

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

DECEMBER 4, 2019 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 4, 2019 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. Eckart, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Myers, Mr. Odenheimer, Ms. Finch, Mr. Wisniewski, Solicitor Robert Swartz, Engineer Jim Winckowski, Planner Barbara Fegley, Secretary Marion Karp

5. Swear in Board Professionals

6. Approval of Meeting Minutes: 11/6/2019

7. Resolutions: approval needed:

26-2019 MRP Industrial NE, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane) – preliminary & final site plan approval (construction of 634,000 sq. ft. warehouse and associated improvements) – **continuance of application**

27-2019 Dolan Contractors, Inc., Block 203, Lot 7.03 (86 Stemmers Lane) – amended preliminary and final site plan (reduced size office/warehouse/distribution facility) – **continuance of application**

8. Old Business:

1. Dolan Contractors, Inc., Block 203, Lot 7.03 (86 Stemmers Lane) – amended preliminary and final site plan (reduced size office/warehouse/distribution facility) – **to be continued until the Board's 1/8/2020 meeting**
2. MRP Industrial NE, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane) – preliminary & final site plan approval (construction of 634,000 sq. ft. warehouse and associated improvements) – **continued from 11/6/19 meeting**
3. Update on Kingdom Church sidewalk issue by LDB engineer

9. New Business:

1. Salt & Light Company, Inc., Block 1208, Lot 11(1841 Route 541) – amended site plan, variances (construction of 5 additional multi-family buildings, addition to garage) – **may be continued until 1/8/2020 meeting**
2. Closed Session – discussion of professional appointments for 2020 (RFPs)

10. Informal Applications: None

11. Correspondence:

12. Open meeting for public comment:

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

14. Adjourn

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

NOVEMBER 6, 2019 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 November 6, 2019 at 7:00 P.M. The meeting was called to order by Chairman Gary Borger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 4, 2019 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. Solicitor Robert Swartz swore in new Board member Maria Finch.

Roll Call: Present: Mr. Applegate, Mr. Borger, Mr. Eckart, Mr. Freeman, Ms. Haas, Mr. Odenheimer, Mayor Wisniewski, Ms. Finch, Solicitor Robert Swartz, Secretary Marion Karp

Absent: Mr. Barger, Mr. Blair, Mr. Guerrero

Approval of meeting minutes 10/2/2019 - were approved as written.

Resolutions: approval needed:

22-2019 Dolan Contractors, Inc., Block 203, Lot 7.03 (86 Stemmers Lane) – amended preliminary and final site plan approval (reduced size office/warehouse/distribution facility) – continuance of application – was memorialized

23-2019 Gilbert A. Gehin-Scott, Jr., Block 111, Lot 2 (104 Second Street) – variance, construction of 44 foot by 30-foot pole barn – was memorialized

24-2019 Anna M. Jones, Block 1409, Lot 10 (600 David Street) – variance, insufficient front yard setback for construction of new porch – was memorialized

25-2019 Crown Point Associates LLC, Block 807, Lot 1 (2035 Burlington-Mt. Holly Rd.) – use variance, bulk variances (pylon sign) – was memorialized

Old Business:

1. Dolan Contractors, Inc., Block 203, Lot 7.03 (86 Stemmers Lane) – amended preliminary and final site plan approval (reduced size office/warehouse/distribution facility) – **to be continued until the Board's 12/4/19 meeting.** No further notice will be required.

New Business:

1. MRP Industrial NE, LLC, Block 902, Lots 1, 2 & 3(Western Drive & Hancock Lane) – preliminary and final site plan approval (construction of 634,000 square foot warehouse and associated improvements) – **to be continued until the Board’s 12/4/19 meeting.** No further notice will be required.

Correspondence:

Robert had received a phone call from Lionel Frank, attorney of Kingdom Church regarding the construction of a sidewalk. He is trying to determine where we are in regards to this request. He tried to contact Jim but couldn't today but would try again.

Open Meeting for public comment

No comments were made.

Comments from the Board

The Board members welcomed new member Maria Finch. There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

RESOLUTION: 26-2019

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: MRP Industrial NE, LLC

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

PROPERTY ADDRESS: Hancock Lane and School House Lane, at the terminus of Western Drive – Block 902, Lots 1, 2, and 3

ZONING DISTRICT: OR-2 – Office Research – 2 Zone

DATE OF HEARING: November 6, 2019

WHEREAS, MRP Industrial NE, LLC (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting preliminary and final site plan approval involving the development and use of a 634,400 square foot warehouse/distribution/office facility, along with approximately 288 care parking spaces, 171 tractor trailer parking spaces, 114 loading berths, guard houses, and related infrastructure improvements on the property in the OR-2 – Office Research 2 Zone. The property is located at Hancock Lane and School House Lane, at the terminus of Wester Drive, Westampton, New Jersey, designated as Block 902, Lots 1, 2 and 3 on the Township Tax Map (“Subject Property”); and

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

WHEREAS, prior to the November 6, 2019 Board meeting, the Applicant, through its attorney, Michael F. Floyd, Esq, the Applicant submitted a letter requesting the Application to be continued to the next regularly scheduled public Board meeting in December 2019 to allow the Applicant to be heard on its application; and

WHEREAS, the Board Chairman announced the Applicant’s request at the November 6, 2019 meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting; and

WHEREAS, in light of the Board Chairman’s announcement to the public at the November 6, 2019 public meeting, the Board determined that the Applicant would not be required to notice and advertise the Application again for the December 4, 2019 meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton, that the Applicant's request for preliminary and final site plan approval involving the development and use of a 634,400 square foot warehouse/distribution/office facility, along with approximately 288 care parking spaces, 171 tractor trailer parking spaces, 114 loading berths, guard houses, and related infrastructure improvements on the property in the OR-2 – Office Research 2 Zone was and is hereby **CONTINUED**, subject to the testimony and representations set for on the record by the Applicant, and any conditions set forth herein.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Gary Borger, Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____

RESOLUTION: 27-2019

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Dolan Contractors, Inc.

BOARD'S DECISION: Continued Application for Amended Preliminary and Final Site Plan Approval with Bulk Variances

PROPERTY ADDRESS: 86 Stemmers Lane – Block 203, Lot 7.03

ZONING DISTRICT: I – Industrial Zoning District

DATE OF HEARING: November 6, 2019

WHEREAS, Dolan Contractors, Inc. (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting amended preliminary and final site plan approval with bulk variances to reduce the size of an office/warehouse/distribution facility located on the property in the I – Industrial Zone. The property is located at 86 Stemmers Lane, Westampton, New Jersey, designated as Block 203, Lot 7.03 on the Township Tax Map (“Subject Property”); and

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

WHEREAS, prior to the November 6, 2019 Board meeting, the Applicant, through its attorney, Russell W. Whitman, Esq, the Applicant submitted a letter requesting the Application to be continued to the next regularly scheduled public Board meeting in December 2019 to allow the Applicant to be heard on its application; and

WHEREAS, the Board Chairman announced the Applicant’s request at the November 6, 2019 meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting; and

WHEREAS, in light of the Board Chairman’s announcement to the public at the November 6, 2019 public meeting, the Board determined that the Applicant would not be required to notice and advertise the Application again for the December 4, 2019 meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton, that the Applicant's request for amended preliminary and final site plan approval with bulk variances to reduce the size of an office/warehouse/distribution facility in the I – Industrial Zone was and is hereby **CONTINUED**, subject to the testimony and representations set for on the record by the Applicant, and any conditions set forth herein.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Gary Borger, Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____



November 26, 2019

94 Stemmers Lane
Westampton, NJ 08060

609/871-6200
FAX: 609/871-8345

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

RE: Request for Continuance
Application for Dolan Contractors, Inc.
Block 203 Lot 7.03 (86 Stemmers Lane)

Dear Ms. Karp:

On behalf of Dolan Contractors, Inc. I would like to confirm our request that the referenced application be withdrawn from December meeting agenda and continued to January meeting of the Westampton Land Development.

I want to thank you and your colleagues serving Westampton Township for the timely review of our application.

Please let me know, if you require anything further in order to present our continuance request to the Board. Thank you very much!

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Bernie Wojtkowiak', is written over a horizontal line.

Bernie Wojtkowiak

Cc: Michael J. Dolan
Robert Schwartz, Esquire



Township Of Westampton



SITE PLAN REVIEW APPLICATION x
 SUBDIVISION APPLICATION
 MINOR MAJOR x
 PRELIMINARY FINAL CONSOLIDATED x
 BLOCK 902 LOT 1, 2, & 3

1. GENERAL INFORMATION

A. Applicant Name MRP Industrial NE, LLC
 Address 509 S. Exeter Street, Suite 216, Baltimore, MD 21202
 Telephone Number (410) 685-0000

B. The Applicant is a:
 Corporation* x
 Partnership*
 Individual
 Other (specify)

*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.

 Daniel S. Hudson & D. Reid Townsend

C. The relationship of the applicant to the property in question is:
 Purchaser under contract x
 Owner
 Lessee
 Other (specify)

Attorney Archer & Greiner, P.C.
 Address 33 East Euclid Avenue, Haddonfield, NJ 08033
 Telephone Number (856) 795-2121

D. Engineer/Surveyor: Langan Engineering & Environmental Services, Inc.
Address 989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648
Telephone Number (609) 282-8000

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property Western Drive and Hancock Lane
- B. The location of the property is approximately 1,000 feet from the intersection of Western Drive and Irick Road
- C. Existing use of the property Farmlands and Wooded Areas
Proposed use of property Warehouse
- D. Zone in which property is located Redevelopment Plan dated 31 May 2019
- E. Acreage of property 41.6 acres
- F. Is the property located on a County road? Yes ___ No x; State road? Yes ___ No x; 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 x Sign ___
- H. Name of business or activity (if any) N/A
- I. Are there deed restrictions that apply or are contemplated? No
(if yes, please attach a copy to application)

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

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

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

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

Offsite Water Main Extension and Offsite Water Main Connection

Offsite Gas Main Connection

Offsite Electric and Telecom Connection

Offsite Sewer Main Connection

O. List maps and other exhibits accompanying this application:

See provided Site Plan Set.

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.

No variances are requested based on bulk requirements listed in the Redevelopment

Plan dated 31 May 2019.

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.

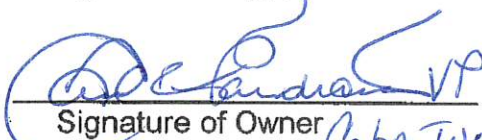
No waivers are being requested as part of this project.

5. AUTHORIZATION AND VERIFICATION

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


Signature of Applicant

9/5/19
Date

 VP
Signature of Owner *Coba Inc*

9-6-19
Date

*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>

989 Lenox Drive, Suite 124 Lawrenceville, NJ 08648 T: 609.282.8000 F: 609.282.8001

To: Township of Westampton Planning Board

From: Daniel Wojtaszek
Christian M. Roche, P.E., LEED AP

Date: 9 September 2019

Re: Recycling Narrative
Block 902, Lots 1, 2, and 3
Preliminary and Final Major Site Plan Application
Westampton Logistics Center
Township of Westampton, Burlington County, New Jersey
Langan Project No.: 130127501

This Recycling Analysis has been prepared in support of the Westampton Logistics Center project on Block 902, Lots 1, 2, and 3 in the Township of Westampton, Burlington County, New Jersey. The proposed development will consist of a single distribution warehouse with associated at-grade car and trailer parking. The warehouse will have an at-grade footprint of approximately 634,400 square feet.

The site is bound to the north by existing farmlands and wooded areas, to the east by Hancock Lane, to the south by Western Drive, and to the west by commercial properties (see Figure 1).



Figure 1

Technical Memorandum

Westampton Logistics Center
Preliminary and Final Major Site Plan Application
Township of Westampton, Burlington County, New Jersey
Langan Project No.: 130127501
9 September 2019 - Page 2 of 3

A summary of the proposed project and recycling measures are provided herein.

Proposed Project

The proposed development will consist of a single warehouse building with an at-grade footprint of approximately 634,400 square feet. In addition, proposed site features include guard houses, roadways, sidewalks, at-grade car and trailer parking, loading docks, two infiltration basins, and landscaped areas.

The garbage and recycling will be stored internally on the ground floor of the proposed warehouse. If required by the yet to be determined tenant, dumpsters or compactors may be placed in the loading docks of the warehouse (see Figure 2). The garbage/recycling will be picked up through a private collector.

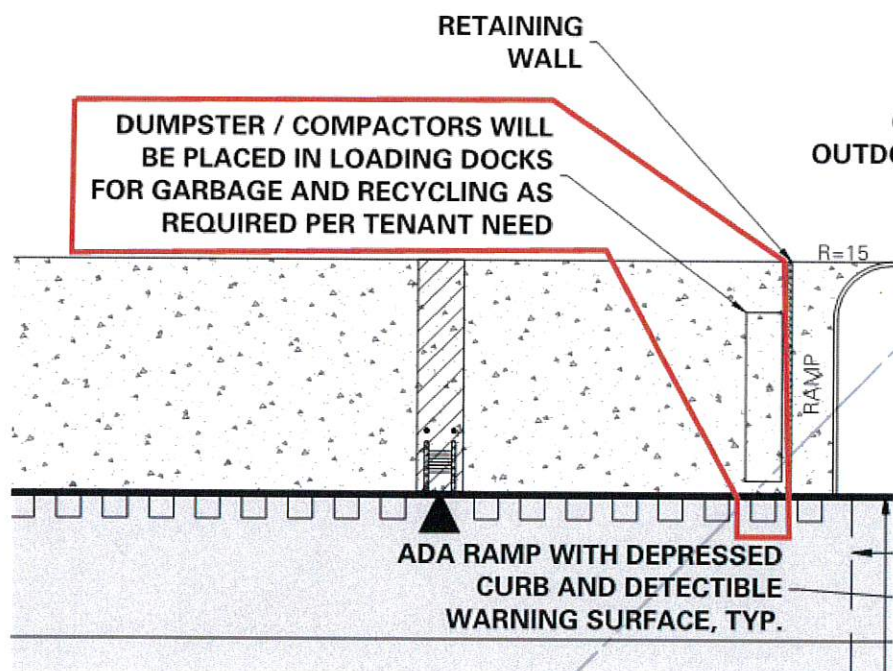


Figure 2

Recycling Analysis

Based on a study performed by the United States Environmental Protection Agency (EPA) in 2013, the average American generated 4.40 pounds of waste per day. The percent of waste that was recycled is 34.3 (of the 4.40 pounds of total waste) which equates to 1.51 pounds of recycled waste per day.

Technical Memorandum

Westampton Logistics Center
Preliminary and Final Major Site Plan Application
Township of Westampton, Burlington County, New Jersey
Langan Project No.: 130127501
9 September 2019 - Page 3 of 3

Based on the quantities obtained from the EPA, the warehouse is estimated to generate approximately 238 pounds (82 pounds of the waste are recyclables) and 1,518 pounds of waste per day (521 pounds of the waste are recyclables), respectively. A breakdown of the calculations is shown below:

Warehouse Building

- $(4.40 \text{ pounds of waste per person}) * (345 \text{ employees}) = 1,518 \text{ pounds of waste (including recycling)}$
- $(34.3\%) * (1,518) = 521 \text{ pounds of recyclables}$

Assuming that the volume of the trash and recycling is 175 pounds per cubic yard (lb/yd^3) before compaction; approximately $5.7 \text{ yd}^3/\text{day}$ of trash and $3.0 \text{ yd}^3/\text{day}$ of recycling will be generated by the Warehouse Building. After the trash and recycling is compacted, using an approximate compaction rate of 4:1, the Warehouse Building will generate approximately $1.4 \text{ yd}^3/\text{day}$ of trash and $0.8 \text{ yd}^3/\text{day}$ of recycling. We anticipate four 8 cubic yard dumpsters located in the loading docks at each corner of the warehouse will be utilized with the project. Final dumpster quantity and locations will be determined by the tenant.

\\langan.com\data\LA\W\data5\130127501\Project Data\Discipline\Site Civil\Reports\Recycling\Recycling Memo.docx



Westampton Township Emergency Services

Raising The Standard In Community Service

780 Woodlane Road Westampton, New Jersey 08060

Phone 609-267-2041 Fax 609-267-3305

LAND DEVELOPMENT BOARD REVIEW

- DATE:** October 23, 2019
- ADDRESS:** Western Drive
- PROPOSED USE:** Storage Warehouse
- HYDRANTS:**
- 1) Located within 50' of FDC.
 - 2) Water supply to construction site in service prior to construction per Township Ordinance 128-34
- FIRE PROTECTION SYSTEMS:**
- 1) FDC Signage (6 inch letters with a 1 inch stroke of contrasting reflective colors) to be located on the building.
 - 2) FDC signage and required lighting per Township Ordinance 128-27
 - 3) Change FDC to dual 3" inlets (National Standard Thread)
 - 4) Dumpster suppression/detection dependent on proposed location
 - 5) Exterior horn/strobe tied to fire alarm
 - 6) Fire Protection & Building Documents (including map of detection/protection locations) to be housed on site (PVC tube above door in FACP or Sprinkler Room)
- APPARATUS ACCESS:**
- 1) Fire Lanes (Attached Below)
 - 2) Height clearances as required (12 ½ Feet)
 - 3) Apparatus turning radius (Attached Below)



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780 Woodlane Road Westampton, New Jersey 08060

Phone 609-267-2041 Fax 609-267-3305

4) FD Access during construction aka solid base prior to construction to allow emergency vehicles in and out of project in event of emergency.

BUILDING ACCESS:

1) Knox

2) Emergency contact list

NOTES

1) Bollards for utilities and exterior hazards such as CG in compliance with NJ IFC 312

2) Exterior labeling of hazards (NFPA 704)

3) Truss/solar panel signage

4) Proposed locations of exterior hazards (CG)

5) Emergency Responder Radio Coverage in compliance with NJ IFC 510 to be determined prior to issuance of CO.

6) Fire Extinguishers as required

7) Ensure name of street is not Schoolhouse as Westampton already has a Schoolhouse Rd.



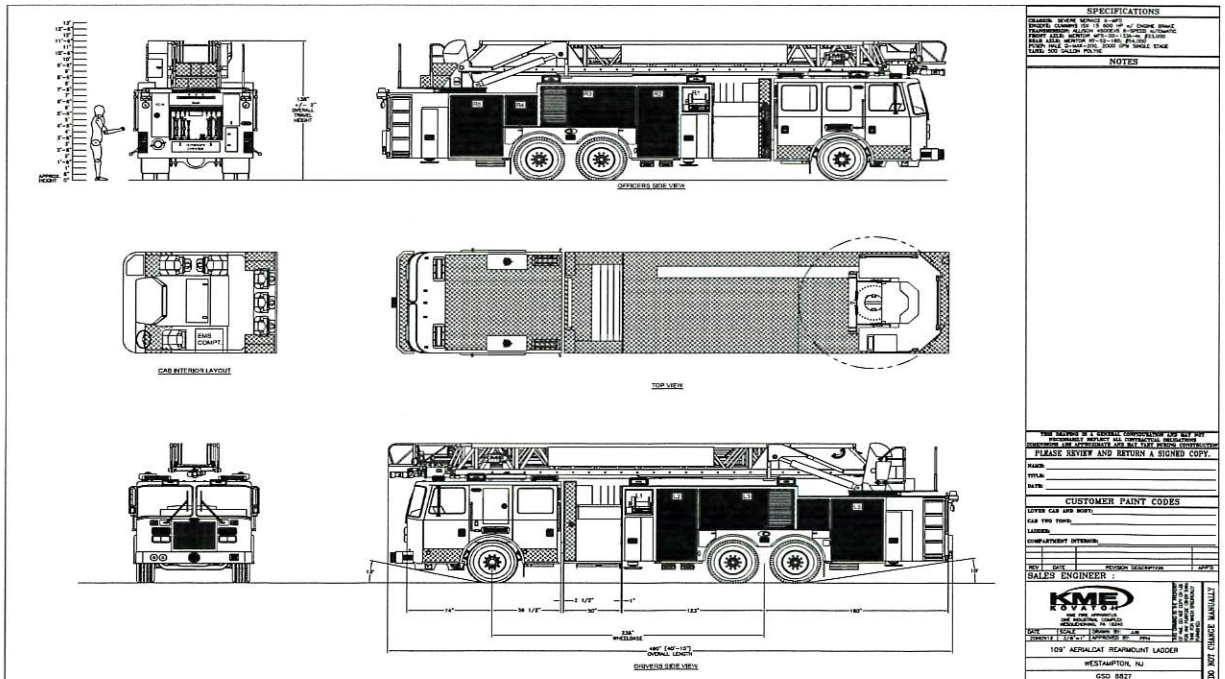
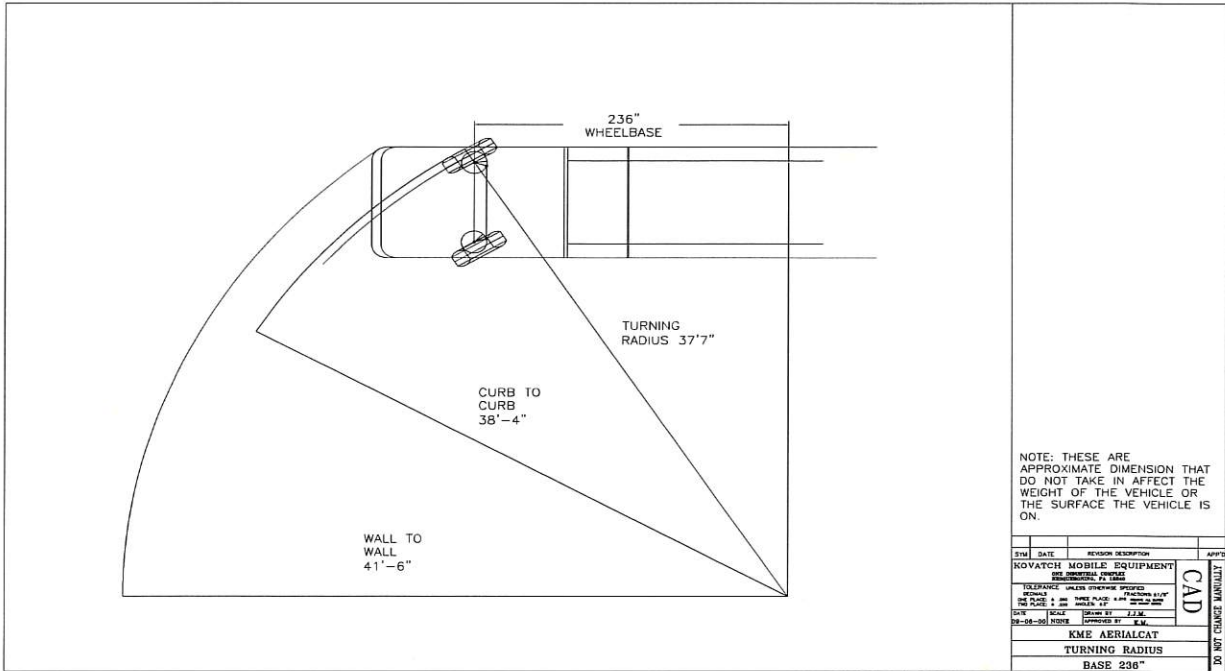
Westampton Township Emergency Services

Raising The Standard In Community Service

780 Woodlane Road Westampton, New Jersey 08060

Phone 609-267-2041 Fax 609-267-3305

FIRE APPARATUS TURNING RADIUS REQUIREMENTS

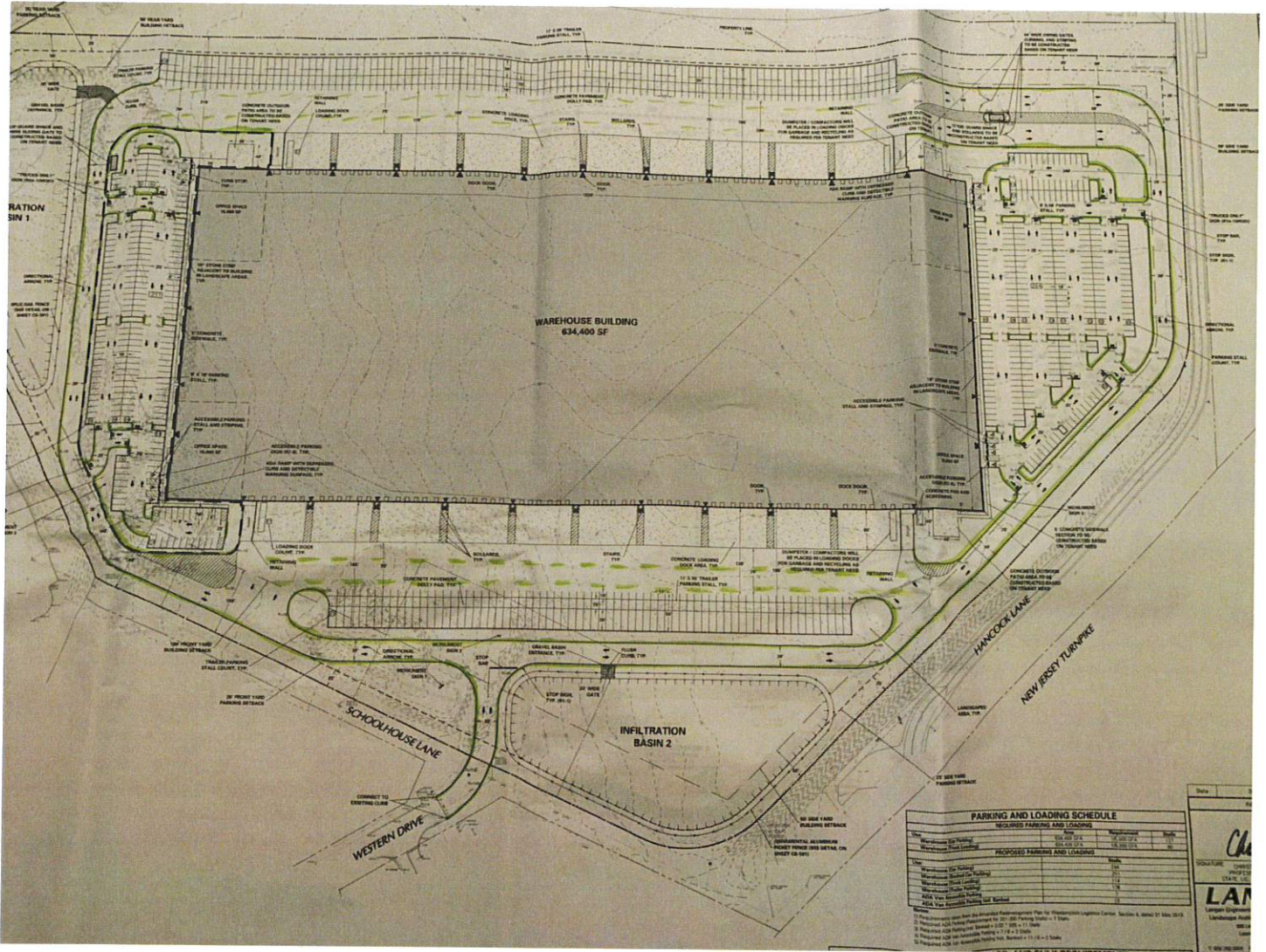




Westampton Township Emergency Services

Raising The Standard In Community Service
 780 Woodlane Road Westampton, New Jersey 08060
 Phone 609-267-2041 Fax 609-267-3305

Fire Lanes



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 4, 2019

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

Attn: Marion Karp
Administrative Officer

**Re: MRP Industrial NE, LLC.
Preliminary and Final Major Site Plan
Engineering Review #1
Block 902, Lots 1, 2, & 3
Western Drive at Hancock Lane
Zone: OR-2 (Office Research)
Westampton Township, Burlington County, NJ
CME File: CWAL0902.01**

Dear Chairman and Board Members:

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

- Plans entitled, "Preliminary and Final Site Plan Application for Westampton Logistics Center," consisting of thirty (30) sheets, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- A Stormwater Management Report, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- An Environmental Impact Statement, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- A Sanitary Sewer Engineer's Report, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- A Warehouse Sound Exposures Study, prepared by Russell Acoustics, dated October 14, 2019;

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Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
Our File No. CWAL0902.01
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- A Water System Engineer's Report, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- A Traffic Impact Study Report, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019;
- A plan entitled "Existing Drainage Area Map," prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 6, 2019;
- A plan entitled "Westampton Logistics Center," prepared by Ware Malcomb, dated September 5, 2019;
- A Recycling Narrative Technical Memorandum, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019;
- A Preliminary Geotechnical Engineering Report, prepared by Advantage Engineers, dated December 26, 2018;
- Completed application forms.

The subject 42.67-acre parcel is located at the terminus of Western Drive. The site has frontage along Hancock Lane and the unimproved School House Lane right-of-way and bound to the north by Burlington Township. The property is situated in an OR-2 (Office Research) Zoning District and is subject to a Redevelopment Plan. The tract is currently farmland and wooded area. An isolated freshwater wetland is located at the southwest corner of the tract.

The Applicant, MRP Industrial NE, LLC, is requesting Preliminary and Final Site Plan approval to develop the site with a 634,400 square foot warehouse facility which includes 63,440 square feet of office space and has a height of 49.5 feet. The building will have 118 loading docks with four (4) spaces reserved for dumpsters/compactors. In addition, 288 passenger vehicle parking spaces are proposed (with 147 additional banked passenger vehicle spaces) along with 171 trailer storage spaces. Two (2) guard shacks are proposed at the access drives leading to the rear loading area of the facility.

Access to the facility will be provided by one access point at the terminus of Western Drive.



Marion Karp, Board Secretary
 Westampton Township Land Development Board
 Re: MRP Industrial NE LLC. – Engineering Review #1
 Preliminary and Final Major Site Plan

November 4, 2019
 Our File No. CWAL0902.01
 Page 3

Two (2) infiltration basins are proposed to mitigate the increase stormwater runoff that will be generated by the site.

We offer the following comments for the Board's consideration:

1) Amended Redevelopment Plan

a) The following are discrepancies between the Amended Redevelopment Plan and the Preliminary and Final Site Plan:

- i) The Site Plan proposes a 634,400 square foot building while the Amended Redevelopment Plan proposes a 610,000 square foot building.
- ii) The Site Plan proposes 288 parking spaces with 147 banked parking spaces while the Amended Redevelopment Plan proposes 214 parking spaces.
- iii) The Site Plan proposes 118 loading docks while the Amended Redevelopment Plan proposes 166 loading docks.
- iv) The Site Plan proposes 171 trailer storage spaces while the Amended Redevelopment Plan proposes 74 trailer storage spaces.

b) The Amended Redevelopment Plan Bulk Requirements are listed below:

Standard	Permitted	Proposed
Principal Structures		
Minimum Lot Area	5 Acres	42.67 Acres
Minimum Lot Width and Frontage	300 Feet	881 Feet
Minimum Lot Depth	350 Feet	854 Feet
Minimum Front Yard Building Setback	100 Feet	123 Feet
Minimum Side Yard Building Setback	50 Feet	94 Feet



Marion Karp, Board Secretary
 Westampton Township Land Development Board
 Re: MRP Industrial NE LLC. – Engineering Review #1
 Preliminary and Final Major Site Plan

November 4, 2019
 Our File No. CWAL0902.01
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Minimum Rear Yard Building Setback	50 Feet	215 Feet
Minimum Front Yard Parking Setback	25 Feet	25 Feet
Minimum Side Yard Parking Setback	25 Feet	25 Feet
Minimum Rear Yard Parking Setback	25 Feet	30 Feet
Maximum Floor Area Ratio	N/A	N/A
Minimum to Rear Line	50 Feet	50 Feet
Maximum Impervious Coverage	80	73
Maximum Building Height	55 Feet	49.5 Feet
Accessory Buildings and Structures		
Minimum Setback to Side and Rear Yards	25 Feet. Accessory Structures and buildings are not permitted in the front yard	100 Feet
Fences, Sound Walls and Walls	Permitted within Setback Areas, however if located in the front yard, fences shall be ornamental aluminum picket-type fences.	Sound Wall and picket-type fence are proposed.
Parking and Loading Requirements		
Employee/Visitor Parking	1 space per 5,000 square feet of warehouse gross floor area. This parking requirement shall include office use provided the total office use in the building does not exceed 10% of the gross floor area. – $634,400/5,000=127$ spaces	288 spaces with 144 additional banked parking spaces.



Marion Karp, Board Secretary
 Westampton Township Land Development Board
 Re: MRP Industrial NE LLC. – Engineering Review #1
 Preliminary and Final Major Site Plan

November 4, 2019
 Our File No. CWAL0902.01
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Stall Size	All parking stalls shall be a minimum of 9' wide x 18' long with the exception of ADA stalls. ADA stalls shall follow ADA standard dimensions.	9' x 18' spaces
Truck/Tractor Trailers	Loading spaces shall be a minimum of 12' wide x 35' long and shall be provided at a minimum ratio of 1 loading space per 8,000 square feet of gross building area. $634,400/8,000=80$ spaces	13'(approximately) x 60' 118 Loading Docks
Off-Street Loading and Maneuvering Area	Off-Street loading and maneuvering areas are permitted within building setback areas, but must remain outside of the required parking setbacks.	Standard is met.
Trailer Parking	Parking for the trailer portion of tractor-trailer containerized units for onsite storage purposes shall be permitted for no more than 15 days.	N/A

c) No variances or waivers are requested by the Applicant;

2) Site Improvements

- a) The site plan depicts banked parking spaces on the west side of the building; however, the limit of the improvements associated with the banked parking are unclear. The plans should be revised to clarify the intent of construction when banked parking is both installed and not installed, including if the sidewalk and associated accessible ramps are to be installed.
- b) The sidewalk abutting the parking spaces shall be a minimum of 6 feet in width.
- c) The limits of any proposed heavy duty / light duty pavement should be identified on the Site Plan.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
Our File No. CWAL0902.01
Page 6

- d) The need for improvements to the paper street School House Lane should be discussed. Frontage along improved streets is required in accordance with the Westampton Code. If improvements are not necessary given the nature and location of the right-of-way, consideration should be taken to vacate the right-of-way. This would require application to the governing body.
- e) As part of the Site Plan approval for the adjacent Marriot, an emergency access drive was required to connect Western Drive to Hancock Lane. This need to improve this emergency access road and/or how it is to be incorporated with the proposed site improvements needs to be determined.
- f) Hancock Lane should be provided with a minimum right-of-way half-width of 25 feet.
- g) Western Drive should be investigated to determine if adequate pavement section exists to support increased tractor trailer loading.

3) Parking & Circulation

- a) A circulation plan has been provided for WB-67 and Firetruck design vehicle.
- b) The Applicant's Engineer should address the conflicting wheel paths for trucks entering and existing the site and circulating the loop road as depicted on the Truck Movement Plan. There are multiple places where WB-67's cannot pass each other due to the width of access drive and curve radius of the turns.
- c) The Applicant shall coordinate with the Fire Marshall to identify any required fire lanes. Additionally, we defer to the Fire Marshall to designate an appropriate design vehicle for emergency services.
- d) Seven (7) ADA compliant parking spaces are proposed for the 288 parking spaces. Four (4) ADA compliant parking spaces are proposed for the 147 banked parking spaces. The Applicant is proposing 9-foot wide spaces and accessible aisle widths. Typically, ADA spaces are 11 or 8 feet wide with 5-foot wide accessible aisle, depending on if the space is van accessible. The plan should be revised accordingly and identify van accessible parking spaces.
- e) Applicant's Engineer should extend the double yellow line from the terminus of Western Drive to the stop bar at the ingress/egress to the proposed site.



Marion Karp, Board Secretary
 Westampton Township Land Development Board
 Re: MRP Industrial NE LLC. – Engineering Review #1
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4) Traffic

a) It appears the project will generate the following increase in vehicle trips for a 634,400 square foot warehouse:

	AM Weekday Peak Hour			PM Weekday Peak Hour			Saturday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Warehouse (LUC 150)	65	35	100	28	90	118	19	11	30
Trucks (20%)	13	7	20	6	18	24	4	2	6
Passenger Cars (80%)	52	28	80	22	72	84	15	9	24

- b) The Applicant should recheck trip generation estimates with the Institute of Transportation Engineers Trip Generation Manual 10th Edition. The volumes do not match.
- c) The Applicant should testify if the building is going to be utilized for a warehouse, distribution or fulfillment center. Same would change the trip generation volumes.
- d) The Applicant's Traffic Engineer should confirm volumes between the counts, figures, and the synchro files. Same do not always match.
- e) The Applicant's Traffic Engineer uses 1.00% for the annual background growth rate. Mount Holly Road (County Road 541) is classified as an urban principal arterial and should have an annual background growth rate of 1.25%. Same should be updated.
- f) There is minimal added delay between no-build and build conditions for both with and without fountain square for overall intersection delay. The eastbound left movement at the intersection of Burlington-Mount Holly Road (CR 541) and NJ Turnpike Exit 5 / Hancock Lane increases from 47.3 (LOS D) to 56.8 seconds (LOS E) during the AM no-build and build conditions, respectively.
- g) The traffic impact to Burlington-Mount Holly Road will be subject to the review of Burlington County Planning Board. The Applicant's Traffic engineer did study the project's traffic impact considering whether the roadway improvements associated with Fountain Square or not by the time this project is developed.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
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5) Grading

- a) Additional spot grades should be provided at key geometric locations along curbs including curb tangents, midpoints, ridges, and building entrances to aid in constructability. Same should be included on the ADA ramps to indicate the landing grades.
- b) The Applicant's Engineer should examine the proposed grading at the northwest corner of the site where existing steep slopes are to remain. The limit of tree removal in this area should be graphically shown as well.
- c) The Applicant's Engineer should check and revise the grate elevation for CB-305.

6) Stormwater Management

- a) A subsurface investigation of the soils immediately below the two proposed infiltration basins will need to be performed to determine the permeability of the existing soils as well as to identify the seasonal high-water table (SHWT). The Preliminary Geotechnical Report provided to our office was prepared to evaluate the geotechnical subsurface conditions for the proposed building construction only. The Applicant's Engineer should refer to Appendix E of the BMP Manual to determine the number and depth of the required profile pits for each basin.
- b) It is recommended that a downstream investigation of the receiving storm sewer system located within Hancock Lane/Schoolhouse Lane right-of-way be completed to verify the condition of the receiving storm sewer is adequate to accept water from the site. The ultimate point of discharge or outfall should be identified as well.
- c) The elevation of the invert out of each basin outlet structure should be set lower than the basin bottom elevation to allow for future maintenance or corrective action should the basins fail to meet required infiltration rates.
- d) The Applicant's engineer should check and revise the invert elevation of the Basin 2 outfall based on the surrounding existing contours. The Engineer must demonstrate how the outfall discharge will reach the existing 18" CMP.
- e) The Stormwater Management Report may need to be revised to utilize the calculated time of concentration (Tc) provided in the Report for the proposed impervious areas of PR-1A and PR-1B instead of the identified minimum Tc of 10 minutes. While a 10-minute Tc is acceptable for analysis utilizing the Modified Rational Method, the minimum Tc when utilizing the TR-5 method is 6-minutes (0.1 hours).



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

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- f) The Stormwater Management Report, Appendices C and D, should be revised to include the routing diagrams utilized for analysis of the existing and proposed conditions for clarity.
- g) The Stormwater Management Report should be revised to provide the drain time for each basin based once the permeability rates of the subsurface soils have been identified.
- h) The Stormwater Management Report should be revised to provide a groundwater mounding impact assessment once the Seasonal High-Water Table has been identified.
- i) Based on the Storm Sewer Summary Reports, several storm pipes will surcharge above the crown of the pipe during the 25-year storm event. However, based on the elevations provided in the Grading Plan, none of the inlets or manhole will surcharge above the surface at that location.

7) Utilities

- a) The Applicant should confirm the water and sewer utility agencies that will provide service to this site.
- b) A water main extension is proposed along the entire length of Hancock Lane from the turnpike to Burlington Township. Given the existing condition of the road and impact associated with the roadway opening for the water main, a curb-to-curb 2" mill and asphalt resurfacing of the roadway is recommended.

8) Soil Erosion and Sediment Control

- a) Scour holes constructed with riprap are the preferred outlet protection type for infiltration basins with a flat bottom. The plans and Report should be revised as necessary to size the outlet protection for scour holes instead of flared aprons. In addition, the outlet protection should be shown on the Grading Plan.

9) Environmental

- a) Freshwater wetlands are located on the western portion of the site. A Letter of Interpretation from the NJDEP shall be required to verify the wetland delineation. Fill of the wetland is proposed. This will also require a General Permit from the NJDEP. The status of the Letter of Interpretation and/or GP application to the NJDEP should be indicated.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
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- b) The Applicant should indicate whether a Preliminary Assessment or Site Investigation was completed for the subject property in to determine the potential for soil or groundwater contamination. At a minimum, given the historic farmland use of the property, the soils onsite should be tested for pesticide related contamination.

10) Landscaping

- a) We defer review of the adequacy of the required buffering as per Sections 196-8 B and 250-18F of the Township Code to the Board Planner.

11) Lighting

- a) The Applicant is proposing thirty (30) foot high pole mounted LED light fixtures to provide for site lighting. The Applicant's engineer should confirm the fixtures will have a color temperature of 4000K or less.
- b) Section 250-22(G) of the Westampton Code requires an average maximum light intensity of 0.5 foot-candles over the entire pavement area, whereas the Lighting Plan proposes coverage proposed between 1.1 fc and 2.1 fc. Design waiver relief is recommended.

12) Architectural Plans

- a) A color rendering of the building elevations to the Board.
- b) The Applicant should confirm that all HVAC equipment will be located on the roof of the building and whether same will be buffered by a parapet.
- c) Construction details for the proposed sound walls should be provided.

13) Construction Details

- a) The pavement design shall consist of a minimum of 2" HMA surface course and 4" HMA base course in accordance with 250-22V.
- b) The use of vinyl rail fence as opposed to wood split rail fence is recommended.
- c) A detail for the Aluminum Ornamental Picket Fence Gate should be included.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
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- d) The Sign Post detail should be revised to additionally show how the post should be installed when located in concrete (sidewalk).
- e) The Trash Rack detail does not appear to comply with N.J.A.C. 7:8-6.2(a).
- f) Applicant's Engineer should include details for all project signs that are proposed on the site.
- g) 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.

14) Outside agency permits and/or approvals

- a) Burlington County Planning Board
- b) Burlington County Soil Conservation District
- c) NJDEP
- d) Water and Sewer Utility
- e) 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/rs

Enclosure (Stormwater Summary)

cc: Gene Blair, Construction Code Official
Robert Swartz, Esq, Board Solicitor
Barbara Fegley, PP, Board Planner
MRP Industrial NE, LLC, Applicant
Archer & Greiner, P.C., Applicants Engineer

Christopher J. Noll, FE, CME, PF
President & CEO

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

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



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

Rakesh K. Darji, FE, PP, CME, CFM, Vice President

G. Jeffrey Hanson, PE, CME

Joseph R. Hirsh, FE, CME, CPWM

Joseph P. Orsino, CET

Marc H. Selover, LSRP, PG

Harry R. Fox, NICET III, CFSI

C. Jeremy Noll, FE, CME, CPWM

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

815 East Gate Drive • Suite 103 • Mount Laurel • New Jersey • 08054

Telephone (856) 235-7170 • Fax (856) 273-9239 • www.erinj.com

October 31, 2019
#88022 02

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

Attn: Marion Karp, Secretary Land Development Board

Re: Westampton Logistics Center
Block 902, Lots 1, 2 & 3
Western Drive

Preliminary and Final Major Site Plan

Dear Members:

An application was received for Preliminary and Final Major Site Plan approval for the above referenced site. The site is located on Schoolhouse Lane, a paper street, at the terminus of Western Drive. Hancock Lane is situated to the east. The property is currently farmed. The rear lot line forms the municipal boundary between Westampton Township and Burlington Township. The site is bordered to the north by vacant farmland, BCCAP Senior Housing, a water tower and a movie theater. Hancock Hollow, a residential subdivision is situated to the northeast. To the east are vacant farmlands and the New Jersey Turnpike. Lands to the south include Western Drive, Courtyard by Marriot, Holiday Inn Express & Suites and Academy Bus park and ride lot, all of which front on Western Drive. To the southwest is Towne Crossing Shopping Center which includes The Home Depot, Kohl's, Target, Burger King, IHOP, Starbucks, TGI Friday's and other strip commercial and pad sites. The site is located within the OR-2 (Office Research 2) zone, however, permitted and accessory uses and certain development standards are regulated by Amended Redevelopment Plan, Westampton Logistics Center, dated May 31, 2019.

The applicant is proposing to develop the property with a 634,400 square foot distribution warehouse, which includes 570,960 square feet of warehouse space and 63,440 square feet of accessory office space. Access to the facility will be provided by extending Western Drive which currently terminates approximately 90 feet south of the site. Site improvements proposed include 288 employee/visitor parking stalls, 171 trailer parking stalls and 114 truck loading spaces, stormwater management as well as landscaping and lighting. The Site Plan shows 147 "banked" car parking stalls on the western side of the building and two guard sheds, as needed by tenant(s).

Stacey Arcari, FE, CME, PTOE, PP
Timothy Kaluhioikalani, LLA, PP
Anthony R. Lopez, FE, CFM
José Ruiz-del-Vaile, PLS
Karen Hermack, FE

Andrew J. Orsino, NICET III
John T. Potts, NICET III, W-2, T-2
Charles Sabatini, FE, CME, CPWM, PP
Edward E. Fox, III, AICP, PP

John L. Scott, Jr., PLS, NICET III
Rohan Tadas, CHMM, LSRP
Neil J. Werket, LLA, RLA
Kathryn Haywood, FE, CFM
Mathew Kensler, NICET III

The following documents have been received with this application:

1. Preliminary and Final Site Plans prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. dated 9/09/19 and revised to 10/15/19 containing:
 - a. Cover Sheet, Sheet 1 of 30.
 - b. Notes, Sheet 2 of 30.
 - c. Aerial, Sheet 3 of 30.
 - d. ALTA/NSPS Land Title Survey, Sheet 4 of 30.
 - e. ALTA/NSPS Land Title Survey, Sheet 5 of 30.
 - f. ALTA/NSPS Land Title Survey, Sheet 6 of 30.
 - g. ALTA/NSPS Land Title Survey, Sheet 7 of 30.
 - h. ALTA/NSPS Land Title Survey, Sheet 8 of 30.
 - i. Demolition Plan, Sheet 9 of 30.
 - j. Site Plan, Sheet 10 of 30.
 - k. Grading and Drainage Plan, Sheet 11 of 30.
 - l. Storm Profiles, Sheet 12 of 30.
 - m. Storm Profiles, Sheet 13 of 30.
 - n. Storm Profiles, Sheet 14 of 30.
 - o. Storm Profiles, Sheet 15 of 30.
 - p. Utility Plan, Sheet 16 of 30.
 - q. Sanitary Profiles, Sheet 17 of 30.
 - r. Landscape Plan, Sheet 18 of 30.
 - s. Landscape Notes and Details, Sheet 19 of 30.
 - t. Lighting Plan, Sheet 20 of 30.
 - u. Lighting Notes and Details, Sheet 21 of 30.
 - v. Soil Erosion & Sediment Control Plan, Sheet 22 of 30.
 - w. Soil De-Compaction Plan, Sheet 23 of 30.
 - x. Soil Erosion & Sediment Control Notes, Sheet 24 of 30.
 - y. Soil Erosion & Sediment Control Details, Sheet 25 of 30.
 - z. Truck Movement Plan, Sheet 26 of 30.
 - aa. Emergency Vehicle Plan, Sheet 27 of 30.
 - bb. Construction Details, Sheet 28 of 30.
 - cc. Construction Details, Sheet 29 of 30.
 - dd. Construction Details, Sheet 30 of 30.

2. Architectural plans prepared by prepared by Ware Malcomb dated 10/15/19 including:
 - a. Floor Plan, Sheet SD1.0
 - b. Overall Roof Plan, Sheet SD2.0
 - c. North Elevation, Sheet SD3.1
 - d. South Elevation, Sheet SD3.2
 - e. East and West Elevations, Sheet SD3.3

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3. Stormwater Management Report prepared by Langan dated 9/09/19 and revised to 10/15/19.
4. Traffic Impact Study Report prepared by Langan dated 9/09/19.
5. Environmental Impact Statement prepared by Langan dated 9/09/19 and revised to 10/15/19.
6. Sanitary Sewer Engineer's Report prepared by Langan dated 9/09/19 and revised to 10/15/19.
7. Water System Engineer's Report prepared by Langan dated 9/09/19 and revised to 10/15/19.
8. Recycling Narrative prepared by Langan dated 9/09/19.
9. Preliminary Geotechnical Engineering Report prepared by Advantage Engineers dated 12/26/18.
10. Noise Study prepared by Russell Acoustics, LLC dated 10/14/19.
11. Township of Westampton Site Plan Application dated 9/06/19.
12. Burlington County Planning Board Site Plan Application dated 9/10/19.
13. Transmittal prepared by Langan dated 10/15/19.

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

Design Waiver

1. Ordinance §196-8C(1) requires that a landscaped island comprising a minimum of 200 square feet be provided at the ends of row parking and Ordinance §196-8C(2) requires an intervening landscaped island of at least 200 square feet separating 20 or more parking spaces in a row. The islands are not dimensioned but the southern island in the banked parking lot may be less than 200 square feet in size and numerous intervening islands separating 20 parking spaces are less than 200 square feet in size. Testimony should be provided on island dimensions and the need for a design waiver.

Site Design

1. A single access to the facility is provided from Western Drive. The Fire Department should comment on the need for a secondary emergency access.
2. Ordinance §196-10 requires fire lanes to be provided on Site Plans. There are no designated fire lanes depicted on the plans. The applicant should coordinate placement of the fire lanes with the fire marshal.
3. The banked parking lot on the western side of the building proposes sidewalk, curb, site lighting and landscaping as well as stormwater inlets and piping associated with the parking area. The plan should identify the extent of improvements proposed with initial construction.

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4. The plan notes a proposed split rail fence with a leader arrow identifying what appears to be the rim of infiltration basin #1 and not the fence. The leader arrow should be adjusted to avoid confusion.
5. The parking stalls proposed along the building should be dimensioned to the building face. Ordinance §196-8A requires a 12' minimum setback from the building.

Landscaping

1. There are three (3) symbols resembling River Birch trees and seven (7) symbols resembling Mountain Laurel shrubs depicted at the southerly end of the buffer fronting Hancock Lane that have no call outs. They all should be labeled.

General Comments

1. Testimony should be provided on the status of tenant(s) for the building including projected:
 - a. Hours and days of operation,
 - b. Number of employees,
 - c. Types and volumes of solid wastes and recyclables generated, and
 - d. Truck types, truck scheduling, and trip frequency for deliveries and waste removal.
2. The aerial depicts an isolated wetland and a wetland ditch located in proximity to infiltration basin #2. The EIS references an LOI and Statewide General Permit 6 to disturb isolated wetlands. Testimony should be provided regarding the status of each required NJDEP approval.
3. The Site Plan indicates that sound walls are proposed at two locations on the site. The Russell Acoustics, LLC noise study states the sound barriers were modeled at 16 feet in height and that many different products can work as a sound barrier. No details of the sound wall were provided on the Site Plan other than their locations. A detail should be provided on the height and construction material of the walls proposed.
4. The Site Plan shows the locations of two Guard Shacks based on tenant requirements. No elevations or details are provided on the design of the Guard Shacks. Applicant should provide information on the anticipated design of the buildings and their visual compatibility with the proposed distribution warehouse building.
5. Details of the 34' and 44' wide swing gates at the Guard Shack were not provided. Details should be provided in the event tenant(s) require them.

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6. No details are provided on the four monument signs proposed other than the Site Plan noting that, "All proposed monument signage shall be in compliance with the Township of Westampton Ordinance Section 250-25" and "All proposed tenant directory signs (Monument signs 2, 3 and 4) shall be in compliance with the Township of Westampton Ordinance Section 250-25J.

Environmental Impact Statement

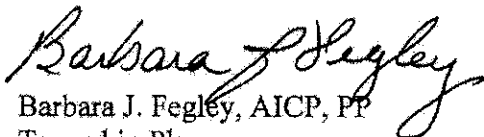
1. The Environmental Impact Statement (EIS) identifies Great Blue Heron Foraging, Bog Turtle Occupied Habitat, Barred Owl Breeding/Sighting, Cooper's Hawk Breeding/Sighting and Northern Long-eared Bat on NJDEP or US Department of the Interior lists of endangered/threatened species on or near the site. However, the EIS does not evaluate whether or not suitable on-site habitat is present for each species, particularly in the wooded areas of the site. A statement should be provided on the likelihood of each species presence on the site and the potential impact the development may have. In addition, a statement should be provided on whether vernal pool habitat remains since the map provided indicates it is present on the site.

Outside Agency Approvals

1. 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. NJDEP.
 - d. Construction Code Official.
 - e. Fire Marshal.
 - f. 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
Township Planner

Cc: Gene Blair, Construction Code Official, via email
Louis Capelli, Esq., Board Solicitor, via email
Robert Swartz, Esq., via email
James Winckowski, PE, CME, Board Engineer, via email
Jennifer Bupp, Secretary, Burlington Township Planning Board, 851 Old York Road, Burlington Township, NJ 08016

Page six

MRP Industrial NE, LLC, 509 S. Exeter Street, Suite 216, Baltimore, MD 21202
Christian M. Roche, PE, Langan Engineering, Environmental, Surveying, Landscape Architecture
& Geology, DPC, 989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648
Jayne Spector, PLA, Langan Engineering, Environmental, Surveying, Landscape Architecture &
Geology, DPC, 989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648
Joseph E. Romano, PLS, Langan Engineering, Environmental, Surveying, Landscape Architecture
& Geology, DPC, 989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648
Archer & Greiner, PC, 33 East Euclid Avenue, Haddonfield, NJ 08033



Township Of Westampton



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

DATE FILED NOV 13 2019
(for office use only)

BLOCK 1208 LOT 11

1. GENERAL INFORMATION

A. Applicant Name The SALT AND Light Company, Inc
Address 1841 Burlington - Mt Holly Road, Westampton
Telephone Number (609) 261-4571 (609) 284-8893

B. The Applicant is a:

Corporation* X
Partnership* _____
Individual _____
Other (specify) _____

*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.

NONE. The corporation is a non-profit

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

Purchaser under contract _____
Owner X
Lessee _____
Other (specify) _____

Attorney Patrick F. McAndrew
Address PO Box 88 Hazleton Heights, NJ 08035
Telephone Number (856) 298-7296

D. Engineer/Surveyor: William H. Nicholas
Address 4 Raccoon Blvd. Raccoon Woods, NJ
Telephone Number (856) 778-7447

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 1841 Burlington - Mt Holly Rd
- B. The location of the property is approximately ___ feet from the intersection of Holly Lane and County Rt 541 Calca
- C. Existing use of the property Mixed use: Residential & Commercial
Proposed use of property Mixed use: Residential & Commercial
- D. Zone in which property is located Commercial (C) Zone
- E. Acreage of property 2.56 ac
- F. Is the property located on a County road? Yes ___ No ___; State road? Yes ___ No ___
Yes ___ No ___; or within 200 feet of a municipal boundary? Yes ___ No ___

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

- G. The type of proposal is: New Structure Expanded area ___ Improved Parking Area ___ Alteration to Structure ___ Expansion to Structure ___ Change of Use ___ Sign ___
- H. Name of business or activity (if any) The SALT AND LIGHT COMPANY, Inc
- I. Are there deed restrictions that apply or are contemplated? YES
(if yes, please attach a copy to application)

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

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

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

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

NONE

O. List maps and other exhibits accompanying this application:

VARIANCE SKETCH 11/12/19
A-1 ARCHITECTURAL PLAN 4/25/17

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.

① USE / DENSITY VARIANCE FOR
MULTI-FAMILY - 5 BUILDING, 6 UNITS
EACH = 30 TOTAL UNITS

② CONTINUING PRIOR BULK VARIANCES
IN RES. 1-2013

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.

C- COMMERCIAL USES

5. AUTHORIZATION AND VERIFICATION

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

[Signature], PRES. DEPT
Signature of Applicant

10/31/19
Date

[Signature], PRES. DEPT
Signature of Owner

10/31/19
Date

*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>

NOTICE OF HEARING FOR PUBLICATION

PLEASE TAKE NOTICE THAT The Salt and Light Company, Inc has applied for a variance from Section Commercial Zone Standards of the Westampton Township Zoning Ordinance to permit five additional multi-family structures comprising 30 efficiency apartments and a 12x24 addition to the garage with respect to land and premises designated on the Westampton Township Tax Map as Block 1208, Lot 11, and further designated as 1841 Burlington-Mt Holly, Pa to be converted to a meeting space with kitchen and bath

Although no other variances, waivers or other approvals are requested at this time, further review of the application by applicant and Westampton Township may reveal the need for additional variances, waivers or other approvals. This notice, therefore, shall serve as notice that applicant will also seek any other variances, approvals or other waivers deemed necessary.

This application shall be heard at the regular meeting of the Westampton Township Land Development Board on Dec 4, 2019, at 7:00 P.M. in the Westampton Township Municipal Building, 710 Rancocas Road, Westampton, New Jersey.

All documents relating to this application may be inspected by the public during normal business hours in the Westampton Township Municipal Building, 710 Rancocas Road, Westampton, NJ.



Applicant

***Applicant Information Only:**

This form is for Public Notice to be filed and paid for by the applicant in the official newspaper of Westampton Township (the Burlington County Times) for publication at least ten (10) days prior to the hearing date.

RESOLUTION: 1-2013

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Salt and Light Company, Inc.

APPLICATION FOR: Use variance, parking variance, minor subdivision, floor area ratio variance, and bulk variances, and amended site plan

PROPERTY ADDRESS: 1841 Route 541, Westampton, New Jersey 08060
Block 1208, Lot 11

DATE OF HEARING: January 9, 2013

RESOLUTION MEMORIALIZING THE WESTAMPTON LAND USE BOARD'S APPROVAL OF AN APPLICATION BY THE SALT AND LIGHT, INC. FOR A USE VARIANCE, PARKING VARIANCE, MINOR SUBDIVISION, FLOOR AREA RATIO VARIANCE, BULK VARIANCES, AND AMENDED SITE PLAN FOR PROPERTY LOCATED ON 1841 ROUTE 541, WESTAMPTON TOWNSHIP, IDENTIFIED AS BLOCK 1208, LOT 11 ON TAX MAPS OF THE TOWNSHIP AND LOCATED WITHIN THE COMMERCIAL "C" ZONING DISTRICT.

WHEREAS, the Westampton Land Use Board ("Board") has previously granted the Salt and Light Company, Inc. ("Applicant") a use variance to add 13 low- and moderate-income apartments in a new building on the lot, as well as bulk variances, parking variances, and preliminary and final site plan approval;

WHEREAS, the Applicant filed another application seeking the following relief from the Board:

1. A use variance allowing the Applicant to convert three (3) existing apartments into five (5) apartments that will be deed-restricted as affordable housing units within the Commercial "C" Zone established by Section 250-16 of the Westampton Township Code, which does not permit residential uses;
2. Approval for the Applicant to use a portion of the second floor residential area temporarily as an office until a certificate of occupancy is issued on the new building, at which point the Applicant would move to the new building;
3. A variance deeming the previously approved sixty-eight (68) parking spaces sufficient where the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1.1 *et seq*) require an additional two (2) parking spaces based on the proposed development, and also relief from the "C" Zone commercial parking requirements of Section 250-16(e), which would require an additional three (3) spaces;
4. For the purpose of securing financing, preliminary and final approval of a minor subdivision of the lot to divide the existing building from the proposed building pursuant to Chapter 215;

5. As a result of the subdivision, a floor area ratio variance allowing a 35% floor area ratio for lot 11.01 where Section 250-7, Section 250-16(D) and the Schedule of Yard, Area, and Bulk Requirements only permits a 20% ratio in the "C" Zone;
6. A bulk variance for the new lot 11.01 allowing a frontage of 33.34 feet where Section 250-7, Section 250-16(D) and the Schedule of Yard, Area, and Bulk Requirements requires a minimum of 150 feet; and
7. Amended site plan approval;

WHEREAS, the Board had jurisdiction to hear the matter under the New Jersey Municipal Land Use Law as the Board Solicitor and Secretary reviewed the proofs of notice submitted and determined that the Applicant had published proper notice and served the required parties within the 200 foot list certified by the Tax Assessor;

WHEREAS, the Board considered the following submissions from the Applicant:

1. Completed application forms;
2. Plan of Minor Subdivision, prepared by Avi Luzon, PLS., consisting of one (1) sheet, dated November 12, 2012, unrevised; and
3. Architectural Floor Plans, prepared by Architectural Management, Inc., consisting of two (2) sheets, dated August 6, 2012, unrevised;

WHEREAS, the Board also considered the following review letters submitted by the Board professionals:

1. A plan review prepared by the Fire Official, John P. Augustino, dated November 17, 2012;
2. A memorandum prepared by the Board Planner, Harry W. McVey, PP, AICP, dated November 21, 2012; and
3. A letter prepared by the Board Engineer, James Winckowski, PE, CME, dated November 29, 2012;

WHEREAS, Kent Pipes, President and CEO of the Salt and Light Company, appeared and gave sworn testimony on behalf of the Applicant, represented by Sandford Schmidt, Esq.;

WHEREAS, Mr. Pipes testified that the Applicant will comply with the recommendations made in the review letters submitted by the professionals, to be detailed in the "conditions" section below;

WHEREAS, regarding the use variance, the Board has previously granted the Applicant a use variance to add 13 low- and moderate-income apartments in a new building on the lot; affordable housing is an inherently beneficial use, providing the "special reasons" required by N.J.S.A. 40:55-70(d); and the five apartments will be deed-restricted as affordable units and will count toward the Township's constitutionally-mandated affordable housing obligations;

WHEREAS, the use variance can be granted without substantial detriment to the public good, as the site is consistent with the surrounding development since it is adjacent to both

residential and commercial uses; the previous site plan review has already addressed any concerns with storm-water management, landscaping and buffering, site lighting, parking, and circulation; and the public was properly notified of the application, and during the public portion of the meeting, there were no objections;

WHEREAS, the use variance will not substantially impair the intent and the purpose of the zone plan and zoning ordinance, as it is the Township's policy to ensure it complies with its affordable housing obligations, for instance by establishing procedures and regulations to that end (see Chapter 6 Affordable Housing Administration);

WHEREAS, regarding the parking variance, the Board finds that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning requirements and the benefits of the deviation would substantially outweigh any detriment under N.J.S.A. 40:55-70(c)(2); specifically, the variance promotes the construction of affordable housing which advances the general welfare, and the 68 spaces would be sufficient since the site will continue to have excellent pedestrian and public transportation access;

WHEREAS, regarding the minor subdivision, the Board finds that the Applicant has submitted a plat sufficient for a minor subdivision under Chapter 215, subject to the conditions below relating to cross-easements, minor revisions, and a bond for the setting of monuments;

WHEREAS, regarding the floor area ratio, a previous variance was granted allowing a 25% floor area ratio where Section 250-7, Section 250-16(D) and the Schedule of Yard, Area, and Bulk Requirements only permits a 20% ratio in the "C" Zone; as a result the subdivision, although no new floor area is provided, the Applicant requires a variance permitting a floor area ratio of 35% for lot 11.01, and this variance is subject to the same analysis under N.J.S.A. 40:55-70(d) as the use variance relating to affordable housing;

WHEREAS, regarding a lot frontage variance, the Board finds that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning requirements and the benefits of the deviation would substantially outweigh any detriment under N.J.S.A. 40:55-70(c)(2); specifically, the variance promotes the construction of affordable housing which advances the general welfare, and there is no new external construction proposed to an already-approved building and landscape buffers are provided;

WHEREAS, in consideration of all of the testimony, documents submitted, and the statutory and ordinance requirements, the Board took two separate votes, one for the use variance and a variance from the floor area ratio requirements, and another for the amended site plan, minor subdivision, and bulk variances;

NOW THEREFORE, BE IT RESOLVED, by the Land Use Development Board of the Township of Westampton that upon Motion made by Mr. Blair and seconded by Mr. Applegate, the Board affirmatively approved by a vote of 6 to 0, the following relief with respect to the property located at 1841 Route 451, Westampton, New Jersey and identified as Block 1208, Lot 11 on the tax maps of Westampton Township and located in the commercial "C" zoning district:

1. A use variance allowing the Applicant to convert three (3) existing apartments into five (5) apartments that will be deed-restricted as affordable housing units within the Commerical "C" Zone established by Section 250-16 of the Westampton Township Code, which does not permit residential uses;
2. Approval for the Applicant to use a portion of the second floor residential area temporarily as an office until a certificate of occupancy is issued on the new building, at which point the Applicant would move to the new building;
3. A floor area ratio variance allowing a 35% floor area ratio for lot 11.01 where Section 250-7, Section 250-16(D) and the Schedule of Yard, Area, and Bulk Requirements only permits a 20% ratio in the "C" Zone;

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Applegate	x			
Blair	x			
Chang			x	
Carugno	x			
Coe				x
Freeman (absent)				
Maybury			x	
Sampson	x			
Ryan	x			
Thorpe	x			

IT IS FURTHER RESOLVED, that upon Motion made by Mr. Carugno and seconded by Mr. Blair, the Board affirmatively approved by a vote of 8 to 0, the following relief:

1. A variance deeming the previously proved sixty-eight (68) parking spaces sufficient where the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1.1 *et seq*) require an additional two (2) parking spaces based on the proposed development, and also relief from the "C" Zone commercial parking requirements of Section 250-16(e), which would require an additional three (3) spaces;
2. Preliminary and final approval of a minor subdivision of the lot to divide the existing building from the proposed building pursuant to Chapter 215;
3. A bulk variance for the new lot 11.01 allowing a frontage of 33.34 feet where Section 250-7, Section 250-16(D) and the Schedule of Yard, Area, and Bulk Requirements requires a minimum of 150 feet; and
4. Amended preliminary site plan approval.

IT IS FURTHER RESOLVED, that all of the above relief is subject to the following **CONDITIONS**:

1. All residential units shall be deed-restricted as affordable units in compliance with Fair Housing Act, the regulations promulgated by the New Jersey Counsel on Affordable

Housing, and doctrine developed by *Southern Burlington County N.A.A.C.P. v. Mount Laurel Township* and its progeny;

2. All site improvements required by the Board's December 2011 approval and not modified by this approval remain as continuing conditions;
3. The commercial use of the second floor shall cease no later than 30 days after a Certificate of Occupancy is issued for the building to be built on Lot 11.01, and in no event later than three (3) years from the date of the hearing;
4. A full set of cross-easements for the adjoining lots shall be established in the deeds, including access for vehicles and pedestrians, parking, utilities, storm water management, signage, trash enclosure, and site lighting;
5. The maintenance responsibilities of common site elements, including but not limited to storm-water management basins and parking lots, shall also be addressed in the deeds.
6. The plat shall be revised to identify the adjoining lots and blocks within Mt. Holly Township;
7. As the subdivision plat identifies corner markers "to be set," if the monuments are to be set after filing the subdivision, a bond shall be posted with the Westampton Township with signature blank for the Township Clerk;
8. The deeds showing the easements and the revised plat shall be submitted to the Board Solicitor and the Board Engineer to demonstrate compliance;
9. The Applicant shall submit revised plan to the Fire Official showing compliance with all of the recommendations contained in his 10/18/2011 review letter, and after final approval, shall submit the site plan and utility plan on a CD in a PDF version to the Bureau of Fire Prevention along with one paper copy.

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


1. That the application, all exhibits, testimony, maps and other documents submitted and relied on by the Applicant, are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to be the Board, on 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 rescind its approval and rehear the Application, either upon application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
2. At any time after the adoption of this resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon proper showing 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, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate;

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 maintain an escrow account with the Township and 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. The Applicant's escrow account must be current prior to any permits being issued, or construction or other activity commencing on the approved project; and
8. The Applicant assumes all risks should the applicant pursue 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.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Applegate	x			
Blair	x			
Chang	x			
Carugno	x			
Coe				x
Freeman (absent)				
Maybury	x			
Sampson	x			
Ryan	x			
Thorpe	x			

WESTAMPTON TOWNSHIP LAND
DEVELOPMENT BOARD

BY: 
Tim Ryan, Chairman, Westampton
Township Land Development Board

ATTEST: Marion Karp
Marion Karp, RMC, CMR - Westampton Township
Land Development Board Secretary

DATE MEMORIALIZED: 2/6/2013