

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

FEBRUARY 7, 2018

REGULAR MEETING 7:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on January 5, 2018 and posted in the Municipal Building.

Pledge of Allegiance

3. Welcome to guests. Give Oath of Office to new Board members: Ms. Haas, Mr. Henley
4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Mumbower, Mr. Myers, Mr. Wisniewski, Solicitor Lou Capelli, Engineer Jim Winckowski, Planner, Barbara Fegley, Secretary Marion Karp
5. Swear in Board Professionals
6. Approval of Meeting Minutes 1/3/2018
8. Resolutions: approval needed:
  - 1-2018 Award of Contract for Professional Services
9. Old Business:
10. New Business:
  1. David Costain, Block 906, Lot 17 (211 Hill Road) – variance (construction of 30 x 40 foot pole barn)
  2. PAG New Jersey CS, LLC, Block 804, Lot 16 (1971 Burlington-Mt. Holly Road) - minor site plan, bulk variance (replacement of existing lighting fixtures)
11. Informal Applications:
12. Correspondence:

13. Open meeting for public comment

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

15. Adjourn

## WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

RE- ORGANIZATION MEETING

JANUARY 3, 2018 7:00 P.M.

### MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on January 3, 2018 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, 2017 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. New Board members Mr. Blair, Mr. Borger, Mr. Myers and Mr. Wisniewski were sworn in by Secretary Marion Karp.

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

Motions are needed for the following appointments:

Mr. Guerrero made a motion to nominate Mr. Barger for Chairman; the motion was seconded by Mr. Mumbower. A second motion nominating Mr. Borger was made by Mr. Wisniewski; the motion was seconded by Mr. Applegate. A third motion nominating Mr. Guerrero was made by Mr. Barger; the motion was seconded by Mr. Mumbower. A roll call vote was taken on the first motion: Mr. Barger, Mr. Guerrero and Mr. Mumbower voted yes; Mr. Applegate, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Wisniewski and Mr. Myers voted no. The motion failed to carry. A roll call vote was taken on the second motion: Mr. Barger, Mr. Guerrero and Mr. Mumbower voted no; Mr. Applegate, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Wisniewski and Mr. Myers voted yes. The motion carries, Mr. Borger would serve as Chairman for 2018.

Mr. Guerrero made a motion to nominate Mr. Barger for Vice Chairman; the motion was seconded by Mr. Mumbower. A second motion was made by Mr. Wisniewski to nominate Mr. Applegate; the motion was seconded by Mr. Borger. There were no other nominations made. A roll call vote was taken on the first motion: Mr. Barger, Mr. Guerrero and Mr. Mumbower voted yes; Mr. Applegate, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Wisniewski and Mr. Myers voted no. the motion failed to carry. A roll call vote was taken on the second motion: Mr. Barger, Mr. Guerrero and Mr. Mumbower voted no; Mr. Applegate, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Wisniewski and Mr. Myers voted yes. The motion carries, Mr. Applegate would serve as Vice Chairman for 2018.

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

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

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

Marion Karp swore in the Board professionals.

The minutes of the December 6, 2017 meeting were approved as written.

**Resolutions:**

23-2017 Dolan Contractors, Inc., Block 203, Lot 1.03 (32 Springside Road) – amended site plan (addition of fencing, guard booth, patio, flagpole, gate) – was memorialized

24-2017 Dolan Contractors, Inc., Block 203, Lot 1.03 (32 Springside Road) – additional modifications to site including berm – was memorialized

**Old Business:**

None

**New Business:**

None

**Open Meeting for public comment**

Janet Curran, 123 Main Street – things have changed a lot over 25 years; she is disappointed that Dave Barger wasn't appointed as Chairman. She is sorry to see what is happening in the Township.

Shirley Jacob, 113 Sharpless Blvd. – thinks that David Guerrero was responsible for protecting the residents in Spring Meadows from the Camuto warehouse; she is forever indebted to him for doing what he did; the fight would have ended 10 years ago without his leadership. The Board didn't enforce the planned height of the berm and they don't listen to residents. She is happy that this fight is over.

Gary Berberian, 138 Winstead Drive – asked if the Board secretary could create a matrix of how Board members vote, separated by class. This was something that he could create but the secretary would not be tasked with such a job.

### Comments from the Board

Mr. Wisniewski – is excited to be here and is looking forward to getting involved.

Mr. Applegate – congratulations to the new appointees and the Mayor; he appreciates the support of the Board in appointing him Vice Chairman.

Mr. Barger – congratulations to the new Chairs and the professionals; he appreciates the comments tonight. His goal was to take what was perceived by the public as a biased board to an unbiased board; he wanted to take politics out of it. We need to think independently and leave egos and politics at the door.

Mr. Mumbower – regarding the Dolan project; the Board members come and go but the residents are left holding the bag. However we do have a responsibility to work with developers and adhere to the codes.

Mr. Blair – has heard some upsetting comments tonight; he has been here for 21 years. The Board tries to hear the resident's issues and attempt to solve problems; sometimes you can't reach a middle ground. You are never going to hide a 35 foot high warehouse; he thinks it is an unfair statement that the Board doesn't listen to residents; concessions certainly were made. A lot of effort was put into the project; he is concerned for the residents and works with everyone.

Mr. Borger – thanks to those that voted for him; he will do his best as Chairman. Everyone has an equal vote on this Board. Each Board member weighs each application in terms of its impact on the citizens, the Township as a whole, as a ratable and must keep in mind the MLUL that governs over all. The Township of Westampton is what we are here for; everyone takes it very seriously; The Board listens to public comment; both those in support and those against. He hasn't seen any favoritism and no political partisanship. Some members of the public may be unhappy because they aren't getting what they want. The Boards renders decisions that are best for the entire Township of Westampton; he is confident this will continue through 2018. You can't please everyone; they will do collectively what is best as a majority. Both the engineer and the solicitor are a big asset to the Township.

Mr. Freeman – congratulations to Ron and Gary and the professionals. He wants to encourage the Board to work together; it can be hard to be objective and unbiased but he can say that whether they agree or disagree he sees the work get better because people with different views come in. Even though they don't always agree with each other, they work together. He didn't sense that the Board was anything than objective with Mike Dolan.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board

AWARD OF CONTRACT FOR PROFESSIONAL SERVICES

TOWNSHIP OF WESTAMPTON

RESOLUTION NO. 1-2018

WHEREAS, the Township of Westampton did pass ordinance numbers 21-2005, 22-2005, 23-2005, 24-2005, 25-2005 and 26-2005; and

WHEREAS, the State of New Jersey did pass N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Westampton Township Land Development Board utilized the Fair and Open Process required by State statute and Township Ordinance in conjunction with its selection of the within named professionals;

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

1. That the Westampton Township Land Development Board, based upon the aforementioned certificates hereby declare that there are sufficient funds appropriated for the purpose of expending funds for the aforesaid purpose and the Township Chief Financial Officer is hereby directed to charge the hereinafter expenditures against the following appropriations:

2. That the Westampton Township Land Development Board makes the following appointments pursuant to a Fair and Open Process pursuant to the provisions of Westampton Township Ordinances and pursuant to N.J.S.A. 10:44A-20.4 et seq. and hereby awards contracts to said persons or entities for the aforesaid purposes for the period of time to commence immediately upon adoption of this Resolution and to end on December 31, 2018.

LDB Solicitor  
LDB Engineer

Louis Capelli, Jr. of Florio, Perrucci, Steinhardt & Fader  
CME Associates

WESTAMPTON TOWNSHIP LAND  
DEVELOPMENT BOARD

Dated: \_\_\_\_\_

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

ATTEST:

\_\_\_\_\_  
Marion Karp, Secretary

Date of Approval: \_\_\_\_\_

Date of Memorialization: \_\_\_\_\_



DATE FILED: JAN 16 2018 (for office use only)

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD  
APPLICATION FOR VARIANCE OR APPEAL

To the Westampton Township Land Development Board:

The petition of David Costain,  
who resides at 211 Hill Rd.,  
respectfully shows:

1. A variance is requested with respect to land designated on the Westampton Township Tax Map as Block 906, Lot(s) 17.
2. The property is located 211 Hill Rd  
Phone # 609 668 3553 in  
a R-1 zone district, the street number is \_\_\_\_\_.
- 2a. A variance is sought from Section(s) 250-22 Accessory Buildings of the Zoning Ordinance to permit  
a detached pole barn to store vehicles 30x40'
- 2b. Applicant appeals from the decision of \_\_\_\_\_  
on \_\_\_\_\_, based upon  
Sections \_\_\_\_\_ of the Zoning Ordinance  
for the reasons outlined on paragraph 9.
3. David Costain, who resides at  
211 Hill Rd, is  
the present owner of the property. Applicant's interest in the property is  
to build a pole barn
4. No variance, conditional use, or special permit has ever been granted  
with respect to this property, except N/A



5. The last previous use or occupancy of the property was by NA

who used the property for \_\_\_\_\_

6. The dimensions of the property are \_\_\_\_\_

a. Frontage: 250 ft b. Depth: 250 ft

The total area of the property is 1.5 acres

7. The property is now occupied by (a) building(s). Said building(s) occupy \_\_\_\_\_% of the lot(s) as nearly as can be determined. The height of said building(s) is \_\_\_\_\_ feet and 1 stories. (Please give the maximum if more than one building.) The setback from the nearest street is \_\_\_\_\_ feet.

8. The percentage of coverage, height and setback of the proposed building(s) are refer to land survey

9. The petitioner advances the following reasons why the application should be approved:

9a. Describe how the proposed variances would promote the public welfare: The proposed use is well suited to the proposed location and is not inconsistent with the intent & purpose of the master plan & zoning ordinance

9b. Demonstrate that the proposed variance would do no substantial damage to the Westampton Township Plan: The proposed variance will preserve the quality of the Westampton Township Plan

9c. Provide details of the future use of the property and structures if the variance is granted: The property will remain residential and the structure will serve as a place to store vehicles

9d. Describe any changes in traffic and/or parking patterns: There will be no changes in traffic or street parking

9e. Describe impact on neighbors if variance is granted for use described in

9c: There will not be any impact  
on neighbors.

10. Twelve (12) copies of each of a certified survey/plot plan; one copy of proof of publication, proof of service of notice, or such of them as are required by the Board are submitted herewith.

11. Proof that taxes and assessments upon the property are not delinquent  
Is attached hereto.

David Costain  
Applicant



David Costain

211 Hill Road

Westampton, NJ 08060

*01-17-2018*

To Whom It May Concern:

My lot is 1.5 acres. I would like to have a pole barn built in order to store vehicles. I believe this building will not alter the neighboring properties or the district in which it is located.

Sincerely,

A handwritten signature in black ink, appearing to read "David Costain", written in a cursive style.

David Costain



**MOUNT HOLLY MUNICIPAL UTILITIES AUTHORITY**

P.O. Box 486, Mount Holly, New Jersey 08060  
Office (609) 267-0015 / Fax (609) 267-5420

Westampton Municipal Building  
Land Development Board  
710 Rancocas Road  
Westampton, NJ 08060

January 26, 2018

Re: 211 Hill Road  
Block 906 Lot 17  
Westampton Township

Dear Marion Karp:

Please be advised that the proposed 30' X 40' detached pole barn to store vehicles at the above referenced property does not impact the Mount Holly Municipal Utilities Authority. Therefore, we have no conflict.

If you have any questions, please feel free to call.

Sincerely,

  
Robert G. Maybury  
Executive Director

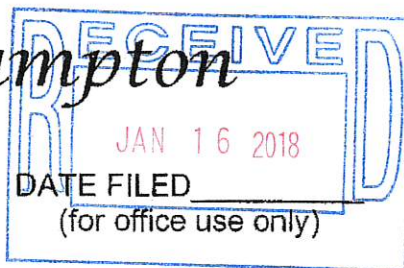
RGM:bc

Cc: Robert Young, MHMUA  
Mr. David Costain

File: 211 Hill Road



# Township Of Westampton



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

BLOCK 804 LOT 16

## 1. GENERAL INFORMATION

A. Applicant Name PAG New Jersey CS, LLC

Address 21 Pottsdam Pike, Chester Springs, PA 19425

Telephone Number (248) 648-2500

B. The Applicant is a:

Corporation\*  (LLC)

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.

\*\*\*Please see the attached.

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

Purchaser under contract \_\_\_\_\_

Owner \_\_\_\_\_

Lessee

Other (specify) \_\_\_\_\_

Attorney Timothy M. Prime, Esquire, Prime Law

Address 14000 Horizon Way, Suite 325, Mount Laurel, NJ 08054

Telephone Number 856-273-8300

D. Engineer/Surveyor: Scott Turner, P.E., C.M.E., Menlo Engineering Associates  
Address 261 Cleveland Avenue, Highland Park, NJ 08904  
Telephone Number 732-846-8585

**2. INFORMATION REGARDING THE PROPERTY**

- A. Street address of the property 1971 Burlington-Mount Holly Road (CR 541), Westampton Township
- B. The location of the property is approximately        feet from the intersection of Burlington-Mount Holly Road (CR 541) and Hancock Lane
- C. Existing use of the property used automobile dealership  
Proposed use of property used automobile dealership
- D. Zone in which property is located B-1
- E. Acreage of property 13.41 AC
- 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     Expansion to Structure     Change of Use     Sign     LIGHTING
- H. Name of business or activity (if any) CarSense
- I. Are there deed restrictions that apply or are contemplated? none to applicant's knowledge (if yes, please attach a copy to application)

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

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

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

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

upgrade of lighting currently existing on site, specifically in the parking lot, to LED lighting

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O. List maps and other exhibits accompanying this application:

Please see cover letter.

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### 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.

Section 250-22(G)

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### 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.\*

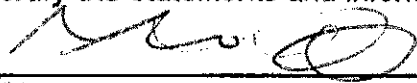


B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

None.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. AUTHORIZATION AND VERIFICATION**

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

  
Signature of Applicant (PAG New Jersey CS, LLC)  
Steven Capasso

1/9/17  
Date

please see attached.  
Signature of Owner

please see attached.  
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>

B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

None.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. AUTHORIZATION AND VERIFICATION**

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

please see attached.  
Signature of Applicant

please see attached.  
Date

  
Signature of Owner (McGowan Equity Partners, LLC)

12/20/17  
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>

**PAG New Jersey CS, LLC**

**Westampton Township, Burlington County, New Jersey**

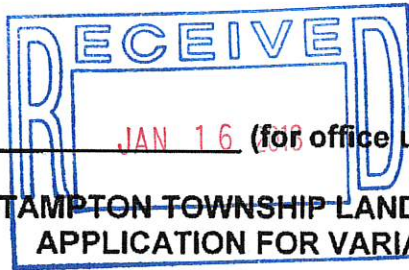
**Block 804, Lot 16**

**Corporate Ownership Disclosure Statement**

*This Corporate Ownership Disclosure statement is provided in compliance with the requirements of N.J.S.A. 40:55D-48.1 et seq.*

Owners holding 10% or more of any class of stock/interest in PAG New Jersey CS, LLC:

1. Penske Corporation  
2555 Telegraph Road  
Bloomfield Hills, MI 48302-0954
2. Mitsui & Co., LTD  
1-3, Marunouchi. 1-Chrome, Chiyoda-ku  
Tokyo, Japan 100-8631
3. Roger S. Penske  
2555 Telegraph Road  
Bloomfield Hills, MI 48302-0954



DATE FILED: JAN 16 2008 (for office use only)

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD  
APPLICATION FOR VARIANCE OR APPEAL**

To the Westampton Township Land Development Board:

The petition of PAG New Jersey CS, LLC,  
who resides at 21 Pottsdam Pike, Chester Springs, PA 19425,  
respectfully shows:

1. A variance is requested with respect to land designated on the  
Westampton Township Tax Map as Block 804, Lot(s) 16.

2. The property is located 1971 Burlington-Mount Holly Road, Westampton Township  
Phone # (248) 648-2500 in  
a B-1 zone district, the street number is CR 541.

2a. A variance is sought from Section(s) Section 250-22(G)  
of the Zoning Ordinance to permit  
upgrade of lighting currently existing on site, specifically in the parking lot, to LED lighting

N/A 2b. Applicant appeals from the decision of \_\_\_\_\_  
on \_\_\_\_\_, based upon  
Sections \_\_\_\_\_ of the Zoning Ordinance  
for the reasons outlined on paragraph 9.

3. McGowen Equity Partners, LLC, who resides at  
1971 Route 541, Westampton, NJ 08060, is  
the present owner of the property. Applicant's interest in the property is  
Leesse

4. No variance, conditional use, or special permit has ever been granted  
with respect to this property, except use variance and minor subdivision granted by way  
of Resolution #17-2006 memorialized 4/5/2006 (for block 804, lots 15 and 16).

5. The last previous use or occupancy of the property was by \_\_\_\_\_  
used automobile dealership

who used the property for the sale of used automobiles

6. The dimensions of the property are 13.41 AC

a. Frontage: \_\_\_\_\_ b. Depth: \_\_\_\_\_

The total area of the property is \_\_\_\_\_

7. The property is now occupied by (a) building(s). Said building(s) occupy 4% of the lot(s) as nearly as can be determined. The height of said building(s) is 45 feet and 1 stories. (Please give the maximum if more than one building.) The setback from the nearest street is 114 feet.

8. The percentage of coverage, height and setback of the proposed building(s) are 4%, 45 feet, 114 setback

9. The petitioner advances the following reasons why the application should be approved:

9a. Describe how the proposed variances would promote the public welfare:

More efficient lighting. Safer lighting levels, elimination of "sky glow" present with existing light fixtures.

9b. Demonstrate that the proposed variance would do no substantial damage to the Westampton Township Plan: Sec 250-22(G) permits an average of 0.9 foot candle over ground level area, which creates an unsafe level of lighting.

9c. Provide details of the future use of the property and structures if the variance is granted: same as present use.

9d. Describe any changes in traffic and/or parking patterns: None

**9e. Describe impact on neighbors if variance is granted for use described in**

**9c:** None.

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**10. Twelve (12) copies of each of a certified survey/plot plan; one copy of proof of publication, proof of service of notice, or such of them as are required by the Board are submitted herewith.**

**11. Proof that taxes and assessments upon the property are not delinquent is attached hereto.** Attached.

*Steven Capasso*

**Applicant**

PAG New Jersey CS, LLC



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

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

February 1, 2018

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

Attn: Marion Karp  
Administrative Officer

Re: **PAG New Jersey CS, LLC.**  
**Minor Site Plan - Review #1**  
**Block 804, Lot 16**  
**Location: 1871 Burlington-Mt. Holly Road**  
**Zone: B-1 (Business 1)**  
**Westampton Township, Burlington County, NJ**  
**Our File: CWAL0202.01**

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 "CarSense – Lighting Plan, Block 804, Lot 16, Westampton Township, Burlington County, New Jersey, ." consisting of two (2) sheets, prepared by Kenneth R. Grisewood, PE, of Menlo Engineering Plan, dated December 8, 2017, unrevised;

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

- 1) The subject 13.41 acre property is situated within in the B-1 (Business 1) Zone District and has frontage along Burlington – Mt. Holly road (County Route 541). The property contains the existing "CARSENSE" car dealership.
- 2) The Applicant is seeking approval to replace the existing site area lighting with LED fixtures. It is our understanding that no other changes to the site are proposed at this time.
- 3) It appears the Applicant may require relief from Westampton Township Code Section 250-22 G Lighting. The code requires the light intensity provided at ground level shall average a maximum of 0.5 foot-candle over the entire area. The lighting plan proposes an average of 18.0 foot-candles. Typically, average foot-candle coverage of 0.5 foot-candles is appropriate for a residential street. It is not recommended that same be applied to commercial facilities. In accordance with I.E.S. (Illuminating Engineers Society), car dealerships are recommended to have light levels maximum illuminance on pavement around 10-20 foot-candles along the front sales row and featured areas, other rows and



Westampton Township Land Development Board  
Re: PAG New Jersey CS, LLC.  
Minor Site Plan Review #1

February 1, 2018  
Our File: CWAL0804.04  
Page 2

entrances should have maximum light levels 5-10 foot-candles. While we believe relief is warranted from the Township Code, the Applicant's Engineer should address compliance with the recommendations of I.E.S. The current plan appears to exceed those recommendations.

- 4) The existing lighting plan and foot-candle coverages should be submitted for review and comparison to the proposed changes.
- 5) The proposed color of the fixtures is not specified. The color of the fixtures should match the existing poles to be re-used.
- 6) A lighting summary chart should be provided showing the average, uniformity, minimum and maximum foot-candles etc. as indicated in Note #2 on the plan sheet.
- 7) The Applicant should clarify the Kelvin temperature on the plans for the light fixtures. It appears all the light fixtures will be 4000K, which our office has no objection to for this use. The single wall-pack fixture appears to be 5000K. The Applicant should clarify why the inconsistency.
- 8) The Applicant should clarify the hours of operation. The plan notes mention the lights will be dimmed and operated via motion sensor. The hours of operation of full light levels and dimmed operation for security purposes should be clarified.
- 9) Any approval should be conditioned upon the Applicant securing any or all outside agency permits or approvals, including but not limited to, a building permit.

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  
PAG New Jersey CS, LLC, Applicant  
Duncan M. Prime, Applicant's Attorney





# Westampton Township Emergency Services

780 Woodlane Road

Westampton, New Jersey 08060

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

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

## LAND DEVELOPMENT BOARD REVIEW

**DATE:** January 22, 2018  
**ADDRESS:** Carsense  
**HYDRANTS:** N/A  
**FIRE PROTECTION SYSTEMS:** N/A  
**APPARATUS ACCESS:** N/A  
**BUILDING ACCESS:** N/A  
**NOTES** The Fire Official's Office has no comments on the lighting plan for Carsense.

Respectfully,

A handwritten signature in black ink that reads 'Craig Farnsworth, II'. The signature is fluid and cursive.

Craig R. Farnsworth, II  
Fire Chief / Fire Official  
Township of Westampton

Christopher J. Noll, PE, CME, PF  
President & CEO  
Barbara J. Fegley, AICP, FP  
Sec/Treas. & Sr. Vice President  
William H. Kirchner, PE, CME, N-2  
Vice President



Rakesh R. Darji, PE, PP, CME, CFM  
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January 30, 2018  
#88007 01

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

Attn: Marion Karp, Land Development Board Secretary

Re: PAG New Jersey CS, LLC  
Block 804 Lot 16  
1971 Burlington-Mt. Holly Road (CR 541)  
Minor Site Plan, Bulk Variance Application

Dear Members:

An application has been received for Minor Site Plan approval with a bulk variance to permit the replacement of existing site lighting fixtures with new LED lights on the CarSense site on Burlington-Mt. Holly Road. A General Note provided on the Lighting Plan states that it is anticipated that existing poles and foundations will be re-used and that if replacement of existing poles becomes necessary they will match height and style of existing poles. The lighting schedule indicates that pole heights are 22' above grade.

The following documents have been received with this application:

1. Plans prepared by Menlo Engineering Associates, Inc. dated 12/08/17, including the following:
  - a. Lighting Plan, Sheet #1
  - b. Lighting Details, Sheet #2
2. Township of Westampton Application for Minor Site Plan Review and Application for Variance or Appeal dated 01/09/18.
3. Submission letter prepared by Duncan M. Prime, Esq. dated 01/17/18.

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

### **Bulk Variance**

1. Ordinance §250-22G permits a maximum average footcandle limit of 0.5 over the entire lighted area. The proposed lighting will have an average of 18.0 footcandles within the dealership inventory, customer parking and driveways.

The applicant will require a c(2) bulk variance to permit the proposed site lighting. Testimony should be provided to show that the variance can be granted without substantial detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

### **General Comments**

2. Note 1 on the Lighting Plan indicates that existing poles are anticipated to be used. The applicant should indicate whether the pole locations depicted on the plan are the result of an as-built or previously approved construction plans.
3. Note 3 on the Lighting Plan states that any replacement poles shall match existing style and heights. The plan should note the make and model number of the existing poles.
4. Note 6 references setbacks and heights of "any new light standards located in planting areas." The note should be removed from the plan. Any new light standards should be depicted on the plan together with any required photometric data and appropriate details. If new light standards are proposed, the conflicting last sentence in Note 1 should be removed.
5. Testimony should be provided regarding current site lighting within the dealership inventory, customer parking and driveways. Testimony should include the minimum and maximum footcandle limits, the average footcandle limit and the average to minimum uniformity ratio.
6. Ordinance §250-22G states that, "For each fixture and lighted sign, the total quantity of light radiated above a horizontal plane passing through the light source shall not exceed 7 ½% of the total quantity of light emitted from the light source." Testimony should be provided on compliance or deviation with this standard.
7. The applicant should provide testimony detailing the hours the lighting will operate at capacity as well as the times and photometric levels to be implemented for site security when the facility is closed.


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**Outside Agency Approvals**

8. Any approval granted by the Board should be conditioned on the applicant obtaining the following approvals:
  - a. Construction Code Official.
  - b. 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  
James Winckowski, PE, CME, Board Engineer, via email  
Timothy M. Prime, Esq., 14,000 Horizon Way, Suite 325, Mt. Laurel, NJ 08054  
Kenneth R. Grisewood, LLA, Menlo Engineering Associates, Inc., 261 Cleveland Avenue,  
Highland Park, NJ 08904  
PAG New Jersey CS, LLC, 21 Pottsdam Pike, Chester Springs, PA 19425