROPOSED LOT 4 (RESTAURANT/DRIVE-THRU 4,800 S.F.)	70 SPACES	26 SPACES
PROPOSED LOT 5 (HOTEL 24,175 S.F.)	160 SPACES	164 SPACES
PROPOSED LOT 6 (RETAIL 60,436 S.F.)	242 SPACES	320 SPACES
PROPOSED LOT 7 (RETAIL 5,525 S.F.)	23 SPACES	48 SPACES
<b>TOTAL =</b>	<b>652 SPACES</b>	<b>780 SPACES</b>

REQUIRED VARIANCE

- ZONE DISTRICT C - PARKING SETBACK 20 FEET REQUIRED WHERE 10 FEET IS PROPOSED ALONG PART OF COUNTY ROUTE 637.

DESIGN WAIVERS:

- SCREENING & BUFFERING - FRONT YARD BUFFERING WHERE 20 FEET IS REQUIRED AND 10 FEET IS PROPOSED ALONG PART OF COUNTY ROUTE 637.
- GENERAL RECOMMENDATIONS (G) - TREE & UNDERSTORY QUANTITIES ALONG COUNTY ROUTE 541 AND PART OF COUNTY ROUTE 637 ARE NOT MET.
- CANOPY TREE QUANTITIES WHERE RELOCATED AND PROPOSED WITHIN THE SITE, UNDERSTORY TREES ARE REDUCED FROM THE REQUIREMENTS.



JOHN H. ALLGAIER, 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

November 1, 2018

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

Attn: Marion Karp  
Administrative Officer

**Re: Highview Homes, LLC  
Preliminary Subdivision and Site Plan and Bulk Variances – Review #1  
Block 807, Lot 1  
2035 Burlington-Mount Holly Road  
Zone: C (Commercial)  
Westampton Township, Burlington County, NJ  
CME File: CWAL0807.01**

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:

- Plan entitled, "Major Subdivision Plan, Fountain Square – Phase I", Burlington-Mount Holly Road (C.R. 541), Block 807, Lot 1, Westampton Township, Burlington County, New Jersey," consisting of one (1) sheet, prepared by Taylor Wiseman & Taylor, dated September 11, 2018.
- Plans entitled, "Fountain Square, Preliminary Site Plan, Burlington-Mt. Holly Road (C.R. 541), Block 807, Lot 1, Tax Map Sheet 8", consisting of twenty (20) sheets, prepared by Taylor Wiseman & Taylor, dated September 11, 2018.
- Boundary & Topographic Survey, Block 807, Lot 1, Westampton Township, Burlington County, New Jersey, consisting of one (1) sheet, prepared by Taylor Wiseman & Taylor, dated June 22, 2018.
- Traffic Engineering Assessment for Fountain Square, prepared by Shropshire Associates, LLC, dated September 25, 2018.
- Stormwater Manager Report, prepared by Edward P. Brady, P.E., of Taylor Wiseman & Taylor, dated September 12, 2018.
- Completed application forms.

S:\Westampton\Project Files\CWAL0807.01 - Highview Homes, LLC\18-10-12 - Highview Homes, LLC - Eng Rvw #1.docx



Marion Karp, Board Secretary  
Westampton Township Land Development Board  
Re: Highview Homes, LLC – Engineering Review #1  
Preliminary Subdivision and Site Plan and Bulk Variances

November 1, 2018  
Our File No. CWAL0807.01  
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### Site Description

The subject property is a 24.762+/- acre triangular parcel located at the south corner of Burlington-Mt. Holly Road (a.k.a. County Route 541) and Irick Road (a.k.a. County Road 637). The property is bound to the south by the New Jersey Turnpike. The parcel has approximately 1,166 feet of frontage along Burlington-Mt. Holly Road to the northeast and approximately 2,196 feet of frontage along Irick Road to the northwest. The property is situated in a C (Commercial) Zoning District. The site is currently unoccupied; two (2) existing structures and a dirt path remain. Access to the site is currently achieved from Irick Road via the aforementioned dirt path. No other access to the site was identified.

### Current Proposal

The Applicant, Highview Homes, LLC, has submitted a new subdivision and site plan to develop the site in question as a shopping center with seven (7) separate lots (labeled A-G on the Subdivision Plan and Lots 1-7 on the Site Plan). The proposed development includes the construction of: an eight (8) -pump gas station with 5,525 square-foot convenience store, a 3,360 square-foot bank, two (2) fast-food restaurants with drive-thru totaling 9,200 square feet, a restaurant with 250 seats totaling 10,300 square feet, a four-story, 150-room hotel with a footprint of 24,175 square feet, and a retail shopping center totaling 60,625 square-feet.

Associated site improvements include, but are not limited to: the construction of seven-hundred, seventy-nine (779) parking spaces and associated drive aisles, access roads, landscaping, site lighting, storm sewer and utility upgrades, and a stormwater management (infiltration) basin. The Applicant also proposes to relocate the eastbound approach of Irick Road (C.R. 637) with Burlington-Mt. Holly Road (C.R. 541) so that it aligns with Western Drive to create a new four-legged signalized intersection. The Right of Way (ROW) associated with the original alignment of Irick Road is proposed to be vacated and become part of proposed Lot A (referenced as Lot 7 on the Site Plan).

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

#### A. Major Subdivision

1. We have reviewed the subdivision plat for conformance to the Map Recordation Law and the Township Code and offer the following comments that should be addressed by the Applicant's Land Surveyor:
  - a. The Applicant must demonstrate feasible site roadway access for each proposed lot. While some of the proposed lots meet frontage requirements along Burlington-Mount



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Holly Road, it does not appear that driveway access will be permitted for those lots specifically. Accordingly, access easements must be established and graphically represented on the plat to ensure acceptable roadway access at the time of the filing of the plat.

- b. The notation below the bulk table should be revised to read: "Building height can be increased to 45 feet when building front yard setback is greater than 100 feet."
  - c. The proposed lot identification on the plat should be consistent with the Overall Site Plan to avoid confusion.
2. The Applicant should address how access to the solar field across Irick Road is to be maintained. It appears the existing driveway associated with the solar field site extends from the portion of Irick Road to be vacated.
  3. The procedure and approvals required for the vacation of Irick Road should be discussed. A portion of Irick road is located in Burlington Township while the right-of-way is owned by Burlington County.
  4. The ownership and maintenance of the relocated section of Irick Road should be clarified. Storm sewer, street lighting and utility improvements may need to be separated from the private site facilities.

B. Variances

1. The Applicant has requested the following variance relief:
  - a. Hotels are a permitted conditional use in the C Zone district. A conditional use requirement is to provide a 40 foot wide buffer with minimum 20 foot wide landscape strip between impervious surfaces and the surrounding property. No buffer appears to be provided. It appears 'D' (Use Variance) relief may be required.
  - b. The maximum floor area ratio in the C Zone district is 20% whereas 27.62% is proposed for Lot 5. It appears "D' (Use Variance) relief may be required.
  - c. The maximum impervious coverage is 60%. The proposed total impervious coverage development-wide is 57%. However, the following individual lots will require variance relief:
    - (1) 78% is proposed for Lot 1;



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- (2) 67% is proposed for Lot 2;
  - (3) 79% is proposed for Lot 3;
  - (4) 62% is proposed for Lot 4; and
  - (5) 75% is proposed for Lot 6
- d. The minimum parking/loading area setback of 20 feet whereas less than 10 feet is provided within proposed Lots 1, 6 and 7.
2. The Applicant may require the following additional variances:
- a. Minimum side yard setback is 20 feet where 19.73 feet is proposed for Lot 3.

C. Design Waivers:

1. The applicant has requested the following design waivers:
- a. Screening and buffering of a front yard. A 20 foot buffer is required whereas a 10 foot buffer is proposed along CR 637 at Lot 1 and Lot 6.
2. The applicant may require the following additional design waivers:
- a. §250-22(R)(6): No off-street loading and maneuvering areas shall be located in any front yard where one appears to be proposed in the front yard of Lot 6.
  - b. §196-(B)(1): When a nonresidential use abuts another nonresidential use, 20 feet of buffer is to be provided along each property line. Since the proposed development extends across multiple lots, buffering at each property line as defined in the Ordinance may not be feasible.
  - c. §196-8(A): Minimum parking distance from streets and property lines is 20 feet, whereas the proposed parking areas which extend across multiple lots will not meet this requirement. Lots 1 through 6 appear to require a waiver from this requirement.
  - d. 250-22(G) requires an average maximum light intensity of 0.5 foot-candles over the entire area, whereas all areas are proposed between 0.5 fc and 1.4 fc. The applicant should revised the lighting design to meet this requirement or request a waiver from this design standard.



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D. Landscape Waivers:

1. The Applicant has requested the following Landscape Waivers:
  - a. A landscaped island is required where 20 or more parking spaces are in a row. The Applicant is requesting to omit the required parking lot island at 1 location within Lot 3. (21 spaces are proposed in a row)
  - b. As identified by the Applicant and listed above, a waiver from §196-(B)(1), Screening and Buffering, is requested. Screen plantings are required to be provided to a depth of 20 feet along the front yard along Irick Road whereas 10 feet is proposed.

E. General

1. Architectural Plans for the proposed buildings should be provided as part of the Final Site Plan package.
2. The Applicant should revise the Title Sheet to include the following items:
  - a. A certified list of property owners within 200 feet of the subject property.
  - b. A list of utility agencies having jurisdiction over the site.

F. Site Plan

1. The property lines of the proposed subdivided lots and proposed building setbacks are shown on the Overall Site Plan, sheet 2. These items shall also be shown on the Site Plan, sheets 3 and 4.
  - a. Required front, side, and rear yard setback lines for each new lot shall be added to the Site Plan, sheets 3 and 4.
  - b. Proposed building setbacks from the proposed subdivided lot lines shall be provided on the Site Plan, sheets 3 and 4.
2. The plans shall be revised to propose locations for refuse/recycling enclosures for each use. Shared enclosures may be acceptable if located and sized appropriately. Details of the proposed enclosures shall also be added to the plans.



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3. On the Site Plan, sheet 3, the hatching identifying the vacated roadway appears to cover the proposed improvements along the west side of proposed Lot 7. The plan should be revised to more clearly identify the proposed improvements.
4. The viewable area should extend beyond the match line on each site plan sheet to provide overlap.
5. The Site Plan, sheets 3 and 4, shall be revised to identify all proposed site features more clearly. In particular; curbing, striping, signage, accessible ramps, limits of heavy duty/light duty pavement, etc. shall be identified.
6. It is unclear if the Applicant is proposing grass or concrete surface around the perimeter of the shopping center or some combination thereof. Proposed walkways, limits of grass/landscaping, and proposed flush curb or accessible ramps should be more clearly identified.
7. Bicycle racks should be incorporated into the site design including other amenities such as trash receptacles and benches for pedestrians.
8. A proposed signage package shall be provided for each property as part of the Final Site Plan application.

G. Parking & Circulation

1. The Applicant has not provided a circulation plan. One should be provided to our office for review. The path for how delivery trucks, tractor trailers, and fire/rescue trucks will circulate the site should be identified on the plan.
2. A minimum turning curb radius of 30 feet is provided at the proposed access points from Irick Road but internal driveways appear to have radii as small as 15 feet. Revisions to the turning radii may be required based on our review of the circulation plan noted above.
3. The Applicant shall coordinate with the Fire Marshall to identify any required fire lanes.
4. The site plan should be revised to identify walkways and crosswalks for internal pedestrian circulation throughout the site as well as to provide a connection to Burlington Mount Holly Road.





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5. The Applicant is proposing seven-hundred, seventy-nine (779) parking spaces whereas only six-hundred, sixty-two (662) parking spaces are indicated to be required. Spaces are proposed to be 10' x 20' (typ) except for accessible parking spaces which are proposed to be 8' x 20' (typ). One (1) 20'x40' loading zone is proposed for the 250-seat restaurant and one (1) 90'x35' and one (1) 90'x15' loading zone is proposed for the retail shopping center.
6. The parking table shall be revised to show the calculation breakdown for the required number of parking spaces. In particular, restaurant parking requirements are based on the number of proposed seats and appear to be incorrect. The Applicant should review the required number of parking spaces and revise the table as necessary.
7. The number of proposed ADA accessible parking spaces per lot should be identified in the parking summary table. The minimum number of accessible spaces must be provided for each individual use.
8. The 4,800 square foot drive-thru restaurant is proposed to be located in Lot 2 and the 4,400 square-foot drive-thru restaurant is proposed in Lot 4. The Parking Requirements table on the Overall Site Plan, sheet 2, appears to have them reversed. The associated number of required parking spaces also appears to be reversed. However, the number of proposed spaces for each lot appears to correctly match the plans.
9. The Applicant should reconfirm the proposed number of parking spaces as identified in the plans. The number of spaces proposed within Lot 1 appears to be incorrect.
10. A design waiver should also be requested for §196-8(A), Parking and Loading, as the required minimum parking distance from streets and property lines is also 20 feet, and lots where the proposed parking area extends across multiple lots will not meet this requirement. Our office does have a concern regarding the setback between Irick road and the drive aisle adjacent to the retail building. Vehicles utilizing the drive aisle may cause confusion to vehicles on Irick road due to the close proximity and parallel nature of the two roads.
11. The Applicant should coordinate with Burlington County and NJ Transit to provide a bus stop pad and shelter along Burlington-Mount Holly Road. Currently a NJ Transit bus route exists along this corridor.



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#### H. Traffic

1. It appears that improvement plans remain to be developed for the modifications to Burlington-Mt. Holly Road and Irick Road and submitted to the County for approval. The applicant should advise on the status of same. A copy of the improvement plans should be forwarded to the Board and our office for review.
2. The Traffic Impact Report should be revised to address the following:
  - a. The use of internal capture trips should be excluded from the analysis in order to provide a conservative approach.
  - b. A summary table should be provided to identify the LOS to be provided at each studied intersection overall and for each lane approach.
  - c. The traffic impact this project has on the intersection of Irick Road and Woodlane Road should be addressed.
  - d. The study should include a vehicle queue analysis and summary table to identify the anticipated 95<sup>th</sup> percentile vehicle queue length for each approach for each studied intersection.
3. Irick Road should be provided with a double-yellow center line as well as a center left turn lane for the site driveway intersections.
4. The driveway extending from Irick Road entirely within Lot 6 should be eliminated.
5. It is recommended that the center drive aisle parallel with Burlington-Mount Holly Road be increase to 30 feet in width to allow for better vehicle maneuverability for vehicles turning into and out of the adjacent parking area aisles.
6. The main driveway extending from Irick road should be revised to eliminate the first two intersecting parking area drive aisles located 10-15 feet from the Irick Road right-of-way.

#### I. Grading & Stormwater Management

1. General Comments



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- a. Some of the existing contours are difficult to identify on the plans, particularly those in the existing roadway. The Applicant's engineer should review the plans and revise line thicknesses as appropriate to ensure readability.
- b. Additional spot grades and ridge lines shall be provided at key locations along curbs including curb tangents and midpoints, ridges, building corners, and building entrances to aid in constructability.
- c. Surface slopes in landscaped areas, particularly in those surrounding proposed buildings, should be a minimum of 2% to minimize localized ponding and to ensure surface runoff is directed away from structures wherever possible.
- d. ADA accessible pathways need to be further developed at all proposed locations. The plans shall be revised to provide spot grades at the corners all ADA accessible parking areas as well as at the base and top of the proposed ramps and along the accessible pathway to the appropriate building entrance. We suggest that the Applicant provide a detail of each accessible area at larger scale to avoid making the plans too busy.
- e. Based on the soil logs provided in the Stormwater Report, groundwater was not encountered during the Applicant's geotechnical investigation of the soils in and around the proposed basin. In addition, the soils were tested for permeability and have been shown to meet the minimum requirements for subsoil permeability. Therefore, the proposed design approach appears to be appropriate.
- f. Some of the proposed storm sewer pipes are proposed to be installed at relatively flat slopes. In general, a 0.50% minimum slope is preferred, with 1.00% being ideal. The Applicant is proposing several of the larger diameter pipes to be 0.11% – 0.17% slope, which will be difficult to construct correctly and will increase the likelihood of standing water and sediment remaining in the pipe run. Our office recognizes that the elevation difference between the front and rear of the site where the basin is proposed is small but since the elevation of the groundwater does not appear to be a controlling design parameter we suggest that the Engineer reevaluate if it is possible to lower the elevation of the basin bottom to provide some additional differential.
- g. The Applicant has provided stability calculations demonstrating that the proposed emergency spillway will successfully pass 150% of the 100-year storm at a non-erosive velocity (e.g. less than 2.0 feet per second as identified in the Report). However, the area immediately downstream of the emergency spillway should also



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be analyzed for stability since the grading downstream of the basin will channelize and be directed offsite towards NJ Turnpike property.

- h. The applicant's engineer should clarify whether roof leaders for the various buildings will be directly connected to the storm sewer.
- i. Our office recommends a technical review meeting with the Applicant's engineer to discuss general concerns with the grading plan including the comments below:
  - (1) Lot 7 (Proposed retail store and fueling area)
    - (a) Several contours and spot grades within the parking and landscaped areas to the east and south of the proposed retail store appear to be in conflict with each other. Contours and proposed spot grades should be reviewed and revised as necessary.
  - (2) Irick Road Realignment
    - (a) Preliminary grades for the proposed realignment should be added to the plans to ensure the site design corresponds with the proposed roadway improvements (and vice-versa).
    - (b) The plans should be reviewed to confirm if a curb inlet will be necessary on the west bound side of the roadway at Station 0+80 at the identified low point.
  - (3) Lot 1 (Proposed Bank)
    - (a) The proposed top of curb elevation on the northwest corner adjacent to the accessible ramp appears to be incorrect. The proposed spot grade should be reviewed and revised as necessary.
    - (b) Additional spot grades shall be provided within the drive-thru area and at any proposed grade breaks.
    - (c) The proposed contours surrounding Inlet #110 suggest a design cross slope of 10% on the north side, whereas a maximum of 5% in a parking area would be preferred. The proposed grades should be reviewed and revised as necessary.



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(4) Lot 2 (Proposed 4,800 SF drive-thru restaurant)

- (a) Proposed 'B' Inlet #303 appears to be collecting a significant flow of stormwater runoff. The provided stormwater report indicates the estimated maximum flow to the inlet is 5.95 cubic feet per second (CFS). The applicant should consider providing an additional catch basin further upstream from the inlet to minimize the potential for ponding in the parking spaces surrounding the inlet.
- (b) The spot grade provided at 6-stall parking area southeast of the building appears to be indicating a low point. The Applicant should check and revise accordingly.
- (c) The building finished floor elevation would indicate that an additional contour is necessary in the landscaped area surrounding the building. The proposed grades should be reviewed and revised as necessary.

(5) Access Drive to Burlington-Mt. Holly Road (CR 541)

- (a) The proposed contours within the travel ways shall be revised to direct stormwater runoff towards the outside curb lines instead of towards the center island.
- (b) Contour lines shall be provided on the center island.
- (c) Contour lines and spot grades shall be provided up to the limits of construction.
- (d) Based on the provided topographic survey, a localized low-point exists where the proposed entrance driveway meets Burlington-Mt. Holly Road. It appears that stormwater from a significant area of the existing roadway will flow toward the proposed entrance and will be collected by the two proposed inlets. The inlet area map shall be revised to show the full area anticipated to be incident to the proposed Inlets #301 and #302 and the stormwater calculations should be revised to show that the proposed system can handle the additional flow. Additional detail must be provided regarding the existing County storm sewer structures in that location.



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(6) Lot 3 (Proposed 250 seat restaurant)

- (a) The proposed spot grade adjacent to the northern corner of the restaurant suggests the potential for ponding. The proposed grades should be reviewed and revised as necessary.
- (b) The proposed grades in the vicinity of the southern accessible parking spaces should be reviewed. There appears to be a high point along the curb line not delineated.
- (c) The grading adjacent to the southwest corner of the restaurant at the curb island should be checked and revised.
- (d) Additional contour lines appear to be necessary within the landscaped islands that separate the parking area from the adjacent access roads to the north and west.

(7) Lot 4 (Proposed 4,400 SF restaurant with drive-thru.

- (a) The grate elevations of the inlets on either side of the island to the rear of the drive thru restaurant appear to be too low based on the proximity of the adjacent contour lines. The slope of the pavement leading into the inlets would need to be significantly steeper than 10% to accommodate the grading as shown. The grades in this area shall be reviewed and revised as necessary.
- (b) There does not appear to be any grade change from the accessible ramp on the northeast corner of the building to the proposed elevation 77 contour. The grades should be reviewed and revised as necessary to eliminate any potential for ponding.
- (c) An additional contour appears to be necessary along the drive-thru area and adjacent island on the south side of the building.

(8) Lot 5 (Proposed shopping center)

- (a) Additional spot grades should be provided for the proposed accessible parking spaces on the northeast side of the shopping center. In particular, spot grades in the middle of the travel way should be provided to confirm that proposed slopes do not exceed 5% running slope and 2% cross slope.



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- (b) There appears to be proposed flush curb along the curb line in front of the northern retail building. The Site Plan, sheet 4, shall be revised to identify if this is intended to be an accessible ramp or extended flush curb and identify the limits of any proposed flush curb. A complete accessible crosswalk will be required.
  - (c) The GR=79.13 spot grade at the landscape island near inlet #114 should be reviewed and revised to be consistent with overlapping 80 contour or contour revised accordingly.
  - (d) A third ramp should be provided for the proposed accessible parking at the middle loading area. A preferred alternative would be for the entire accessible area to be flush curb and bollards.
- (9) Lot 6 (Proposed hotel)
- (a) Elevation contours proposed on the access aisle located between the shopping center and the proposed hotel suggest a roadway cross slope of over 6% at its steepest point. The grades and contours in this area should be reviewed and revised as necessary to keep all proposed grades under 5% wherever feasible.
  - (b) The elevation contour proposed near inlet #313 on the south side of the proposed hotel suggests a cross slope within the parking spaces of over 8%. The grades and contours should be revised as necessary to keep all proposed grades under 5% wherever feasible.
  - (c) We recommend re-grading the parking area and access drive to the east of the hotel such that the low points are located at either corner of the parking area. Inlet #313 would be relocated to the southwest corner while an additional inlet would be provided at the east corner. Additionally, inlet #312 would be moved further east closer to the parking area immediately east of the building.
- (10) Proposed Infiltration Basin
- (a) The Grading Plan, sheets 5 and 6, should be revised to show the top of structure and invert elevations of the proposed headwalls.





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- (b) The contours of the basin should be shown to tie into the headwall as they will under final conditions. The headwalls may need to be relocated further into the side of the basin so that the edge of the wing wall meets the toe of slope.
  - (c) Headwall #319 should be relocated further north so that the associated scour hole does not extend into the opposite slope.
  - (d) The invert identified for Headwall #319 on sheet 8 appears to be incorrect. The plan should be reviewed and revised as necessary.
2. An Operations and Maintenance (O&M) Manual shall be provided as part of the Final Site Plan application. Each property owner will be required to have a copy of the O&M Manual onsite.
  3. Ownership and maintenance responsibilities for the stormwater management system and other utilities should be clearly identified. Access and/or maintenance easements for the proposed storm sewer system (and potentially sanitary and potable water systems) may be necessary to clarify and memorialize roles and responsibilities of each property owner.
  4. The Applicant's engineer must complete a Major Development Stormwater Summary and include within the design report for the project.

J. Utilities

1. The Utility Plans should be revised to show proposed contours. (Spot shots can remain solely on the Grading Plan.
2. The Utility Plans should be revised to identify the locations of the test pits. Test pit locations can remain or be removed from the Soil Erosion and Sediment Control Plans.
3. The Applicant is proposing to provide public water and sewer utility service by connecting to existing water and sewer mains located in Burlington-Mt. Holly Road and Western Drive, respectively. The utility connections will be subject to the approval of the Willingboro Municipal Utility Authority. Road opening permits will additionally be required by the County.
4. The Applicant has not identified any connections to electric or communication utilities, although both are anticipated to be necessary. The Applicant should provide will serve



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letters for all utility services and begin coordination with the electric utility prior to submitting the Final Site Plan application so that the location of any required electrical transformers can be identified on the plans.

5. The Applicant should clarify the location of HVAC equipment for the various buildings.
6. The plans shall be revised to provide clearance information for all utility crossings.
7. Concrete encasement of the proposed sanitary sewer lines shall be identified on the plans if and where necessary.
8. Oil and grease separators shall be identified on the plans if and where necessary. External grease traps may be required for the restaurants and other significant grease generating facilities.
9. Water valves shall be provided at all service connections so that individual services can be disconnected without affecting the entire development.
10. The Applicant shall coordinate with the Fire Marshall to determine if the locations of the proposed fire hydrants are sufficient.
11. Details and specifications for proposed water and sanitary sewer mains, connections to existing mains, and street repairs shall be provided in the plan set.
12. A detail of the proposed pump station should be provided in the plan set.

**K. Soil Erosion and Sediment Control**

1. Limit of Disturbance should be revised to include the following areas:
  - a. Irick Road southbound to be demolished/abandoned. Additionally silt fence should not be installed in paved areas.
  - b. Utilities crossing Burlington-Mt. Holly Road.
  - c. Proposed grading on the north end of the site along the property line with the New Jersey Turnpike Authority.
2. The Applicant should consider a second construction entrance located on Burlington-Mt. Holly Road.



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3. The plans shall be revised to identify a location for a temporarily soil stockpile.
4. Showing the proposed spot grades is not necessary for the SESC plans and makes the plan busy. The plans should be revised to hide them from the Soil Erosion and Sediment Control Plan, sheets 9 and 10.

L. Environmental

1. The Applicant should indicate whether a Phase 1 Environmental Assessment was prepared for this site.

M. Landscaping

1. Section 196-8 - Where parking is located in a front yard, the Land Development Board may require construction of landscaped berms up to a height of five feet, with slopes at a ratio of not less than two to one. The Applicant has proposed landscaped berms 3.5 to 4.5 feet in height along Burlington-Mt. Holly Road in front of Lots 1, 2, 3, and 4 and along Irick Road in front of Lots 5 and 6. No berms are proposed where along Irick Road adjacent to Lots 1 and 7 nor are any berms proposed in front of Lot 7 along Burlington-Mt. Holly Road (a fountain feature is proposed along Burlington-Mt. Holly Road, however). Testimony should be provided to indicate why adequate separation and berming/buffering cannot be provided along the relocated portion of Irick Road with respect to the site improvements on either side of the roadway.
2. Several conflicts have been identified with proposed storm sewer pipe. The Landscape Plan should be reviewed for conflicts and updated as necessary.
3. The Applicant should ensure that any vegetation proposed in the parking lot islands are no greater than 3-feet in height or the bottom branches are no lower than 8-feet in height to ensure sight-distances are not compromised. We defer to the Board Planner to identify species that may be substituted in these locations.
4. We defer review of the adequacy of the required buffering as per Sections 196-8 B and 250-16F of the Township Code to the Board Planner.
5. The Applicant should indicate whether irrigation will be provided for the landscape areas and to the proposed fountain features.



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N. Lighting

1. The Applicant is proposing thirty (30) foot pole mounted LED light fixtures with a color temperature of 4000K. The Applicant should ensure the height of the proposed fixtures will not create an adverse glare impact.
2. 250-22(G) requires an average maximum light intensity of 0.5 foot-candles over the entire area, whereas all areas are proposed between 0.5 fc and 1.4 fc. The applicant should revised the lighting design to meet this requirement or request a waiver from this design standard.
3. The Applicant shall confirm that the proposed light fixtures are full or partial cutoffs and meets the maximum requirement for a light source to radiate above a horizontal plane of 7.5% of the total quantity of light. The applicant should revise the plans to include a cut sheet of the proposed light fixtures.
4. The Applicant shall provide a cut sheet on the proposed pole indicating the allowable EPA rating to ensure it can support the proposed fixtures.
5. The Applicant shall revise the 'Site Light Fixture with Pole' detail to include the burial depth of the conduit and the size of the proposed anchor bolts required.
6. Lighting coverage shall be provided for the access driveway extending from Irick Road adjacent to the infiltration basin.
7. Street lighting should be provided for Irick road.

O. Construction Details

1. Additional detail for road markings and striping related to parking spaces, double-yellow lines (e.g. road centerline markings), and hatched areas for no parking zones shall be provided. Dimensions, colors, and materials shall be specified. Our office recommends that lane lines and parking space lines should be thermoplastic or epoxy resin.
2. The R4-7 sign should be revised to depict the sign as intended.
3. The details of the proposed curb ramps are not sufficient. Typical dimensions for each type should be provided, and the type of each ramp should be called out on the Site Plan, sheets 3 and 4 since the scale of the plans makes it difficult to tell the difference.



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4. Cross section details of all proposed pavements should be provided, including the proposed cross section detail of the County roadway.
5. A detail of the proposed Double 'B' Inlet should be added to the plans.
6. The 'Typical Section Infiltration Basin' detail should be revised to depict a clay core within the earthen berm.
7. Details of the proposed water features proposed at the entrance and along the driveways shall be provided. Details of any proposed irrigation connections should also be provided.

P. 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/aa

Enclosure (Stormwater Summary)

cc: Gene Blair, Construction Code Official  
Lou Cappelli, Esq, Board Solicitor  
Barbara Fegley, PP, Board Planner  
Peter Tucci, Esq., Highview Homes LLC, Applicant  
Edward P. Brady, P.E., Taylor Wiseman & Taylor, Applicant's Engineer  
William F. Hyland, Jr., Esq., Hyland Levin LLP, Applicant's Attorney

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*



**ENVIRONMENTAL  
RESOLUTIONS, INC.**

*Engineers • Planners • Scientists • Surveyors*

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October 30, 2018  
#88018 01

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

Attn: Marion Karp, Secretary Land Development Board

Re: Fountain Square Shopping Center, Highview Homes, LLC  
Block 80,7 Lot 1, 2035 Burlington-Mount Holly Road (CR 541)  
Preliminary Major Subdivision and Site Plan with Use and Bulk Variances  
And Design Waivers

Dear Members:

An application has been received for Preliminary Major Subdivision and Site Plan with Bulk Variances. During the course of our review, the need for D(3) and D(4) Use Variances and Design Waivers were identified. The applicant proposes to subdivide an existing 24.762 acre farm into seven (7) lots, to vacate part of the northern portion of Irick Road (CR 637) in Westampton and Burlington Townships, and to re-align the northern terminus of Irick Road with the intersection of Burlington-Mount Holly Road (CR 541) at Western Drive.

The site is located in the triangle between Burlington-Mount Holly Road, the New Jersey Turnpike, and Irick Road in the central part of the Township within the Commercial (C) zone. The northern side of the parcel on Burlington-Mount Holly Road contains a number of commercial uses in Westampton Township's Commercial zone. The New Jersey Turnpike is located to the east and Irick Road and a solar farm and agricultural lands are located to the west.

The Major Subdivision Plan identifies the seven proposed lots as Proposed Lots A to G and the Overall Site Plan identifies the seven proposed lots as Proposed Lots 1 to 7. Proposed Lots 1 to 4, or B to E, front on Burlington-Mt. Holly Road. Proposed Lot 5, or F, contains frontage on Irick Road, however, the Site Plan proposes no direct access from Lot 5 to it. Access to the lot would be through other lots in the subdivision. Proposed Lot 6, or G, fronts on Irick Road, and Proposed Lot 7, or A, fronts on Burlington-Mt. Holly Road and Irick Road.

Stacey Arcari, PE, CME, PTOE, PP  
Harry R. Fox, NICET III, CPSI  
Timothy Kaluhiokalani, LLA, PP, CPSI  
Matthew V. Litvinas, PE, CME

Anthony R. Lopez, PE  
C. Jeremy Noll, PE, CME  
Andrew J. Orsino, NICET III  
John T. Potts, NICET III, W-2, T-2  
José Ruiz-del-Valle, PLS

Charles Sabatini, PE, CME, CPWM, PP  
John L. Scott, Jr., PLS, NICET III  
Rohan Tadas, CHMM, LSRP  
Neil Werket, RLA

Following is a list of the proposed lots, lot size and proposed uses:

Subdivision Reference	Site Plan Reference	Proposed Lot Size	Proposed Use
A	7	130,816.7 SF, 3.003 Ac	5,525 SF Convenience Store with Gas Station
B	1	62,475 SF, 1.434 Ac	3,660 SF Bank with Drive-Thru
C	2	70,210 SF, 1.612 Ac	4,800 SF Drive-Thru Restaurant
D	3	70,317 SF, 1.615 Ac	10,300 SF Restaurant with 250 Seats
E	4	52,973 SF, 1.216 Ac	4,400 SF Drive-Thru Restaurant
F	5	350,057 SF, 8.036 Ac	4 Story, 150 Room Hotel with 24,175 SF Footprint and an Infiltration Basin for all 7 Lots
G	6	313,367 SF, 7.194 Ac	30,225 SF Retail Building with Attached 30,400 SF Retail Shops

The following documents have been received with this application:

1. Preliminary Site Plan, Fountain Square, prepared by Edward P. Brady, PE, of Taylor Wiseman & Taylor of Mount Laurel, NJ, dated 9/11/18, including the following, unless otherwise noted:
  - a. Title Sheet, Sheet 1 of 20,
  - b. Overall Site Plan, Sheet 2 of 20,
  - c. Site Plan, Sheet 3 of 20,
  - d. Site Plan, Sheet 4 of 20,
  - e. Grading Plan, Sheet 5 of 20,
  - f. Grading Plan, Sheet 6 of 20,
  - g. Utility Plan, Sheet 7 of 20,
  - h. Utility Plan, Sheet 8 of 20,
  - i. Soil Erosion & Sediment Control Plan, Sheet 9 of 20,
  - j. Soil Erosion & Sediment Control Plan, Sheet 10 of 20,
  - k. Soil Erosion Details & Notes, Sheet 11 of 20,
  - l. Soil Compaction Mitigation Plan, Sheet 12 of 20,
  - m. Soil Compaction Mitigation Plan, Sheet 13 of 20,
  - n. Landscape Plan, Sheet 14 of 20, prepared by Cecilia Byrne-Schmidt, LLA of Taylor Wiseman & Taylor,
  - o. Landscape Plan, Sheet 15 of 20, prepared by Cecilia Byrne-Schmidt, LLA of Taylor Wiseman & Taylor,
  - p. Lighting Plan, Sheet 16 of 20, prepared by Cecilia Byrne-Schmidt, LLA of Taylor Wiseman & Taylor,
  - q. Lighting Plan, Sheet 17 of 20, prepared by Cecilia Byrne-Schmidt, LLA of Taylor Wiseman & Taylor,
  - r. Construction Details, Sheet 18 of 20,
  - s. Construction Details, Sheet 19 of 20, and
  - t. Construction Details, Sheet 20 of 20.
  
2. Boundary & Topographic Survey, prepared by Samuel S. Previtera, PLS, of Taylor Wiseman & Taylor of Mount Laurel, NJ, dated 7/18/18.



3. Major Subdivision Plan, prepared by Samuel S. Previtera, PLS, of Taylor Wiseman & Taylor of Mount Laurel, NJ, dated 9/11/18.
4. Stormwater Management Report, prepared by Edward P. Brady, PE, of Taylor Wiseman & Taylor of Mount Laurel, NJ, dated 9/12/18.
5. Traffic Engineering Assessment, prepared by Nathan B. Mosely, PP, CME, of Shropshire Associates, LLC, of Atco, NJ, dated September 25, 2018.
6. Application Cover Letter, prepared by Patricia G. Wood, Paralegal, to William F. Hyland, Jr., Esq., of Hyland Levin LLP, of Marlton, NJ, dated 9/13/2018, and
7. Township of Westampton Site Plan Application dated 9/12/18.

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

#### **Use Variances and Potential Use Variances**

1. Ordinance §250 Attachment 2 permits a maximum floor area ratio (FAR) of 20% in the Commercial zone. The Site Plan indicates that proposed Lot 6 (Lot G) will have a FAR of 27.68%. **A D(4) Use Variance is required to exceed the permitted Floor Area Ratio.**
2. Ordinance §250-16C(2) indicates that hotels, such as that proposed on Lot 5, are a conditional use in the Commercial (C) zone. Ordinance §250-26J(2) states that:  

“Rooms or units within the facility intended for human occupancy shall contain an interior dimension of not less than 200 square feet and shall contain toilet, bathing and sleeping facilities as well as living space. If cooking facilities are included, the interior dimension shall not be less than 250 square feet.”

Testimony should be provided on compliance with these standards. **A D(3) Use Variance may be required if this condition of the conditional use is not met.**

3. Ordinance §250-26J(5) states that the buffers for hotels shall be the same as those for hospitals and nursing homes. Ordinance §250-26F(8) indicates that a “forty-foot-wide grass border strip or a twenty-foot-wide landscaped or bermed border strip shall be established between any improved surface and any property line.” For the hotel lot, the Site Plan provides a 160-foot grass border in the front yard, a zero (0) foot buffer in the rear yard, a zero (0) foot buffer in the west side yard, and a 30-foot buffer in the east side yard.

Ordinance §250-26F(8) continues on to state that, “With respect to the landscaped and bermed border strip, the combination of topography and planting shall not

exceed 30 inches in height. The requirement of this section may be waived by the Land Development Board if such a border strip would serve no useful purpose or may be reduced to 10 feet if the Board determines that the landscaping and berming provided is ample enough to serve as a basis for the reduction.”

Testimony should be provided on the width of the proposed border strip and the reasons for reducing or eliminating it. **If the Land Development Board does not waive or allow the width of the area to be reduced, a D(3) Use Variance will be required.**

4. Ordinance §250-26J(6) states that, in terms of off-street parking, hotels should provide “One parking space per unit intended for human occupancy shall be provided, plus two spaces for each employee determined based on the highest shift. Only 1/2 of the aforesaid employee parking need be improved as part of the initial construction of the facility.”

Ordinance §250-26J(7) states that hotels may include ballrooms, conference rooms, meeting rooms and similar assembly facilities, as well as restaurants. The ordinance also indicates that “Parking requirements for such facilities shall be based on 25% of the maximum occupancy permitted under the [Township’s] Building and Fire Codes for the aforesaid assembly facilities. Restaurants shall meet the requirements for parking as set forth elsewhere in this chapter or 25% of the maximum occupancy permitted under the Building and Fire Codes, whichever number is greater.”

Testimony should be provided on the number of hotel employees per shift including the highest shift, ancillary facilities and the required and proposed number of off-street parking spaces. **A D(3) Use Variance may be necessary if the required number of off-street parking spaces does not meet this condition of the conditional use.**

5. Ordinance §250-26(J)(1)(b)[1] requires building cover for hotels not exceed 30%. **The Site Plan's Table of Lot Requirements should be revised for Lot 5 to show Building Coverage and whether a D(3) Use Variance is required.**
6. **Ordinance** §250-16C(1) indicates that the Motor Vehicle Service Station proposed on Lot 7 is a Conditional Use in the Commercial zone. Ordinance 250-26D(c) states that sufficient landscaping, including shrubs, trees and lawn, is to be provided and will be periodically maintained. The Overall Site Plan indicates that tree and understory quantities along Route 541 and part of Irick Road will not be met. **Insufficient landscaping creates the need for a D(3) Use Variance.**
7. The conditional use standard in Ordinance §250-16C(4) states that no more than two service stations may be located at any one intersection. Testimony should be presented on whether or not this standard is met. **If it is not, a D(3) Use Variance may be required.**

## Bulk Variances

8. Ordinance §250 Attachment 2 permits a maximum impervious coverage of 60% in the Commercial zone. The Site Plan indicates the following impervious coverage for the proposed lots. **Bulk variances are required for five of the seven lots.**

Subdivision Reference	Site Plan Reference	Proposed Impervious Coverage
A	1	78% *
B	2	67% *
C	3	79% *
D	4	62% *
E	5	28%
F	6	75% *
G	7	47%

\* Variance Required

9. Ordinance §250-16E(2) requires a minimum of one (1) off-street parking space for every three (3) restaurant seats. The Site Plan provides 75 spaces for proposed Lot 3, where 84 are required. Ordinance §250-22Q(2) states, "The collective provision of off-street parking areas by two or more buildings or uses located on adjacent lots is permitted, provided that the total of such facilities shall not be less than the sum required of the separate buildings or uses." **Testimony should be provided demonstrating compliance with Ordinance §250-22Q(2) or a bulk variance will be required.**
10. Ordinance §250-16E(2) requires a minimum of one off-street parking space for every three (3) restaurant seats. The Overall Site Plan does not indicate the number of seats for the restaurants on proposed Lots 2 and 4. The applicant should provide testimony on the number of seats proposed and the plan should be revised to provide this information. The Overall Site Plan indicates 70 parking spaces are required and 26 are provided. **A bulk variance was requested for the number of parking spaces provided on proposed Lot 4.**
11. The Site Plan does not indicate whether there will be any leasing restrictions or deed restrictions limiting or prohibiting any future restaurant uses in the retail buildings on proposed Lot 6. The applicant should provide testimony on whether restaurants could be a tenant. The Site Plan should be revised to show the potential number of restaurant seats, if a restaurant is a potential tenant in order to determine if adequate parking is provided. **A bulk variance may be required.**
12. Ordinance §250-22R(1) requires commercial uses to have one dedicated off-street loading space having a minimum size of twelve (12) feet by 35 feet for the first 5,000 square feet of gross floor area of commercial space, or fraction thereof, and

then one (1) additional off-street loading spaces for each additional 7,000 square feet of gross floor area of commercial space, or fraction thereof. The Site Plan identifies two areas for "Loading" adjacent to retail building and retail shops on Lot 6 (G), however, the loading areas are not dimensioned and the number of spaces to be provided are not identified. No loading areas are shown for the other lots with the possible exception of Lot 3 which shows an unlabeled space on the eastern side of the proposed restaurant that may be a loading area.

According to ordinance requirements, one (1) off-street loading space is required for each proposed Lots 1, 2 and 4, two (2) off-street loading spaces each are required for Lots 3 and 7, nine (9) off-street loading spaces are required for Lot 6 and fourteen (14) off-street loading spaces are required for Lot 5.

Ordinance §250-22R(2) requires a minimum of one off-street loading space per use, except that where more than one use is located in one building or where multiple uses are designed as part of a shopping center or similar self-contained complex, the number of loading spaces shall be based on the cumulative number of square feet within the building or complex and the spaces shall be dispersed through the site to best serve the individual uses. The seven (7) lots are proposed to contain a total of 186,010 square feet of commercial space, requiring 27 off-street loading spaces as opposed to thirty (30) spaces using individual building square footage. Testimony should be provided on off-street loading areas and how it will be accommodated on the site for each building or use. **Bulk variances are required.**

13. Ordinance §250-16F(1) requires a minimum twenty (20) foot front yard buffer from the front lot line. The Landscape Plan (Sheets 14 and 15 of 20) shows less than a twenty (20) foot front yard buffer for proposed Lot 7 along Burlington-Mount Holly Road and for proposed Lots 1, 6, and 7 along the proposed relocated Irick Road. **Bulk variances are required for each proposed lot.**
14. Ordinance §250-16F(2) requires screen plantings twenty (20) foot in depth along property lines where a nonresidential use abuts another nonresidential use. The Landscape Plan (Sheet 14 of 20) shows less than a twenty (20) foot screen planting between proposed Lot 7 and Burlington Township (Block 123, Lot 5). Proposed Lot 6 does not provide a twenty (20) foot wide buffer in some locations, but it does not directly abut the Burlington Township lot, as it is separated by Irick Road. Sheets 14 and 15 of 20 also show less than a twenty (20) foot screen planting between proposed Lots 1 through 6 in the proposed commercial center. **Bulk variances are required.**

#### Waivers

15. Ordinance §155-11 requires litter receptacles to be installed and serviced by business proprietors along "sidewalks used by pedestrians in active retail, commercially zoned areas," as well as in "buildings held out for use by the public, including but not limited to ..... drive-in restaurants, all vendor locations, gasoline

- service station islands, shopping centers, [and] parking lots...” The applicant should provide testimony on this matter, and the Site Plan should be revised to show proposed litter receptacles. **A design waiver is required if applicant cannot comply.**
16. Ordinance §196-10 requires fire lanes to be provided on Site Plans. The Site Plan does not indicate fire lanes on any of the proposed lots. Applicant should provide testimony on this matter and the Site Plan should be revised to show proposed fire lanes. **A design waiver is required.** All fire lanes should be approved by the Fire Chief.
  17. Ordinance §196-8A requires a minimum of twelve (12) feet of separation between a parking and loading area and a building; a minimum of twenty (20) feet of separation between a parking; and a minimum of twenty (20) feet of separation between a parking and loading area and a property line. The Site Plan is non-compliant as follows:
    - a. Site Plan Sheet 4 of 20 shows ten (10) feet of separation for eight (8) parking stalls along the southern side of the retail shop building on proposed Lot 6. **A design waiver is required.**
    - b. Site Plan Sheet 3 of 20 shows less than ten (10) feet of separation for 21 parking stalls adjacent to the proposed relocated Irick Road on proposed Lot 1. **A design waiver is required.**
    - c. Site Plan Sheets 3 and 4 of 20 show approximately ten (10) feet of separation for nine (9) parking stalls adjacent to the proposed relocated Irick Road on proposed Lot 6. **A design waiver is required.**
    - d. Site Plan Sheet 2 of 20 shows less than twenty (20) feet of separation between parking stalls and the property line and Irick Road. **A design waiver is required.**
  18. Ordinance §196-8B(1) requires a minimum twenty (20) foot front yard buffer and a minimum twenty (20) foot nonresidential to nonresidential screen. The Landscape Plan is non-compliant as follows:
    - a. Sheets 14 and 15 of 20 shows less than a twenty (20) foot landscaped front yard buffer for proposed Lot 7 along Burlington-Mount Holly Road and for proposed Lots 1, 6, and 7 along the proposed relocated Irick Road. **Design waivers are required for the proposed lots.**
    - b. Sheet 14 of 20 shows less than a twenty (20) foot screen between proposed Lot 7 and Burlington Township (Block 123, Lot 5). **A design waivers is required.**
  19. Ordinance §196-8C(2) requires non-residential buildings greater than 10,000 square feet in area to have no more than 20 off-street parking spaces in a row without an intervening landscaped island of at least 200 square feet. The Site Plan

indicates proposed Lot 3 will contain a 10,300 square foot building and has 21 off-street parking spaces in a row. **A design waiver is required.**

20. Ordinance §250-22G requires the light intensity provided at ground level shall average a maximum of 0.5 foot-candle (fc) over the lighted area. The Lighting Plans (Sheets 16 and 17 of 20) indicate that the average fc limit will be exceeded in all delineated areas, with the exception of the sidewalk area around the building on proposed Lot 3. In addition, the Lighting Plan does not show average fc levels for: the area under the drive-thru canopy on proposed Lot 1; the large open space area on proposed Lot 2; the front and rear entrances for the buildings on proposed Lot 6; or under the motor vehicle service station canopy on proposed Lot 7. The Lighting Plans should be revised to showing all lighting. **One or more design waivers are required.**
21. Ordinance §250-22G requires that for each light fixture and lighted sign, the total quantity of light radiated above the horizontal plan passing through the light source not exceed 7 1/2% of the total quantity of light emitted from the light source. **Applicant should demonstrate compliance or a design waiver will be required.**

### **Site Design**

22. Ordinance §250-22D indicates that, "All development shall be carried out in a manner which promotes energy conservation and maximizes active and passive solar energy in accordance with any applicable statutes. Such measures may include orientation of buildings, landscaping to permit solar access and the use of energy-conserving building materials." The applicant should demonstrate compliance or a design waiver will be required.
23. Ordinance §250-22Q(5) requires site plans to show the location and design of building entrances and exits. The Site Plan does not clearly show building entrances and exits. The Site Plans should be revised accordingly.
24. The Site Plan shows three underground fuel tanks, but does not indicate the dimensions and capacity of each storage tank and the depth the tanks will be placed below the ground, as required by Ordinance §250-26D(1). The Site Plan should be revised accordingly.
25. The Site Plans (Sheets 3 and 4 of 20) includes six "water features with fountains" along Burlington-Mount Holly Road and two other features in the middle of the main access drive perpendicular to that road. The plans indicate that these features will be detailed on the Landscape Plan (Sheets 14 and 15 of 20), but these details have not been provided. The Landscape Plans should be revised to include these details.

26. The Site Plans do not show the locations of proposed outdoor trash enclosures for solid waste and recycling. The location of outdoor trash enclosures has a significant impact on site design and traffic circulation, particularly because it generally involves planning for truck turning movements. The Site Plan should be revised to indicate the proposed waste management structures. Testimony on interior temporary storage and removal of refrigerated waste management areas for solid waste, food waste, used cooking oil, and recycling containers for the proposed restaurants should be provided.
27. The applicant should provide testimony to indicate the locations, if any, of outdoor amenities or on-site backup electric generators for the hotel on proposed Lot 5. The Site Plans should be revised, as applicable.
28. The applicant should revise the Site Plans to add a note to identify the proposed 20 foot by 20 foot square-shaped object to the west of the stop bar of the southeastern drive on proposed Lot 7.
29. The Site Plans indicates that the hotel on proposed Lot 5 is within 200 feet of a New Jersey Turnpike exist ramp, which may be a significant source of noise pollution. The applicant should provide testimony indicating any proposed measures to reduce noise levels in hotel rooms.

### **Landscaping**

30. The Landscape Design Standards chart on Sheet 14 of 20 contains the lineal feet of lot frontage for Burlington-Mt. Holly Road and Relocated Irick Road in order to calculate the number of canopy and understory trees and shrubs required on the site. Since our calculations differ from the Landscape Plan, we recommend a meeting to review the calculations and the number and location of plantings proposed.
31. The Landscape Design Standards chart indicates a buffer planting deficit of 96 of evergreen/understory trees "will not be adjusted, due to the desired site visibility." There are significant areas within the various parking lots where the deficit of buffer plantings could be relocated to the parking lots to enhance the overall landscaping. We recommend that the applicant be required to do so.
32. The applicant is seeking to reduce the number of required canopy and evergreen trees along the northeasterly portion of the tract's Irick Road frontage for the stated purpose of maintaining visibility of stores and signage. Much of the affected buffer area fronts on a large parking area. Consequently, we recommend that groupings of evergreen trees be incorporated into the planting beds in order to reduce the visual impact of the parking expanse.
33. The Landscape Plan depicts what is labeled on the Site Plan as a "Water Feature" along the frontage of proposed Lot 7 or Lot A where the fueling area and canopy

- are proposed. As indicated above, details for the feature should be provided. Required landscape buffering has been omitted in this area. The applicant should provide testimony to demonstrate that the water feature will meet the intent of the buffer requirements in order to determine the extent to which supplemental landscaping may be appropriate.
34. A water feature is also proposed along the length of the main entrance drive from Burlington-Mt. Holly Drive. Detailing should be provided, including any hardscaping, ornamental lighting and planting.
  35. There is no landscape treatment proposed around the foundations of buildings occupying the pad sites. Additional landscaping should be provided when tenants are determined and prior to final approval.
  36. Landscaping within the majority of parking islands is limited to one deciduous tree and perennial groundcover (Liriope) or ornamental grass (Dwarf Fountain grass). The islands should be supplemented with a mix of evergreen and deciduous shrubs to better break up the expanse of pavement.
  37. Ordinance §196-7C states that “site plan review shall consider ... “pedestrian walks and other requirements to protect the public health safety and welfare.” Page 39 of the 2010 Vision Statement Plan Element of Township Master Plan includes Goal #6: “Provide transportation choices, including bicycle paths, pedestrian networks, and public transportation.” Objective #9 for this goal is to “Plan for pedestrian facilities that link residential area and economic activity centers.” Public outreach identified a need for sidewalks along [County] Route 541.” Applicant should address compliance with the Township’s Master Plan and integrate pedestrian, bicycle, and public transportation networks into their Site Plan.

### **General Comments**

38. The Preliminary Site Plan, Boundary & Topographic Survey, and Major Subdivision Plan all indicate that Burlington County owns a 30-foot wide parcel between existing Block 807, Lot 1 and the county’s 132-foot right-of-way for Burlington-Mount Holly Road (CR 541). The parcel has no identified tax block and lot number, and the County Planning Board has confirmed that the parcel has been consolidated with the county right-of-way. These plans should be revised, accordingly.
39. The Major Subdivision Plan labels the proposed lots as Lots A through G, while the Site Plan (Sheet 2 of 20) labels them as Lots 1 through 7. The Major Subdivision Plan labels proposed Lot A as the lot between Irick Road and the proposed relocated Irick Road, while the Site Plan labels Lot 1 as the lot east of the proposed relocated Irick Road. The Major Subdivision Plan shows that the proposed vacated portion of Irick Road is to be merged with proposed Lot A,



while the line weights, shading, and detail notes on the Site Plans do not convey the same information for proposed Lot 7 on Sheets 2 through 4 of 20. This information should be correlated and corrected.

40. The Site Plan (Sheet 3 of 20) indicates that the bank on proposed Lot 1 is 3,660 square feet, but the Overall Site Plan (Sheet 2 of 30), Parking Requirement Table shows 3,360 square feet for the building footprint and the off-street parking requirement as 14. The parking requirement for a 3,660 square foot building is 15. The table should be revised. The Parking Requirement Table for the buildings on proposed Lots 2 and 6 also differ from the Site Plan and the Overall Site Plan. The information should be consistent and corrected.
41. The Site Plan (Sheet 2 of 20) should be revised to show the correct bulk requirements for the conditional uses on Lots 5 and 7, as well as the correct number of restaurant seats and off-street parking space requirements for Lots 2, 3, and 4.
42. Ordinance §250-22C indicates that corner lots, such as proposed Lots 1 and 7, shall have two front yards and two side yards. The zoning schedule on the Overall Site Plan (Sheet 2 of 20) should be revised, accordingly.
43. The definition of “motor vehicle service stations” in Ordinance §250-4 indicates that, “When combined with a convenience store, a motor vehicle service station shall be presumed the principal use on the lot upon which it is located.” The setback dimensions on the Overall Site Plan (Sheet 2 of 20) indicate that the convenience store on proposed Lot 7 is the primary structure, which is not the case. The zoning schedule on the Overall Site Plan (Sheet 2 of 20) should be revised, and the setback dimensions should be recalculated from the location of the fuel island canopy, which is the principal use.
44. The applicant should discuss whether circulation through the site by box trucks or tractor trailers is anticipated. Parking and loading area accommodations should also be discussed.
45. The applicant should provide testimony for each of the proposed uses, including projected:
  - a. Hours and days of operation,
  - b. Activities and services,
  - c. Number of Employees,
  - d. Types and volumes of solid wastes and recyclables generated, and
  - e. Truck types, truck scheduling, and trip frequency for deliveries and waste removal.
46. The application did not provide any architectural designs or details. These should be provided when available, or at least with the Final Site Plan application.

47. The application did not provide any signage plans or details. These should be provided when available, or at least with the Final Site Plan application.
48. The application did not provide a Demolition Plan. This should be included when available, or at least in the Final Site Plan application.
49. The application did not provide copies of cross-access, parking, and drainage easements. These should be included in the Final Site Plan application.
50. The Site Plan proposes to vacate and relocate Irick Road, which is owned by Burlington County (CR 637). Irick Road is also is the municipal boundary between Westampton and Burlington Townships. Any Land Development Board approval should be conditional upon approval of the vacation of Irick Road by the Burlington County Board of Chosen Freeholders and by Westampton and Burlington Townships, as provided by law (N.J.S.A. 27:16-28), as well as the relocation of Irick Road, as proposed by the Board of Chosen Freeholders.

### **Outside Agency Approvals**

51. Any approval granted by the Board should be conditioned on the applicant obtaining the following approvals:
  - a. Burlington County Planning Board.
  - b. Burlington County Soil Conservation District.
  - c. Construction Code Official.
  - d. Fire Chief/ Official.
  - e. All others having jurisdiction over this application.

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

Sincerely,



Barbara J. Fegley, AICP, PP  
Land Development Board Planner

Cc: Gene Blair, Construction Code Official, via email  
Louis Capelli, Esq., Board Solicitor, via email  
Robert Swartz, Esq.  
James Winckowski, PE, CME, Board Engineer, via email  
Jennifer Bupp, Secretary, Burlington Township Planning Board, 851 Old York Road, Burlington Township, NJ 08016  
Highview Homes, LLC, 280 Route 35 South, Suite 150, Red Bank, NJ 07701  
William F. Hyland, Jr., Esq., Hyland Levin LLP, via email  
Edward P Brady, PE, Taylor Wiseman & Taylor, via email



# Westampton Township Emergency Services

780 Woodlane Road

Westampton, New Jersey 08060

Phone (609) 267-2041 Fax (609) 267-3305

[www.westamptonfire.org](http://www.westamptonfire.org)

## LAND DEVELOPMENT BOARD REVIEW

*Per NJ UFC & Township Fire Prevention Ordinance*

- DATE:** October 1, 2018
- ADDRESS:** CR541 & Irick Rd (Fountain Square)
- PROPOSED USE:** Retail
- HYDRANTS:**
- Add 2 additional fire hydrants (1 at each entrance from CR541)
  - Located within 50' of FDC for sprinkled building.
  - Water supply to construction site in service prior to construction
- FIRE PROTECTION SYSTEMS:**
- FDC dual 2.5" inlets for all suppressed buildings
  - FDC Signage to be 6 inch letters with a 1 inch stroke of contrasting reflective colors.
  - FDC required lighting capable of strobe upon activation per Twp. Ordinance
  - Exterior horn/strobe for alarmed buildings
  - Standpipes in service per floor prior to construction of additional floors for projects requiring same
  - Map of Detection/Protection locations upon completion to be housed on site (PVC tube above door in FACP or Sprinkler Room)
- APPARATUS ACCESS:**
- Fire Lanes around structure/hazards with appropriate signage (will go into further detail during Final Site Plan Review as it will be extensive for a project of this size)
  - Height clearances as required (fuel canopy)
  - Apparatus turning radius compliance
  - FD Access during construction (solid base prior to construction to allow emergency vehicles in and out of project in event of emergency).
- BUILDING ACCESS:**
- Knox box installed on all buildings
  - Emergency contact list for property and tenants upon occupancy
  - Elevator has phase I/II standard Yale 3502 key
- NOTES**
- Bollards for utilities and exterior hazards such as CG in compliance with NJ IFC 312
  - Exterior labeling of hazards (NFPA 704)
  - Truss/solar panel signage for those requiring
  - Proposed locations of exterior hazards (CG)
  - Floor-level Exit signs 3 or more story R-1 and B use
  - Address/Suite Name labeling rear of strip
  - Emergency Responder Radio Coverage in compliance with NJ IFC 510 to be determined prior to issuance of CO.
  - 2-dimensional signage above fire extinguishers housed in cabinets. Same to be of contrasting color.