

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

FEBRUARY 6, 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. Freeman, Mr. Guerrero, Ms. Haas, Mr. Myers, Mr. Odenheimer, Mr. Wisniewski, Solicitor Lou Capelli, Engineer Jim Winckowski, Planner, Barbara Fegley, Secretary Marion Karp
5. Swear in Board Professionals
6. Approval of Meeting Minutes 1/9/2019
7. Resolutions: approval needed:
  - 1-2019 2019 Reorganization
  - 2-2019 Appoint LDB Solicitor
  - 3-2019 Appoint LDB Engineer
  - 4-2019 979 Woodlane Road, LLC, Block 1104, Lot 3 – continuance of preliminary and final major site plan approval with use and bulk variances
  - 5-2019 Kingdom/Change Church, Block 1411, Lot 21 – administrative design change (elimination of sidewalk)
8. Old Business: none
9. New Business:
  1. McDonald's Corporation, LLC, USA, Block 1204, Lot 2 & 3 (1864 Burlington-Mt. Holly Rd.) – preliminary & final major site plan with variances and 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

RE- ORGANIZATION MEETING

JANUARY 9, 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 January 9, 2019 at 7:00 P.M. The meeting was called to order by Secretary Marion Karp 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. New Board members Mr. Blair, Mr. Eckart, Mr. Freeman and Mr. Odenheimer were sworn in by Secretary Marion Karp.

**Roll Call:** Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Mr. Myers, Mr. Odenheimer, Mr. Wisniewski  
Absent: Mr. Borger, Ms. Haas

Motions are needed for the following 2019 appointments:

Mr. Wisniewski made a motion to nominate Mr. Borger for Chairman; the motion was seconded by Mr. Blair. There were no other nominations. All voted yes.

Mr. Blair made a motion to nominate Mr. Applegate for Vice Chairman; the motion was seconded by Mr. Wisniewski. There were no other nominations. All voted yes, Mr. Applegate abstained.

Mr. Wisniewski made a motion to nominate Marion Karp for Secretary; the motion was seconded by Mr. Blair. There were no other nominations. All voted yes.

Mr. Wisniewski made a motion to nominate Lou Capelli of Florio, Steinhardt and Fader; the motion was seconded by Mr. Blair. There were no other nominations. All voted yes.

Mr. Blair made a motion to nominate CME Engineers; the motion was seconded by Mr. Guerrero. There were no other nominations. All voted yes.

The minutes of the December 5, 2019 meeting were tabled until next month. Dave Barger requested several corrections. Marion would listen to the tape of the meeting.

**Resolutions:**

23-2017 979 Woodlane Road, LLC/7-Eleven, Block 1104, Lot 3 (Woodlane & Jacksonville Roads) – preliminary & final major site plan, use variance – convenience store & gasoline fueling station (continuance) - was memorialized.

DRAFT

24-2017 Fountain Square Shopping Center, Highview Homes, LLC, Block 807, Lot 1 (2035 Burlington-Mt. Holly Road) – preliminary major subdivision, site plan, use & bulk variances, design waivers – was memorialized.

**Old Business:**

Kingdom Church – attorney Lionel Frank was present on behalf of the church. He explained that they were not able to construct the sidewalk along Rancocas Road and therefore could not obtain their Certificate of Occupancy. He explained that there are guy wires that come down from the poles and two of these wires are where the sidewalk would be. It is dangerous for pedestrians and bicyclists. They approached PSE&G and asked them to relocate the wires. He was told the wires wouldn't be relocated because they were in support of public transmission lines rather than a service line for the subject property. They have tried as much as they can to try to solve this problem.

Verizon also has wires located on these poles. Gene Blair stated that he had spoken with PSE&G. He clarified that the poles don't need to be moved, only the guy wires. The church is requesting a waiver for the condition that the sidewalk be installed. At some point in time if they come to an agreement with PSE&G, they would certainly install the sidewalk. Gene spoke with Dora Donovan at PSE&G who said they could install an alternate kind of guy wire which would make it safer. Gene doesn't think it is an impossible mission; he spoke about possibly moving the sidewalk around the wires. Mr. Frank stated that this was beyond their control. Gene said that PSE&G is also stating that this is beyond their control since Verizon is involved. One option would be to obtain joint easements from PSE&G and Verizon.

The applicant agreed to bond for the sidewalk and if they were to obtain the easement, they could construct it. Board Solicitor Robert Swartz stated that this would be hard to enforce and what period of time would the Board limit it to. Mr. Frank stated that he had a very hard time getting PSE&G putting anything in writing. Engineer Jim Winckowski would attempt to schedule a meeting with PSE&G but a bond and escrows would need to be posted. The Board would need to set an end date in order to revisit this. Mr. Frank stated that they needed to get this resolved and thought that 4 to 6 months would be adequate.

The temporary certificate of occupancy would remain in place, a time limit would be set, and escrow would be posted. They would be required to come back before the Board, say, in 6 months. Mr. Frank asked if after 6 months they couldn't solve the problem if this could be administratively dealt with; Solicitor Swartz answered that it could. Jim Winckowski and the church's engineer would attempt to meet with representatives of PSE&G to work something out. Escrow would need to be posted. Mr. Frank stated that this would be acceptable to the applicant. Jim would contact Mr. Avila, the applicant's engineer.

Mr. Blair made a motion to approve tabling the matter for 6 months in order to enable

Jim and the applicant's engineer to work on it together; Mr. Wisniewski seconded the motion. All voted yes, Mr. Freeman abstained.

This was opened to the public for comment; there being none, the meeting was closed.

Robert Swartz explained to the Board that 979 Woodlane Road had requested a continuance for their application until the Board's March meeting. Mr. Blair made a motion to approve; the motion was seconded by Mr. Wisniewski. All voted yes. The applicant would be required to serve notice for the March meeting.

**New Business:**

None

**Open Meeting for public comment**

No comments were made.

**Comments from the Board**

Dave Guerrero – asked if Jim Winckowski had spoken with the County regarding the realignment of Woodlane Road; he had not. This wasn't really a planning issue; it could be a Master Plan issue/Township Committee issue. Jim explained that he couldn't ask for a major infrastructure project like this.

Mr. Wisniewski – welcomed the new LDB members, Mr. Eckart and Mr. Odenheimer. Congratulations to our professionals on their reappointments.

Mr. Applegate – seconds that and thanks the Board for their vote of confidence.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

2019 REORGANIZATION

RESOLUTION 1-2019

**WHEREAS**, N.J.S.A. 40:55D-24 provides that the Planning Board shall elect a chairman and a vice-chairman from its regular members, and select a secretary who may or may not be a member of the Board or a municipal employee; and

**WHEREAS**, the above matter was duly considered and voted upon during a reorganization meeting of the Land Development Board held January 9, 2019; and

**NOW, THEREFORE, BE IT RESOLVED** by the Land Development Board of Westampton Township, in the County of Burlington, State of New Jersey, as follows:

**A. Selection of Officers:**

1. **Gary Borger** was elected Chairman upon motion of Mayor Wisniewski and seconded by Mr. Blair. **Vote - Aye:** Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Mr. Meyers, Mr. Odenheimer and Mayor Wisniewski. **Nay:** None.
2. **Ronald Applegate** was elected Vice Chairman upon motion of Mr. Blair and seconded by Mayor Wisniewski. **Vote - Aye:** Mr. Barger, Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Mr. Meyers, Mr. Odenheimer and Mayor Wisniewski. **Nay:** None.
3. **Marion Karp** was elected Board Secretary upon motion of Mayor Wisniewski and seconded by Mr. Blair. **Vote - Aye:** Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Mr. Meyers, Mr. Odenheimer and Mayor Wisniewski. **Nay:** None.

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**Gary Borger, Chairman**

**Attest:**

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**Marion Karp, RMC, CMR, Board Secretary**

**CERTIFICATION**

**I HEREBY CERTIFY** that the Land Development Board of Westampton Township, County of Burlington, State of New Jersey adopted the foregoing Resolution at its meeting held in the Municipal Building, 710 Rancocas Road, Westampton, New Jersey, on January 9, 2019, and said Resolution was authorized for memorialization at a meeting held on \_\_\_\_\_, 2019.

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**Marion Karp, RMC, CMR, Board Secretary**

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

AUTHORIZING THE AWARD OF A CONTRACT FOR  
PROFESSIONAL SERVICES AND APPOINTING  
LAND DEVELOPMENT BOARD SOLICITOR

RESOLUTION NUMBER 2-2019

**WHEREAS**, N.J.S.A. 40:55D-24 and N.J.S.A. 40A:55D-71 provides that the Land Development Board may employ, contract or fix compensation for legal counsel, other than the Municipal Attorney; and

**WHEREAS**, N.J.S.A. 40:55D-24 and N.J.S.A. 40A:55D-71 further provides that the Board may create and fill such office as established by ordinance; and

**WHEREAS**, the Office of the Land Development Board Solicitor has heretofore been established by Section 149-12 of the Code of the Township of Westampton; and

**WHEREAS**, the Board, at its meeting on January 9, 2019, duly appointed the firm of Florio Perrucci Steinhardt & Cappelli, LLC, as Solicitor to the Land Development Board; and

**WHEREAS**, the Solicitor is licensed to practice within the State of New Jersey; and

**WHEREAS**, the "Local Public Contracts Law," N.J.S.A. 40A:11-5, permits the execution of a written contract for the provision of professional services, and this contract was provided through the fair and open process; and

**WHEREAS**, the Land Development Board of the Township of Westampton wishes to recognize the aforesaid appointment and provide compensation by way of a written contract for services which may be performed by the Solicitor and any law firm with which the Solicitor is associated; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Westampton Township Land Development Board as follows:

1. The Westampton Township Land Development Board hereby designates Florio Perrucci Steinhardt & Cappelli, LLC, as the Land Development Board Solicitor to provide professional services as more fully described in the Contract for Professional Services on file with the Recording Secretary of the Westampton Township Land Development Board and further authorizes the Chairman to execute said Contract.
2. This contract is awarded through the fair and open process in accordance with the Local Public Contracts Law.



3. A notice of this action shall be published as required by law.
4. **FLORIO PERRUCCI STEINHARDT & CAPPELLI, LLC** was appointed Solicitor of the Land Development Board upon motion of Mayor Wisniewski, seconded by Mr. Blair. **Vote - Aye:** Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Mr. Meyers, Mr. Odenheimer and Mayor Wisniewski. **Nay:** None.

**Attest:**

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**Gary Borger, Chairman**

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**Marion Karp, RMC, CMR, Board Secretary**

#### **CERTIFICATION**

**I HEREBY CERTIFY** that the Land Development Board of the Township of Westampton, County of Burlington, State of New Jersey adopted the foregoing Resolution at its meeting held in the Municipal Building, 710 Rancocas Road, Westampton, New Jersey, on January 9, 2019, and said Resolution was authorized for memorialization at a meeting held on \_\_\_\_\_, 2019.

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**Marion Karp, RMC, CMR, Board Secretary**

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

AUTHORIZING THE AWARD OF A CONTRACT FOR  
PROFESSIONAL SERVICES AND APPOINTING  
LAND DEVELOPMENT BOARD ENGINEER

RESOLUTION 3-2019

**WHEREAS**, N.J.S.A. 40:55D-24 and N.J.S.A. 40A:55D-71 provides that the Planning Board may employ, contract or fix compensation for a Planning Board Engineer, other than the Municipal Engineer; and

**WHEREAS**, N.J.S.A. 40:55D-24 and N.J.S.A. 40:55D-71 further provides that the Board may create and fill such office as established by ordinance; and

**WHEREAS**, the Office of the Land Development Board Engineer has heretofore been established by Section 149-13B. of the Code of the Township of Westampton; and

**WHEREAS**, the Board, at its meeting on January 9, 2019, duly appointed the firm of CME Associates, as Engineer to the Board; and

**WHEREAS**, the Engineer is licensed to practice within the State of New Jersey; and

**WHEREAS**, the "Local Public Contracts Law," N.J.S.A. 40A:11-5, permits the execution of a written contract for the provision of professional services, and this contract was provided through the fair and open process; and

**WHEREAS**, the Land Development Board of the Township of Westampton wishes to recognize the aforesaid appointment and provide compensation by way of a written contract for services which may be performed by the Engineer and any Engineering Firm with which the Engineer is associated; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Westampton Township Land Development Board as follows:

1. The Westampton Township Land Development Board hereby designates CME Associates as the Land Development Board Engineer to provide professional services as more fully described in the Contract for Professional Services on file with the Recording Secretary of the Westampton Township Land Development Board and further authorizes the Chairman to execute said Contract.
2. This contract is awarded through the fair and open process in accordance with the Local Public Contracts Law.
3. A notice of this action shall be published as required by law.

4. **CME ASSOCIATES** was appointed as Land Development Board Engineer upon motion of Mr. Blair, seconded by Mr. Guerrero. **Vote - Aye:** Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Mr. Meyers, Mr. Odenheimer and Mayor Wisniewski. **Nay:** None.

**Attest:**

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**Gary Borger, Chairman**

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**Marion Karp, RMC, CMR, Board Secretary**

#### **CERTIFICATION**

**I HEREBY CERTIFY** that the Land Development Board of the Township of Westampton, County of Burlington, State of New Jersey adopted the foregoing Resolution at its meeting held in the Municipal Building, 710 Rancocas Road, Westampton, New Jersey, on January 9, 2019, and said Resolution was authorized for memorialization at a meeting held on \_\_\_\_\_, 2019.

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**Marion Karp, RMC, CMR, Board Secretary**

**RESOLUTION: 4-2019**

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**APPLICANT'S NAME:** 979 Woodlane Road, LLC

**BOARD'S DECISION:** Second Continued Application for Preliminary and Final Major Site Plan Approval with Use and Bulk Variances

**PROPERTY ADDRESS:** 939 Woodlane Road – Block 11.04, Lot 3

**ZONING DISTRICT:** R-3 Residential Zoning District

**DATE OF HEARING:** January 9, 2019

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**WHEREAS,** 979 Woodlane Road, LLC (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting preliminary and final major site plan approval with use and bulk variances to redevelop the existing gasoline service station and convenience store located on the property with a new 3,000 square foot 7-Eleven convenience store and gas station in the R-3 Residential Zone. The property is located at 939 Woodlane Road, Westampton, New Jersey, designated as Block 11.04, Lot 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 December 5, 2018 Board meeting, the Applicant, through its attorney, Kenneth L. Pape, Esq, the Applicant submitted a letter requesting the Application to be continued to the next regularly scheduled public Board meeting in January 2019 to allow the Applicant to be heard on its application; and

**WHEREAS,** the Applicant’s request was granted and the application was continued to the January 9, 2019 Board meeting; and

**WHEREAS,** prior to the January 9, 2019 Board meeting, the Applicant, through its attorney, Kenneth L. Pape, Esq, the Applicant submitted a letter requesting the Application to be continued to the March 2019 regularly scheduled public Board meeting to allow the Applicant to be heard on its application; and

**WHEREAS,** the Board Chairman announced the Applicant’s request at the January 9, 2019 meeting to advise any members of the public present for the Application that the Application would be heard at the March 2019 meeting; and

**WHEREAS**, at the January 9, 2019 Board meeting, the Board determined that the Applicant shall be required to notice and advertise the Application again for the March 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 major site plan approval within Application for preliminary major subdivision and site plan approval with use and bulk variances to redevelop the existing gasoline service station and convenience store located on the property with a new 3,000 square foot 7-Eleven convenience store and gas station in the R-3 Residential 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: 5-2019**

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**APPLICANT'S NAME:** Kingdom Church, now known as Change Church  
**BOARD'S DECISION:** Continued Application for Administrative Design Change  
**PROPERTY ADDRESS:** 895 Rancocas Road - Block 1411, Lot 21  
**ZONING DISTRICT:** "C" Commercial  
**DATE OF HEARING:** January 9, 2019

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**WHEREAS**, Kingdom Church, now known as Change Church ("Applicant"), with the assistance of its attorney, Lionel J. Frank, Esquire, Szaferman Lakind Blumstein & Blader, P.C., 101 Grovers Mill Road, Suite 200, Lawrenceville, New Jersey 08648, has made a letter request to the Westampton Land Development Board ("Board") for an amendment to the "D" variance to request the elimination of that certain condition to construct a sidewalk, as condition number 2, on page 4 of resolution 1-2015, relative to its property located at 895 Rancocas Road, Block 1411, Lot 21 on the tax map of the Township of Westampton; and

**WHEREAS**, the Board met with Applicant's attorney at a public hearing on January 9, 2019 to review the request pursuant to applicable rules of the Board and the applicable ordinances of the Township of Westampton; and

**WHEREAS**, the Applicant submitted, and the Board entered into the record, the following:

- (A) November 13, 2018 letter from Mr. Frank on behalf of the Applicant.
- (B) Copy of Resolution 1-2015
- (C) December 15, 2016 letter from PSE&G to Martin Shelton of P.J.R. Construction Group regarding Notification 500651037
- (D) May 9, 2017 letter from Mr. Frank to PSE&G
- (E) June 6, 2017 letter from Mr. Frank to PSE&G
- (F) January 9, 2019 letter from Michael E. Avila, PE, PP to Mr. Frank

**WHEREAS**, the Board considered the testimony of its Engineer, Jim Winckowski, PE, CME and its Planner, Barbara J. Fegley, AICP, PP and discussed this matter with the Applicant's attorney, and the public; and

**WHEREAS**, the Board made the following findings and conclusions based upon the Applicant's testimony, representations and the Applicant submissions:

1. Condition number 2, on page 4 of resolution 1-2015 provides the following:

“2. The Applicant shall obtain approval from the Board Planner, Board Engineer, and Township Fire Official on sidewalk installation and on the site plan issues and recommendations made in the Review Letters submitted or as discussed on the record. In the event approval cannot be obtained on any such site plan issue, the Applicant shall file the appropriate application with the Board for review.”

2. The Applicant requested that the Board eliminate the condition to construct the sidewalk on Rancocas Road as they have a temporary certificate of occupancy and the satisfaction of this condition is the only thing keeping them from receiving a final certificate of occupancy. Applicant explained that there are guy wires that extend from the utility poles and two of the wires are located where the sidewalk would be constructed. The Applicant stated that the sidewalk would be a danger to pedestrians walking and on bicycles. Applicant approached PSE&G to request the guy wires be relocated but was informed the wires would not be relocated because they were in support of public transmission lines rather than a service line. Further, the Applicant noted that Verizon also uses the same poles. After significant discussion and evaluation of various alternatives, the Board believes that a remedy may be possible. The Applicant acknowledged that if they were able to obtain easements from PSE&G and Verizon, they would construct the sidewalk.
3. The Board Engineer agreed to reach out to PSE&G and Verizon to see if he is able to obtain approval for the guy wires to be relocated. In the meantime, it was determined that there is no reason not to leave the temporary certificate of occupancy in place until after the Board Engineer has the opportunity to speak to or meet with utility companies.
4. The Board suggested, and the Applicant agreed, to revisit the matter in six (6) months if the Applicant is still unable to construct the sidewalk after the Board Engineer, working together with the Applicant and the Applicant's representatives, follows up with PSE&G and Verizon to determine if the guy wires can be moved and allow for the construction of the sidewalk.
5. The Applicant must maintain an escrow with the Township and pay the costs of the Board professionals including the time spent by the Board Engineer relative to this matter.

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Development Board of the Township of Westampton, that the Applicant's request for an administrative change shall be **CONTINUED** for a period of six (6) months, subject to the conditions set forth above, at which time the Applicant may revisit its request for an administrative change with the Board.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

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

ATTEST:

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

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





# Township Of Westampton



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

**BLOCK** 1204 **LOT** 2 and 3  
1864 Burlington - Mount Holly Road

## 1. GENERAL INFORMATION

A. Applicant Name McDonald's Corporation LLC, USA  
Address 1 McDonald's Plaza, Oak Brook, IL 60523  
Telephone Number 630-623-3000

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.

C. The relationship of the applicant to the property in question is:  
Purchaser under contract \_\_\_\_\_  
Owner X McDonald's Corporation owns site and applicant is  
Lessee \_\_\_\_\_ subsidiary of that entity.  
Other (specify) \_\_\_\_\_

Attorney Nehmad Perillo & Davis, P.C.  
Address 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234  
Telephone Number 609-927-1177



D. Engineer/Surveyor: Cores States Group - Matthew Dewitt, P.E.

Address 58 Mount Bethel Road, Suite 301, Warren, NJ 07059

Telephone Number 908-462-9919

**2. INFORMATION REGARDING THE PROPERTY**

A. Street address of the property 1864 Burlington - Mount Holly Road, Westampton, NJ

B. The location of the property is approximately 227 feet from the intersection of Burlington-Mount Holly Road and Woodlane Road

C. Existing use of the property Fast food restaurant with drive thru  
Proposed use of property Fast food restaurant with drive thru (existing use to remain)

D. Zone in which property is located C

E. Acreage of property .74 Acres

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

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

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

H. Name of business or activity (if any) McDonald's

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:

N/A

O. List maps and other exhibits accompanying this application:

See cover letter.

### 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.

"c" variance relief relating to freestanding signage under Section 250-25-K(1)(c).

The applicant is also seeking a variance to allow the non-drive-thru sidewalk to contain two facade signs under Section 250-25-K(1)(a). Finally the applicant is requesting "c" variance relief relating to existing nonconforming conditions relating to minimum lot area and impervious coverage.

### 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.

To be supplied and discussed at the public hearing.

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**5. AUTHORIZATION AND VERIFICATION**

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

*[Signature]* MCD  
Signature of Applicant

7-26-18  
Date

*[Signature]* MCD  
Signature of Owner

7-26-18  
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>

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.**

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G. Jeffrey Hanson, PE, CME

Joseph R. Hirsh, PE, CME, CPWM

Joseph F. Orsino, CET

Marc H. Selover, LSRP, PG

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

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

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January 28, 2019

#88019 01

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

Attn: Marion Karp, Secretary Land Development Board

Re: McDonald's Corp. LLC, USA  
Block 1204 Lots 2 & 3  
1864 Burlington – Mount Holly Road (CR 541)  
Preliminary & Final Major Site Plan with Variances and Waivers

Dear Members:

An application has been received for Preliminary and Final Major Site Plan with Variances and Waivers. The Applicant proposes renovations to the existing McDonald's restaurant front and side façades, improvements to the existing accessible parking area and walkways to the building, and signage.

The Property is located to the east of the intersection of Woodlane Road (CR 630) and Burlington-Mount Holly Road (CR 541) and is accessible from both county roadways with the front of the building on Burlington-Mount Holly Road (CR 541). The property contains two lots. Lot 2 contains frontage on Woodlane Road and Burlington-Mount Holly Road and is situated in the C-Commercial District and Lot 3 fronts on Woodlane Road and is situated in the R-2 Residential District. The portion of the site in the R-2 District is a pre-existing, nonconforming use.

The following documents have been received with this application:

1. Preliminary/Final Site Plan prepared by Core States Group of Warren, NJ, dated 8/3/18 and revised 11/02/18, including the following, unless otherwise noted:
  - a. Cover Sheet (Sheet C1),
  - b. General Notes (Sheet C2)
  - c. Overall Site Plan (Sheet C3),
  - d. Demolition & Soil Erosion and Sediment Control Plan (Sheet C4),
  - e. Site Plan (Sheet C5),
  - f. Grading Plan (Sheet C6),
  - g. Construction Details (Sheet C7),

Stacey Arcari, PE, CME, FTOE, 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

- h. Construction Details (Sheet C8),
  - i. Construction Details (Sheet C9),
  - j. Construction Details (Sheet C10), unrevised,
  - k. Construction Details (Sheet C11), and
  - l. Pre/Post Development Drainage Areas Maps (Sheet DA1) dated 8/3/18, revised 11/2/18.
2. Architectural Plans prepared by Core States Design PC, of Warren, NJ, dated 7/6/18, including the following, unless otherwise noted:
    - a. Floor Plan (Sheet A1.1),
    - b. Elevations (Sheet A2.1), and
    - c. Elevations (Sheet A2.2).
  3. Boundary & Topographic Survey (Dwg. No. 1 of 1), prepared by Control Point Associates, Inc., of Mount Laurel, NJ, dated 9/20/17.
  4. Burlington County Planning Board Site Plan Application signed by Jonathan Baske of McDonald's Corp. LLC, USA, dated 10/31/18.
  5. Response Letter from Matthew S. DeWitt, PE of Core States Group, of Warren, NJ, to John Engle PE of the Burlington County Planning Board, dated 11/2/18; and
  6. Township of Westampton Site Plan Application dated 11/28/18.

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

**Pre-existing Nonconforming Conditions**

1. Block 1204, Lot 3 is situated in the R-2 zoning district. Ordinance §250-11 does not permit restaurants in the R-2 zoning district so the use is pre-existing and nonconforming. Ordinance §250-22J(4) states that nonconforming uses may make repairs and maintenance to nonconforming uses, structures or lots provided that the repair and maintenance work does not change the use of the building, increase the area of a lot used or otherwise increase the nonconformity in any manner. The Applicant should provide testimony on the reasons for the proposed project to demonstrate conformance with Ordinance §250-22J(4).

Testimony should also be provided on the extent of work that has already been performed. It appears that exterior building renovations have been completed as evidenced by a Sea Box Container in the eastern Woodlane Road parking spaces, the Burlington-Mount Holly Road pylon sign changeable message board which states, "Now Open New Look" and the temporary feather signs which state "Open."

2. Ordinance §250 Attachment 2 requires a minimum lot size of 1 acre in the C-Commercial District. Lot 2 contains 0.53 acres and Lot 3 in the R-2 Residential District requires 20,000 square feet where 0.2092 acres or 9,112,75 square feet are provided. The Property has a pre-existing nonconforming lot size of 0.74 acres.
3. Ordinance §250 Attachment 2 requires a minimum lot frontage and width of 150'. The Property has a pre-existing nonconforming lot frontage and width of 146.34' along Woodlane Road and 99.42' on Burlington-Mount Holly Road.
4. Ordinance §250 Attachment 2 requires a minimum front yard setback of 50'. The existing McDonald's restaurant has a pre-existing nonconforming front yard setback of 41.5' from Burlington-Mount Holly Road.
5. Ordinance §196B(1) and §250-16F(3) require a minimum 30' buffer to adjacent residentially zoned or residentially used properties, i.e., Lot 4. The Applicant did not include a Landscape Plan, however, the demolition Plan on Sheet C4 indicates no changes to the pre-existing buffer between Lot 3 and Lot 4. This is a pre-existing, nonconforming condition, however, applicant should provide testimony on the ability to better conform to ordinance requirements.
6. Ordinance §196-8B(1) and §250-16F(1) require a front yard buffer of 20 feet in the C-Commercial District where a 5' hedgerow exists on Woodlane Road and no buffer exists on Burlington-Mount Holly Road. This is a pre-existing, nonconforming condition, however, applicant should provide testimony on the ability to better conform to ordinance requirements.
7. Ordinance §196-8A requires parking areas to be 20' from the property line and 30' from residential zones. Existing parking spaces on the eastern side of the property in are within 5' of the property line. This is a pre-existing, nonconforming condition.
8. Ordinance §250-22R requires a minimum of one off-street loading space. The Site Plan does not indicate the location of a loading space. The Applicant should provide testimony on how off-street loading is accommodated.
9. The Burlington-Mount Holly Road frontage contains an existing McDonald's pylon sign with manual changeable copy. Ordinance §250-25D(8) prohibits changeable copy signs, either manually or electrically changed. This is a pre-existing, nonconforming condition.
10. Ordinance §250-22Q requires a minimum parking lot access aisle width of 25' for angled parking between 90° and 60°. The Property has a pre-existing access aisle of approximately 21.'
11. Ordinance 250 Attachment 2 requires a maximum impervious coverage of 60%. The applicant proposes to reduce the pre-existing impervious coverage from

78.32% to 77.77%. The pre-existing, nonconforming condition will be improved, however, the applicant has requested a variance.

### **Variations**

12. The Site Plan proposes two (2) "Pull Forward" parking signs at the first two parking spaces from Burlington-Mount Holly Road. Detail Sheet C11 shows two options for the Pull Forward Foundation Detail. One option is Direct Burial of the sign post in concrete with an attached sign and the second option is a sand filled plastic pyramid base with an attached sign post and sign that could be defined as portable. Ordinance §250-25D(5) prohibits portable signs. If the portable option is selected, a variance is required. Applicant should decide which option is proposed and the detail of the other option should be removed from the plan. In addition, while the sign is referenced as "Pull Forward," we note that the Signage Detail shows two Standard Sign Faces and two Optional Sign Faces but all four appear to be the same except for the numbers 1, 2, 3 or 4 on the signs. All four signs say "Reserved Drive-Thru." Testimony should be provided on the purpose of the signs, whether there is any difference among the four sign faces shown, and which option is proposed on this site.
13. The site currently contains two (2) small Mobile Order Curbside signs (identified as 3 and 4) in the third and fourth parking spaces from Burlington-Mount Holly Road. These signs are not shown on the Site Plan or Construction Details Sheet. They should be shown on the plans. Both signs are bent backwards as if they were struck by vehicle bumpers. The signs should be straightened and a provision made to prevent future occurrences.
14. Ordinance §250-25D(8) prohibits changeable copy signs, either manually or electrically changed. The Applicant proposes a 10 square foot, digital "Pre-Browse Board" freestanding sign and a 20 square foot "Digital Menu Board" freestanding sign. Variations are required for these changeable copy signs.
15. Ordinance §250-25K(1)(a) permits restaurants to have one façade sign not to exceed a maximum of 40 square feet. The plans propose two facade signs on the Burlington-Mount Holly Road façade: a 19 square foot "McDonald's sign and a 14 square foot "M" McDonald's logo sign, for a total of 33 square feet. The plans also propose a second 14 square foot "M" McDonald's logo sign and a 2.6 square foot "Welcome" sign" on the restaurant's non-drive thru side of the building which will be visible from Burlington-Mount Holly Road. We note that these signs are present on the site. Variations are required for four signs where one is permitted and total façade sign area of 49.6 square feet where a maximum of 40 square feet is permitted.
16. Ordinance §250-25K(1)(c) permits restaurants to have one freestanding sign, not exceeding 50 square feet to indicate the name and the logo of the tenant and the street address. The Applicant proposes a 10 square foot digital "Pre-Browse



Board" freestanding sign and a 20 square foot digital "Menu Board" freestanding sign to replace the drive thru's existing 41 square foot "Menu Board" freestanding sign. Variances are required for the number of freestanding signs and total square feet of freestanding signs.

17. The plans do not indicate any changes to the Property's existing pole-mounted signs on Burlington-Mount Holly Road and Woodlane Road. Testimony should be provided on whether future improvements are proposed since the signs are faded and outdated in relation to new signage.

### **Potential Waiver**

18. Ordinance §250-25G(4) requires that façade signs project no more than 15" from the surface of the wall. The plans should be revised to include this information and testimony should be provided to determine if a waiver is necessary.

### **General Comments**

19. Sheets A2.1 and A2.2 state, "McDonald's Signage Type: 1-1 thru 6 - See Signage Package. Applicant should indicate whether this reference is to the Signage shown on Sheet C11 or if there is a separate Signage Package. If there is a separate package, it should be provided to the Board and its professionals for review.
20. The Applicant should provide testimony indicating whether the restaurant will be open to the public during the proposed renovation, and, if so, what measures will be used to ensure customer safety.
21. The applicant should provide testimony on whether the proposed building and/or site alterations will result in any changes to the restaurant's:
  - a. Hours and days of operation,
  - b. Number of employees,
  - c. Estimated generated vehicular traffic,
  - d. Estimated generated waste, and
  - e. Scheduling and trip frequency for deliveries and waste removal.
22. The Application does not include a Landscape Plan, but Sheets C4 and C5 propose changes to the existing landscaping. The Applicant should submit a Landscape Plan with proposed locations of plant species, planting notes, and details for the landscaping changes.
23. The Application does not include a Lighting Plan and while it does not appear that changes to the site lighting are proposed, with the possible exception of elimination of the existing goose neck light at the Welcome Point Gateway, testimony should be provided. We defer to the Board Engineer on the need for a Lighting Plan or night lighting test to confirm adequate light levels exist on the site.

24. The legend on Sheet C3 should be revised to provide symbols for the proposed drive-thru gateway, canopy, and freestanding signs.
25. The graphic scale on Sheet C4 should be revised to indicate 1" = 20'.
26. We recommend that Lots 2 and 3 be consolidated into one parcel.
27. There are two Do Not Enter signs at the exit from the drive thru to Burlington-Mount Holly Road. Both are faded and are in poor condition and should be replaced.
28. The stop sign exiting the site onto Woodlane Road is bent over and in need of maintenance.

### **Outside Agency Approvals**

29. Any approval granted by the Board should be conditioned on the applicant obtaining the following approvals, as necessary:
  - 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 to lcapelli@floriolaw.com  
Robert Swartz, Esq., via email to RSwartz@Floriolaw.com  
James Winckowski, PE, CME, Board Engineer, via email  
Jonathan Baske, McDonald's Corp. LLC, USA, 1 McDonald's Plaza, Oak Brook, IL 60523  
Nehmad Perillo & Davis, 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234  
Matthew DeWitt, PE, Corestates, Inc., 58 Mount Bethel Road, Suite 301, Warren, NJ 07059  
Kenneth MacKenzie, AIA, Corestates Design, PC, 201 S. Maple Avenue, Suite 300, Ambler, PA 19002  
James A. Conway, Jr., PLS, Control Point Associates, Inc., 305 Fellowship Road, Suite 210, Mount Laurel, NJ 08054

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



January 8, 2019

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

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

Attn: Marion Karp  
Administrative Officer

**Re: *McDonald's Corporation***  
***Preliminary and Final Site Plan with Variances – Review #1***  
***Block 1204, Lots 2 & 3***  
***1864 Burlington-Mount Holly Road***  
***Zone: C (Commercial); R-2 (Residential)***  
***Westampton Township, Burlington County, NJ***  
***CME File: CWAL1204.01***

Dear Chairman and Board Members:

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

- Plans entitled, "Preliminary/Final Site Plan for McDonald's, McDonald's Store No.: 029-0568, Tax Map #12, Lot 2&3, Block 1204, 1864 Burlington-Mount Holly Road, Township of Westampton, County of Burlington, State of New Jersey," consisting of eleven (11) sheets, prepared by Core States Group, last revised November 2, 2018;
- Boundary & Topographic Survey, McDonald's Corporation, Woodlane Road & Burlington Mount Holly Road, Lots 2&3, Block 1204, Township of Westampton, Burlington County, New Jersey, consisting of one (1) sheet, prepared by Control Point Associates, dated September 20, 2017;
- Architectural Floor Plans, consisting of one (1) sheet, prepared by Core States Design P.C., dated July 6, 2018;
- Architectural Building Elevations, consisting of two (2) sheets, prepared by Core States Design P.C., dated July 6, 2018;
- Plan entitled, "Pre/Post Development Drainage Area Maps, consisting of one (1) sheet, prepared by Core States Group, last revised November 2, 2018;
- Comment Response Letter, prepared by Matthew S. DeWitt, P.E., of Core States Group, dated November 2, 2018;

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Marion Karp, Board Secretary  
Westampton Township Land Development Board  
Re: McDonald's Corporation, LLC – Engineering Review #1  
Preliminary and Final Site Plan and Bulk Variances

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- Completed application forms for the Township and County

#### Site Description

The subject property is a 32,190 square foot (0.739 acre) parcel located near the intersection of Burlington-Mt. Holly Road (a.k.a. County Route 541) and Woodlane Road (a.k.a. County Road 630). The property is bound to the north by Woodlane road, to the south by Burlington-Mount Holly Road, to the east by a Rita's Italian Ice and a single-family residential dwelling, and to the west by a Gastrol Plus service station. The parcel has approximately 146.34 feet of frontage along Woodlane Road and approximate 99.42 feet of frontage along Burlington-Mount Holly Road.

The property is situated in the C (Commercial) and the R-2 (Residential) Zoning Districts and is currently occupied by a 2,540 square foot McDonald's restaurant with a single drive-thru lane and thirty-one (31) parking spaces.

#### Current Proposal

The Applicant, McDonald's Corporation, LLC, has submitted a site plan proposing building façade renovations, new building-mounted signage, new free-standing signs, and improvements to the existing parking lot and walkways. Of particular note, the accessible parking area and adjacent walkways are proposed to be repaved and reconfigured in order to ensure compliance with the current ADA regulations and to improve access to the building. The number of parking spaces are not proposed to change.

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

#### A. Variances

1. The Applicant has requested variance relief from the following existing non-conformities:
  - a. Non-conforming use. A portion of the tract appears located within R-2 Zone District which does not permit a fast food restaurant.
  - b. Minimum Lot Area: 1.00 acres is required whereas 0.74 acres exists;
  - c. Minimum Lot Frontage: 150 feet is required whereas 146.34 feet exists along Woodlane Road and 99.42 feet exists along Burlington-Mount Holly Road;



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- d. Minimum Front Yard: 50 feet is required whereas 41.5 feet exists along Burlington-Mount Holly Road;
  - e. Maximum impervious cover: 60% is permitted whereas 78.32% exists and 77.77% is proposed;
2. The Applicant has requested variance relief from the following freestanding sign regulations:
- a. Number of freestanding signs: one (1) is permitted whereas two (2) are proposed (a new digital menu board and a new digital pre-browse board). We note that the total area of the two signs (30 square feet) is less than the permitted maximum for one freestanding sign (50 square feet);
  - b. Base Height: a minimum of 4 feet is required whereas 22 inches (1.85 feet) is proposed for both digital menu boards.  
  
(1) The requested variance for the number of freestanding signs may need to additionally include the proposed spring board canopy, welcome point gateway, and pull forward signs.
3. The Applicant has requested variance relief from the following façade sign regulations:
- a. Number of façade signs: one (1) is permitted whereas two (2) are proposed. It appears that the total area of the two signs (33 square feet) is less than the permitted maximum for one façade sign (40 square feet);
  - b. Two signs are additionally proposed above the main entrance to the building on the "non-drive-thru elevation". The signs total 16.6 square feet in area.

**B. Design Waivers:**

1. The applicant may require design waivers for the following existing non-conformities. We defer to the Board Planner for the applicability of these items:
  - a. Screening and buffering of a front yard. A 20 foot buffer is required whereas a 5 foot buffer exists along Woodlane Road and no buffer exists along Burlington-Mount Holly Road;



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- b. §196-(B)(1): When a nonresidential use abuts another nonresidential use, 20 feet of buffer is to be provided along each property line. A narrow hedge row exists along either side property line;
- c. §196-8(A): The minimum parking distance from streets and property lines is 20 feet, whereas the existing parking spaces are within 5 feet of the property lines;

We defer to the Board Planner the extent of variance relief and/or design waiver relief that may be required as noted in sections A. and B. above.

C. General

- 1. The Applicant should revise the Title Sheet to include a certified list of property owners within 200 feet of the subject property.
- 2. The Applicant should revise the title block on all sheets to refer to the site location as Westampton instead of Mount Holly.

D. Demolition and Erosion and Sediment Control Plan

- 1. The Applicant should consider changing the scale of the plan to match the site plan (sheet C5) to make the plan easier to read or revising the layout of the sheet so that the demolition key notes are located closer to the plan to make it easier to reference the key notes with the callout.
- 2. The graphic scale on the plan should be revised to identify the correct scale of the drawing.
- 3. The limit of disturbance should be revised to include the area necessary to remove and replace the existing menu boards and gateways.
- 4. The plans shall be revised to identify a location for a temporarily soil/material stockpile or a note should be added to the plan prohibiting construction debris from being stored onsite.
- 5. It is unclear when the improvements to the building will be performed. The sequence of construction should be revised to more clearly identify when these items will be completed.
- 6. There does not appear to be a leader for the key note for Item K.



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E. Site Plan

1. The dimensions for the proposed parking spaces are a little unclear. The plan should be reviewed and revised as needed to ensure the extension lines for each dimension are extended to the intended location.
2. For the proposed menu boards offsets should be dimensioned from the existing curb face in addition to the dimensions already provided for the separation between the proposed signs.
3. The plan should be revised to label the proposed detector loop (Item J) adjacent to the menu board.
4. Information relating to the proposed spring board canopy, welcome point gateway, and pull forward signs should be added to the signage table. Additional variances may be necessary for these items.
5. Note 13 should be removed or revised to include the language "...with the zoning regulations with the exception of any granted variances, identified herein."

F. Grading & Stormwater Management

1. The Applicant's Engineer should review the slopes as identified on the plans and confirm they match the slopes as calculated from the provided spot elevations.
2. The asphalt grades adjacent to the southeast entrance should be revised to reduce the 8" curb reveal to a maximum of 6".
3. A Drainage Narrative and a summary of the existing and proposed drainage conditions were provided on the Pre/Post Development Drainage Area Maps sheet.
  - a. Based on the information provided, the proposed site improvements will result in a net decrease in impervious cover and increase in pervious cover of about 401 square feet.
  - b. The increase in pervious cover will result in a slight decrease in both the quantity and peak runoff for the site.



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- c. Since the development will not result in either a quarter acre of new impervious cover or a disturbance of 1 acre, the applicant is not required to meet the regulations for water quality or groundwater recharge.

G. Utilities

1. No utility improvements are proposed as part of this application.
2. The Site Plan sheet should be revised to indicate if the proposed sign boards are to be wired to the existing underground wiring or if new wiring or conduit will be necessary.

H. Landscaping

1. No landscaping plan was provided with the plan set although the Site Plan indicates areas to be landscaped. A landscape plan shall be provided or if the intent is to only seed the landscaped areas than the Site Plan shall be revised to identify the seeding specifications.

I. Lighting

1. No lighting improvements are proposed with this application and no existing lighting information was provided with the plan set.

J. Construction Details

1. A detail should be provided showing how the proposed pavement (either milled or full depth) is to be tied into the existing pavement.
2. The Accessible Curb Ramp detail should be revised to depict the correct relationship between the pavement, curb, sidewalk, and header (back full-depth curb). The detail seems to suggest that the sidewalk and pavement are one material and the header sits on top of the sidewalk instead of the abutting the sidewalk.

K. Outside agency permits and/or approvals

1. Burlington County Planning Board
2. Westampton Fire Marshall





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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

cc: Gene Blair, Construction Code Official  
Lou Cappelli, Esq, Board Solicitor  
Barbara Fegley, PP, Board Planner  
Jonathan Baske., McDonald's, Applicant  
Matthew Dewitt, P.E., Core State Group, Applicant's Engineer  
Michael Peacock, Esq., Nehmad, Perillo, & Davis, Applicant's Attorney