

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APRIL 4, 2018

REGULAR MEETING 7:00 P.M.

AGENDA

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

Pledge of Allegiance

3. Welcome to guests.
4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Mumbower, Mr. Myers, Mr. Wisniewski, Solicitor Lou Capelli, Engineer Jim Winckowski, Planner, Barbara Fegley, Secretary Marion Karp
5. Swear in Board Professionals
6. Approval of Meeting Minutes 3/7/2018
8. Resolutions: approval needed:

2-2018 David Costain, Block 906, Lot 17 (211 Hill Road) – variance (construction of 30 x 40 foot pole barn)

3-2018 PAG New Jersey CS, LLC, Block 804, Lot 16 (1971 Burlington-Mt. Holly Road) - minor site plan, bulk variance (replacement of existing lighting fixtures)
9. Old Business:
10. New Business:
 1. Allie Diaz, Block 1405, Lot 10 (902 Holly Lane) – variance (construction of porch with insufficient front yard setback
 2. Medallion Development Group, LLC, Block 1002.03, Lots 12 & 13 (215 Burrs Road) – minor subdivision, bulk variance
 3. The Haven Church, Block 1201, Lot 20 (798 Woodlane Road) – use variance & site plan waiver

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

5. Public Hearing – Redevelopment Need Study, Block 805, Lot 1 (2015 Route 541)

11. Informal Applications:

12. Correspondence:

13. Open meeting for public comment

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

15. Adjourn

DRAFT

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 7, 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 February 7, 2018 at 7:04 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 5, 2018 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. New Board member Ms. Haas was sworn in by Solicitor Teresa Lentini.

Roll Call: Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Myers, Solicitor Teresa Lentini, Engineer Jim Winckowski, Planner Barbara Fegley, Secretary Marion Karp
Absent: Mr. Mumbower, Mr. Wisniewski

The minutes of the January 3, 2018 reorganization meeting were approved as written.

Resolutions:

1-2018 Award of Contract for Professional Services – was memorialized.

Old Business:

None

New Business:

David Costain, Block 906, Lot 17 (211 Hill Road). David Costain was present and sworn in by the Solicitor. He explained that his personal equipment and vehicles would be stored in the pole barn that he hoped to build. The lot in question is 1.5 acres in size and is in the R-1 zone. Accessory structures in this zone cannot exceed 600 square feet unless you have a three acre lot. The wall height of the proposed structure is 12 feet, he isn't sure of the exact overall height of the building. The garage doors will be ten by ten feet in size and there will be three of them. There is a 30 foot side yard between the structure and the nearest lot. The exterior will be an ash grey with white trim and is made of metal. It matches the house closely. There are no other accessory structures in the yard according to Mr. Costain. It will be solely used for storage of personal things; no business will be operated out of it. All of the lots in the area are an acre and a half. He has no plans to install any exterior lighting at this time. He does hope to eventually bring in electric but has no plans to do so now. Water and sewer will

not be brought in.

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

The building won't be installed until the end of March or the beginning of April, thus no need for an at risk permit.

Mr. Applegate made a motion to approve the variance; Mr. Barger seconded the motion. Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Ms. Haas, Mr. Guerrero and Mr. Myers voted yes.

Solicitor Lentini swore in new Board member Sandy Henley, who arrived at 7:21 PM.

PAG New Jersey CS, LLC, Block 804, Lot 16 (1971 Burlington-Mt. Holly Road).

Tim Prime, applicant's attorney, was present. They are seeking minor site plan approval along with bulk variance approval. The site is an existing retail automobile franchise, Car Sense. It was recently acquired by Penske but will continue to operate as a Car Sense. The lighting isn't adequate for their purposes; it's not light enough and isn't consistent across the site. It is dark around the perimeter of the property; there are no adjacent uses that will be impacted by the increase in lighting. The increase is necessary for safety as well.

Service hours of operation are from 8 AM to 6 PM Monday through Friday and 8 AM to 4 PM on Saturdays. Sales hours are Monday through Friday 9 AM to 9 PM and Saturdays 9 AM to 8 PM through the month of September. The facility is closed on Sundays.

Kenneth Grisewood, applicant's landscape architect and professional planner, was sworn in by the Solicitor. The site is nearly 18 acres in size; and is located on the eastbound side of Route 541. Much of the parcel is surrounded by heavily wooded areas, to the east is farmland. The turnpike exit is along the westerly side. It is in a B-1 zoning district. There are no surrounding residential districts. All of the existing lighting will be removed and replaced. The pole locations will remain the same. They are installing GE LED fixtures on the poles which cast downward oriented light. The site will be substantially improved and will be uniform; no longer will there be a high contrast between dim areas and bright areas. The lighting will improve security and make it easier for employees when working outside. Current lighting consists of shoebox fixtures and floodlighting which produce excessive glare. The lighting at the rear of the site is outdated and is comprised mostly of the shoebox fixtures.

The proposed plan is to mount either 2, 3 or 4 fixtures on each existing pole. The light fixtures produce zero up lighting; therefore the fixtures comply with the Township ordinance. There is a reduction in sky glow using these fixtures, according to the testimony. There are no floodlights or tilted fixtures proposed. One new wall unit is to be mounted on the back of the building to provide down lighting. The light levels across

the site will become more constant and even. There is a variance necessary for exceeding foot candles. It is the planner's opinion that the benefits outweigh the detriments and the variance should be granted.

Bill Freeman asked if they have experienced any problems due to the insufficient lighting. Ron Applegate asked what the wattage difference was; the planner answered that this was a difficult question to answer since the lighting types are different and it is difficult to equate the two. The lights are on timers and will be reduced in brightness when the business is closed by one third. The lighting will be much more energy efficient. The applicants are happy to investigate installing shields, if available, on the lights at the front of the site.

The engineer's report was discussed; Jim Winckowski thinks the light levels per the ordinance are a bit low for this site. He does think the variance is warranted; the testimony was excellent and very informative. The proposed lighting will improve conditions on the site.

Barbara Fegley, Board Planner, reviewed her report. She confirmed with the applicant that no new poles would be installed.

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

Mr. Freeman made a motion to approve the variance; the motion was seconded by Mr. Henley. Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley and Mr. Myers voted yes.

Open Meeting for public comment

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

Comments from the Board

Dave Guerrero – stated that the verbiage in the resolutions may need to be revised; it states that in an appeal process the matter would come back before the board; Teresa Lentini would take a look at it.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

RESOLUTION: 2-2018

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: David Costain

BOARD'S DECISION: Granted Bulk Variance Relief

PROPERTY ADDRESS: 211 Hill Rd – Block 906, Lot 17

ZONING DISTRICT: Residential – “R-1” District

DATE OF HEARING: February 7, 2018

WHEREAS, David Costain (“the Applicant”) filed on January 16, 2018, an Application with the Westampton Land Development Board (“the Board”) seeking bulk variance relief to construct a detached pole barn accessory structure on the premises located at 211 Hill Road, Westampton, New Jersey, and designated as Block 906, Lot 17 on the Township Tax Map (“Subject Property”); and

WHEREAS, the Board had jurisdiction to hear this matter under the New Jersey Municipal Land Use Law; and

WHEREAS, the Application came before the Board at the regularly-scheduled public meeting held on February 7, 2018. The Applicant appeared on his own behalf and the Board heard testimony from the Applicant as to the nature, purpose, location, and description of the requested variance relief; and

WHEREAS, during the February 7, 2018 hearing, the Board discussed the Application and the Board Professionals offered recommendations. The Application was opened to the public for comment, and any members of the public wishing to comment on the Application were given the opportunity to do so; and

WHEREAS, based on all the evidence and testimony submitted during the February 7, 2018 hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Applicant is David Costain. The Applicant is the owner of the Subject Property, which is located at 211 Hill Road, Westampton, New Jersey. The Subject Property is designated as Block 906, Lot 17, lies in the “R-1” Residential District, and is approximately 1.5 acres in size.

2. The Applicant proposes to construct a 30’ x 40’ detached pole barn accessory

structure to store vehicles. The use of an accessory structure as a private garage or carport is permitted in the R-1 Zone. Township Code § 250-10(B)(1). The Application requires bulk variance relief from Township Code Section 250-22(A)(1) which provides that “[n]o accessory building in any zone or district shall exceed 600 square feet unless the lot exceeds three acres in size,” whereas the Applicant proposes to construct a 1200 sf accessory building on the Subject Property, which measures 1.5 acres in size.

3. The Applicant was sworn in and testified on his own behalf. The Applicant explained he requires the accessory structure to store his personal equipment and vehicles. The Applicant further credibly testified that: the height of the proposed structure is 12’; there will be three garage doors, which will be 10’ x 10’ in size; there is a 30’ side yard between the proposed structure and nearest lot; the proposed accessory structure will be ash grey with white trim, made of metal, and will match the appearance of the principle structure; there are no other accessory structures in the yard; the proposed accessory structure will be used solely for personal storage and not for any business or commercial activity; he does not plan to install exterior lighting; and does not propose to connect water, sewer, or electric utilities at this time, but may run electric to the proposed structure in the future.

4. After testimony presented by the Applicant, and comments from the Board and Board professionals, the matter was opened to the public for comment. No members of the public appeared to testify.

5. With regard to the request for bulk variance relief, through the testimony presented, the Board finds that the Applicant has established that the Application:

- a. relates to a specific piece of property, namely the Subject Property;
- b. that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements, namely by providing adequate light, air and open space at the Subject Property; by providing sufficient space in an appropriate location for a private residential use of vehicle storage beneficial to a Township resident;
- c. that the variance can be granted without substantial detriment to the public good because the proposed accessory structure otherwise meets the Township’s bulk requirements and because there is a 30’ side yard between the proposed structure and nearest lot;
- d. that the benefits of the deviations would substantially outweigh any detriment and that the variances will not substantially impair the intent and purpose of the zone plan and ordinance.

NOW, THEREFORE BE IT RESOLVED, by the Land Development Board of the Township of Westampton that the Application for bulk variance relief to permit the construction of a 30’ x 40’ detached pole barn accessory structure to store vehicles upon the Subject Property, upon motion duly made by Mr. Applegate and seconded by Mr. Barger, was and is hereby **GRANTED**, subject to the testimony and representation set forth on the record

by the Applicant, and any conditions set forth herein.

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

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

agencies, if any, such approvals are required;

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

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Applegate	x			
Barger	x			
Blair	x			
Borger	x			
Freeman	x			
Haas	x			
Guerrero	x			
Myers	x			

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Gary Borger, Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____

RESOLUTION: 3-2018

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: PAG New Jersey CS, LLC

BOARD'S DECISION: Granted Minor Site Plan Approval with Bulk Variance Relief

PROPERTY ADDRESS: 1971 Burlington-Mt. Holly Rd, Block 804, Lot 16

ZONING DISTRICT: Business – "B-1" District

DATE OF HEARING: February 7, 2018

WHEREAS, PAG New Jersey CS, LLC ("the Applicant") filed on January 16, 2018, an Application with the Westampton Land Development Board ("the Board") seeking Minor Site Plan Approval with bulk variance relief to permit the replacement of existing site lighting fixtures with new LED lights at the CarSense automobile dealership, located at 1971 Burlington-Mt. Holly Rd, Westampton, New Jersey, and designated as Block 804, Lot 16 on the Township Tax Map ("Subject Property"); and

WHEREAS, the Board had jurisdiction to hear this matter under the New Jersey Municipal Land Use Law; and

WHEREAS, the Application came before the Board at the regularly-scheduled public meeting held on February 7, 2018. The Application was presented by the Applicant's attorney, Timothy Prime, Esq. The Board heard testimony from the Applicant's professional landscape architect and planner, Kenneth Grisewood, L.L.A., R.A., P.P., as to the details of the requested relief; and

WHEREAS, during the February 7, 2018 meeting, the Board discussed the Application and the Board Professionals offered recommendations. The Application was opened to the public for comment, and any members of the public wishing to comment on the Application were given the opportunity to do so; and

WHEREAS, based on all the evidence and testimony submitted during the February 7, 2018 hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Applicant is PAG New Jersey CS, LLC. The Applicant is the leasee of the Subject Property, which is located at 1971 Burlington-Mt. Holly Rd, Westampton, New Jersey, designated as Block 804, Lot 16 on the Township Tax Map. The Subject Property is owned by McGowen Equity Partners, LLC, a New Jersey limited liability company with an address of

1971 Route 541, Westampton, NJ 08060.

2. The Application seeks Minor Site Plan Approval with bulk variance relief to permit the replacement of existing site lighting fixtures with new LED lights at the CarSense automobile dealership existing at the Subject Property.

3. Use variance and minor subdivision relief was previously granted with respect to Block 804, Lots 15 and 16 by way of Board Resolution No. 17-2006.

4. The Application requires Minor Site Plan Approval in accordance with Township Code Chapter 196 and bulk variance relief from Township Code Section 250-22(G), which requires the light intensity provided at ground level in the B-1 Zone shall average a maximum of .5 foot-candle over the entire area whereas the proposed LED lighting plan proposes an average of 18.0 foot candles.

5. The Applicant's attorney, Timothy Prime, Esq., introduced the Application and explained the Applicant's requested relief. Mr. Prime represented the site is an existing retail automobile franchise and that the existing lighting is not adequate for their commercial purpose. Mr. Prime further represented that it is dark around the perimeter of the Subject Property, that the increase will not impact any adjacent uses, and that the new lighting will increase the safety of the Subject Property as well.

6. The Applicant's landscape architect and professional planner, Kenneth Grisewood, L.L.A., R.A., P.P., was sworn in and testified as to the nature of the requested relief. Mr. Grisewood testified the Subject Property is nearly 18 acres in size, located on the eastbound side of Route 541, and that the proposed plan is to mount either 2, 3, or 4 new light fixtures on the existing poles at the Subject Property. Mr. Grisewood further credibly testified that: much of the surrounding area is heavily wooded; there are no nearby residential uses; all of the existing lighting will be removed and replaced, but the pole locations will remain the same; the Applicant will be installing modern GE LED fixtures which cast downward-oriented light, reduce excessive glare, create uniformity, and otherwise substantially improve the lighting at the Subject Property, increasing security, safety, and improving workplace conditions for car dealership employees.

7. Mr. Grisewood further testified that a variance is necessary for exceeding the permitted amount of lighting foot candles, and that in his professional opinion, the benefits of granting the variance outweigh any detriment to the public good, thus the variance should be granted.

8. Upon query from the Board, Mr. Grisewood clarified that the new LED lighting is different from the previous lighting, and that they will be on timers and reduced in brightness when the business is closed. Mr. Prime and Mr. Grisewood further represented that the Applicant would be happy to investigate installing shields, if available, on the lights at the front of the Subject Property.

9. After testimony presented by the Applicant's professional, the Board Engineer,

Jim Winckowski, P.E., C.M.E., and Board Planner, Barbara Fegley, A.I.C.P., P.P., presented and discussed their respective review letters with the Applicant and with the Board, and made recommendations based on the evidence submitted with the Application and testimony and evidence provided during the February 7, 2018 hearing.

10. After testimony presented by the Applicant's professionals and comments by the Board professionals during the February 7, 2018 meeting, the matter was opened to the public for comment. No members of the public appeared to testify.

11. With regard to the request for bulk variance relief, through the testimony presented, the Board finds that the Applicant has established that the Application:

- a. relates to a specific piece of property, namely the Subject Property;
- b. that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements, namely by: promoting the public health, safety, and general welfare by modernizing the lighting at the Subject Property so as to increase employee safety and the security of the Subject Property; ensuring there is adequate light at the Subject Property; providing sufficient space in an appropriate location for a commercial use beneficial to Township residents; and by promoting a desirable visual environment through creative development techniques and good civic design and arrangement by bringing the lighting at the Subject Property into uniformity;
- c. that the variance can be granted without substantial detriment to the public good because the proposed new lighting decreases glare, increases the safety and security of the Subject Property, and there are no nearby residential uses impacted by the new lighting;
- d. that the benefits of the deviations would therefore substantially outweigh any detriment and that the variances will not substantially impair the intent and purpose of the zone plan and ordinance.

12. After considering the testimony and evidence submitted, the comments and recommendations of the Board professionals, and members of the public, the Board finds that the Application for Minor Site Plan Approval with bulk variance relief to permit the replacement of existing site lighting fixtures with new LED lights at the CarSense automobile dealership existing at the Subject Property conforms to the Revised Statutes of New Jersey, the Zoning Chapter, the Land Subdivision Chapter and other applicable requirements of the Township as set forth in Chapter 196 of the Township's Development Regulations. The Minor Site Plan promotes the development of an aesthetically acceptable and well-ordered community, and serves the interest of the public health, safety, and general welfare of the Township residents by providing additional security and safety at the Subject Property.

NOW, THEREFORE BE IT RESOLVED, by the Land Development Board of the Township of Westampton that the Applicant's Application requesting Minor Site Plan Approval with bulk variance relief to permit the replacement of existing site lighting fixtures

with new LED lights at the CarSense automobile dealership existing at the Subject Property upon motion duly made by Mr. Freeman and seconded by Mr. Henley, was and is hereby **GRANTED**, subject to the testimony and representation set forth on the record by the Applicant, and any conditions set forth herein.

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

1. The Applicant shall reduce the glare onto Route 541 subject to the Board Engineer's approval.

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

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
2. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.
3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law;
4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the

Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed;

5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required;
6. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer and Planner;
7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law;
8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution;
9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein;
10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ROLL CALL VOTE

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

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Gary Borger, Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____



DATE FILED: _____ (for office use only)

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD
APPLICATION FOR VARIANCE OR APPEAL

To the Westampton Township Land Development Board:

The petition of Allie M. Diaz,
who resides at 902 Holly Lane,
respectfully shows: Westampton, NJ 08060

1. A variance is requested with respect to land designated on the Westampton Township Tax Map as Block 1405, Lot(s) 10.
2. The property is located 902 Holly Lane
Westampton, NJ 08060 Phone # (571) 422-6184 in a R-2 zone district, the street number is 902 Holly Lane.
- 2a. A variance is sought from Section(s) Table I schedule of Yard, Area and Bulk Requirements of the Zoning Ordinance to permit the construction of a front porch with the dimensions of 12 ft by 4ft with insufficient front yard set back.
- 2b. Applicant appeals from the decision of _____ on _____, based upon Sections _____ of the Zoning Ordinance for the reasons outlined on paragraph 9.
3. Allie M Diaz, who resides at 902 Holly Lane, is the present owner of the property. Applicant's interest in the property is residency.
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 Allie
M. Diaz
who used the property for residential

6. The dimensions of the property are 75'W by 133.50'L
a. Frontage: 75 ft b. Depth: 133.50 ft
The total area of the property is 10,012.5 ft²

7. The property is now occupied by (a) building(s). Said building(s) occupy 12.7 % of the lot(s) as nearly as can be determined. The height of said building(s) is 15 feet and 1 stories. (Please give the maximum if more than one building.) The setback from the nearest street is 40.9 feet.

8. The percentage of coverage, height and setback of the proposed building(s) are 12' by 40' coverage, 27' height, 34' set back

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

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

n/a

9b. Demonstrate that the proposed variance would do no substantial damage to the Westampton Township Plan:

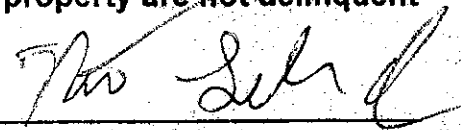
9c. Provide details of the future use of the property and structures if the variance is granted: short porch

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

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.



Applicant

STATE OF _____ :

ss.

COUNTY OF _____ :

Allie M. Diaz, of full age, being duly sworn according to law on his/her oath deposes and says:

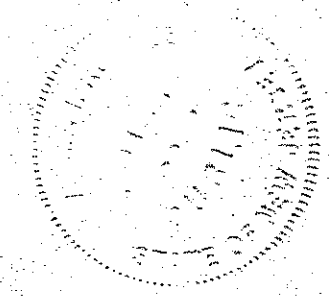
I am the applicant named in the foregoing application and on my oath declare that each and every allegation therein contained is true.

Allie M. Diaz
Applicant

Sworn to and Subscribed :
before me this 21st day :
of February, 2018.

Vilma I Robles
Notary Public of

VILMA I ROBLES
ID # 2343068
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires April 12, 2021



Nino's General Contracting LLC

100 Irick Road

Westampton, NJ 08060

(609) 217 - 8930

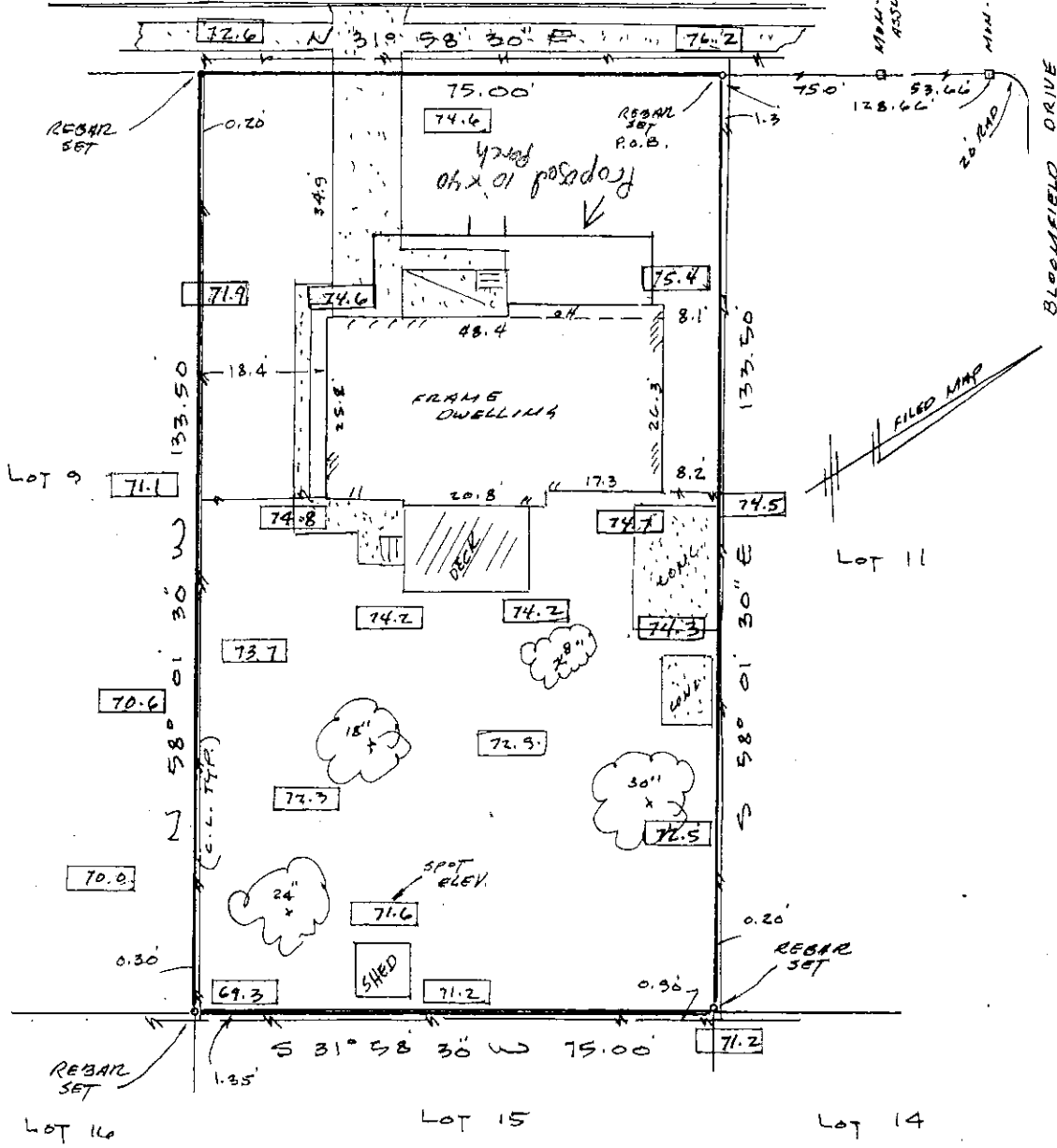
Lic # 13VH03502300

www.ninoscontracting.com

nino@ninoscontracting.com

Allie M. Diaz is applying for a variance to construct a 12 foot by 40 foot front porch with insufficient front yard setback. The residence is located at 902 Holly Lane, Westampton, NJ 08060 and is block 1405, lot 10. The dimensions of the property are 75 feet for the frontage and 133.50 feet for the depth. The height of the building is 15 feet and consists of only 1 story.

HOLLY (60) LANE



ALL LOT AND BLOCK NUMBERS REFER TO WESTAMPTON TWP. TAX MAP

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

TO: ALLIE M. DIAZ

SURVEY AND PLAN
 Block 1405 Lot 10
 No. 902 HOLLY LANE
 Westampton Township
 Burlington County NJ

ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST:
 "IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY I HEREBY CERTIFY TO ITS ACCURACY AS OF THIS DATE (EXCEPT SUCH EASEMENT IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON."

HAROLD J. BOZARTH JR.
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE NO. 36231
 609-261-1734

Harold J. Bozarth Jr.

DATE 08-11-07 SCALE 1"=20'
 FILE No. 207-134 DRWN. HJB

54 GREENWICH DR. WESTAMPTON TWP. N.J. 08060



Township Of Westampton



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

DATE FILED _____
(for office use only)

BLOCK 1002.03 LOT 12.13

1. GENERAL INFORMATION

A. Applicant Name Medallion Development Group, LLC

Address 1401 Route 70 East, Suite 20, Cherry Hill, NJ 08034

Telephone Number 609-605-7122

B. The Applicant is a:

Corporation*
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.
David Vasso, Peri Wachter

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

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

Attorney Richard S. Israel, Esq., Earp Cohn PC

Address 20 Brace Road, 4th Floor Cherry Hill, NJ 08034

Telephone Number (856) 354-7700

D. Engineer/Surveyor: Stout and Caldwell Engineers, LLC
Address 705 US Route 130 South, Cinnaminson, NJ 08077
Telephone Number (856) 786-2202 x 103

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 215 Burrs Road, Westampton, NJ 08060
- B. The location of the property is approximately 900 feet from the intersection of Burrs Road and Oxmead Road
- C. Existing use of the property One single family home and accessory improvements
Proposed use of property three single family homes (one per lot) and accessory improvements
- D. Zone in which property is located R-1
- E. Acreage of property 5.90 +/- Acres
- F. Is the property located on a County road? Yes No ; State road? Yes No ; or within 200 feet of a municipal boundary? Yes No

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

- 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) _____
- I. Are there deed restrictions that apply or are contemplated? _____
(if yes, please attach a copy to application)

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

- J. Number of lots proposed 3
- 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 0

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:

Minor subdivision; Block 1002.03, Lots 12 & 13. Prepared by Stout & Caldwell Engineers,
dated 02/15/18

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.

Proposed lot width @BSBL 150 ft required, where 126.19 ft proposed. Note the lots
could be configured to conform but would become flag type lots. This layout is more in
conformance with the standard shape lots.

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.

Width ata building line

5. AUTHORIZATION AND VERIFICATION

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

De Vasso
Signature of Applicant

3/2/18
Date

Lowry
Signature of Owner

3/3/18
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, FP
Sec./Treas. & Sr. Vice President

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



Engineers • Planners • Scientists • Surveyors

Rakesh R. Darji, PE, PP, CME, CFM

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

Telephone (856) 235-7170 • Fax (856) 275-9239 • www.erinj.com

March 27, 2018

#88012.01

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

Attn: Marion Karp, Land Development Board Secretary

Re: Medallion Development Group, LLC
Block 1002.03 Lots 12 & 13
215 Burrs Road
Westampton, NJ
Minor Subdivision Plan

Dear Members:

An application has been received for a Minor Subdivision of Lots 12 and 13 within Block 1002.03. The lots front on Burrs Road (County Route 638) and together total 5.9 acres (to the ROW). Lot 13 is currently improved with a 2-story frame dwelling and two detached, 1-story frame garages and a bituminous driveway accessing the dwelling and the garage on the western side of lot 13. Lot 12 is currently improved with a tennis court.

The applicant is proposing to consolidate lots 12 and 13 and subdivide the parcel into three (3) new lots identified on the Minor Subdivision Plan as lots 12.01, 13.01 and 13.02. Lot 12.01 will contain 1.68 acres, Lot 13.01 will contain 2.64 acres and lot 13.02 will contain 1.58 acres. The existing dwelling and garages will be retained on proposed lot 13.01. The tennis court will be removed.

The properties are situated in the R-1 Residential Zoning District.

The following documents have been received with this application:

1. Westampton Township Application for Site Plan/Subdivision Review dated 3/12/18.
2. Minor Subdivision Plan, Sheet 1 of 1 prepared by Stout & Caldwell Engineers, LLC dated 3/09/18.

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

C. Jeremy Noll, PE, CME
John L. Scott, Jr., PLS, NICET III
John T. Potts, NICET III, W-2, T-2

Andrew J. Orsino, NICET III
Rohan Tadas, CHAM, LSRP
Neil Werke, RLA
Charles L. Walton, PE & LS, PP

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

Principal Building	Required	Proposed		
		Lot 12.01	Lot 13.01	Lot 13.02
Min. Lot Area	1.0 acre	1.68 acres	2.64 acres	1.58 acre
Min. Lot Width @ Bldg.	150'	126.19' *	217.63'	126.19' *
Min. Side Yard (both)	30'	N/A'	164.3'	N/A
Min. Side Yard	12'	N/A	47.7'	N/A
Min. Front Yard	50'	N/A	161.0'	N/A
Min. Rear Yard	25'	N/A	314.3'	N/A
Max. Bldg Coverage	15%	N/A	5%	N/A
Max. Building Height	35'	N/A	<35'	N/A
Max. Bldg & Paving	25%	N/A	12%	N/A
Accessory Building				
Min. Side/Rear Yard	6'	N/A	52'	N/A
Min. Front Yard	50'	N/A	303.4'	N/A
Max. Height	35'	N/A	<35'	N/A

* Variance required

Variances and Waivers

1. The applicant is proposing lot widths of 126.19' for proposed lots 12.01 and 13.02 where a lot width of 150' is required in the R-1 district. The applicant requires bulk variances to permit a deviation from the ordinance requirements.
2. Ordinance §250-22A(1) limits the size of accessory buildings in any zone or district to no more than 600 square feet unless the property is greater than three acres in size. The proposed subdivision will result in proposed lot 13.01 having an area of 2.64 acres. Bulk variance will be required for the two 1 story frame garages which are approximately 2,079 square feet and 1,386 square feet in size.

Applicant should provide testimony that the variances required can be granted without substantial detriment to the public good and that the granting of the variances will not substantially impair the intent and the purpose of the zone plan or the zoning ordinance.

General Comments

3. The plan should depict the septic field servicing the dwelling located on proposed lot 13.01.
4. The existing tennis court located on proposed lots 12.01 and 13.02 is not permitted as a principal use. The applicant should discuss the timing of its removal to eliminate the need for Use Variances and cross easements.

Page three

5. County Route 638 should be labeled as Burrs Road instead of Burrs Mill Road.
6. The applicant should coordinate proposed lot numbers with the tax assessor.

Outside Agency Approvals

7. Any approval granted by the Board should be conditioned on the applicant obtaining the following approvals:
 - a. Burlington County Planning Board
 - b. Construction Code Official
 - c. 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
Lou Capelli, Esq., Board Solicitor, via email
James Witkowski, PE, CME, Board Engineer, via email
Robert Stout, PE, via email
Richard S. Israel, Esq., Earp Cohn PC, 20 Brace Road, 4th Floor, Cherry Hill, NJ 08034
Medallion Development Group, LLC, 1401 Rt. 70 East, Suite 20, Cherry Hill, NJ 08034



JOHN H. ALLGAIER, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. GORNELL, PE, PP, CME
MICHAEL J. MCGLELLAND, 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

March 24, 2018.

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

Attn: Marion Karp
Administrative Officer

**Re: Medallion Development Group, LLC
Minor Subdivision Plan - Review #1
Block 1002.03, Lot 12 & 13
Location: 215 Burrs Road
Zone: R-1 (Residential)
Westampton Township, Burlington County, NJ
Our File: CWAL1002.01**

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 "Minor Subdivision Plan, Block 1002.03, Lot 12 & 13, Westampton Township, Burlington County, New Jersey," consisting of one (1) sheet, prepared by Robert R. Stout, PE, PLS of Stout & Caldwell Engineers, LLC, dated March 9, 2018, unrevised;
- Completed application forms.

The Applicant is seeking minor subdivision approval to subdivide existing Lots 12 & 13, Block 1002.02, containing 1.09 acres and 5.00 acres, respectively, to become three (3) single family residential lots. The newly proposed lots will be Lot 12.01, Lot 13.02, and Lot 13.01 consisting of 1.68 acres, 1.58 acres, and 2.64 acres, respectively. The tract currently contains an existing 2-story frame building and paved asphalt driveway, two (2) one story garages and an existing tennis court. The existing dwelling and two (2) accessory garages are to be located on proposed Lot 13.01. Proposed Lots 13.02 and 12.01 are to be used for new single family housing.

The 5.91-acre property is situated within the R-1 (Residential) Zone District and has frontage along Burrs Mill Road (CR 638).

It should be noted that the Minor Subdivision will be subject to review by the Burlington County Planning Board as Burrs Mill Road (CR 638) is under County jurisdiction.

S:\Westampton\Project Files\CWAL1002.01-Medallion Development Group\18-03-19-Medallion - Eng Rvw #1.docx



Marion Karp
Westampton Township Land development Board
Re: Medallion Development Group, LLC
Minor Subdivision Review #1.

March 24, 2018
Our File No. CWAL1002.01
Page 2

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

Variance Relief

- 1) A minimum lot width at the building line is 150 feet, whereas 126.19 feet will be provided for proposed Lots 12.01 and 13.02 as result of the subdivision.

Water/Sewer

- 2) The Applicant should indicate whether public water and sewer are available to service the proposed lots. The tract does not appear to be located in a public sewer service area. If the proposed parcels are to be developed with septic systems, approval from the Burlington County Board of Health should be provided as a condition of any subdivision approval. A plan should be prepared depicting proposed septic and well water locations.

Farming Use

- 3) The Applicant should advise whether the tract was ever used for farming and, if so, if any soil testing was completed to check for historic pesticide use.

Subdivision Plan

- 4) The subdivision map title block should be revised to have the correct spelling of Westampton.
- 5) The survey used to prepare the subdivision map should be submitted to the Board and our office for review.
- 6) Closure calculations should be provided for the tract outbound and each of the proposed lots.
- 7) If approved, any survey monumentation to be set shall be done so prior to filing of the subdivision.
- 8) The Applicant should clarify whether any right-of-way dedication to Burlington County will be required.
- 9) The Subdivision is to be filed by deed. Deeds of subdivision and property descriptions shall be submitted to our office and Board Solicitor for review.



Marion Karp
Westampton Township Land development Board
Re: Medallion Development Group, LLC
Minor Subdivision Review #1

March 24, 2018
Our File No. CWAL1002.01
Page 3

Driveway Access

- 10) Any approval should be conditioned upon the residential access driveways servicing each proposed lot with a turn-around area. Furthermore, each driveway shall be paved a minimum of ten (10) feet into the property from the right-of-way line.

Stormwater Management

- 11) It is recommended that any subdivision approval be conditioned up providing subsurface drywells to recharge roof area runoff from any proposed dwellings to be constructed on the proposed lots. The drywells should be designed for the 2-year storm.

Existing Conditions

- 12) The subdivision plan depicts removal of an existing tennis court located on the existing tract. The timing of its removal should be clarified.
- 13) The subdivision plan depicts utility poles located within the middle of the tract. These should be removed.

Outside Agency Approvals

- 14) The Applicant should advise on the status of the following outside agency approval that appear to be required:
 - a) Burlington County Planning Board
 - b) Burlington County Board of Health
 - c) Westampton Township Tax Assessor

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



Marion Karp
Westampton Township Land development Board
Re: Medallion Development Group, LLC
Minor Subdivision Review #1

March 24, 2018
Our File No. CWAL1002.01
Page 4

JW/aa

cc: Gene Blair, Construction Code Official
Lou Cappelli, Esq, Board Solicitor
Barbara Fegley, PP, Board Planner
Medallion Development Group, LLC, Applicant
Richard S. Isreal, Esq., Applicant's Attorney
Robert R. Stout, PE, PLS, Applicant's Engineer



DATE FILED: MAR 15 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 The Haven Church,
who resides at c/o Paul Scrimale, 6 Muirfield Court, Westampton NJ 08060,
respectfully shows:

1. A variance is requested with respect to land designated on the Westampton Township Tax Map as Block 1201, Lot(s) 20.
2. The property is located Woodlane Square: Woodland Road & Orchard Lane
Phone # 856-924-1080 in
a C-1 zone district, the street number is 798 Woodlane Road.
- 2a. A variance is sought from Section(s) 250-15
of the Zoning Ordinance to permit
Church to be located in C-1 Zone. Churches are a permitted conditional use but only in
residential zones (250-26 B).
- 2b. Applicant appeals from the decision of Church not permitted in zone
on, based upon
Sections 250-15 of the Zoning Ordinance
for the reasons outlined on paragraph 9.
3. Woodlane Associates, LLC, who resides at
c/o Laura Hart, P.O. Box 75, Medford, NJ 08055, is
the present owner of the property. Applicant's interest in the property is
Tenant.
4. No variance, conditional use, or special permit has ever been granted
with respect to this property, except None to Applicant's knowledge.

5. The last previous use or occupancy of the property was by _____
Shopping Center tenant

who used the property for _____

6. The dimensions of the property are See architectural plans

a. Frontage: See architectural plans b. Depth: See architectural plans

The total area of the property is See architectural plans

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 _____ stories. (Please give the maximum if more than one building.) The setback from the nearest street is _____ feet.

* See architectural plans

8. The percentage of coverage, height and setback of the proposed building(s) are See architectural plans

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

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

Applicant will provide expert planning testimony from Leah Furey Bruder, P.P. at the public hearing.

9b. Demonstrate that the proposed variance would do no substantial damage to the Westampton Township Plan: See Section 9a.

9c. Provide details of the future use of the property and structures if the variance is granted: See architectural plans

9d. Describe any changes in traffic and/or parking patterns: _____

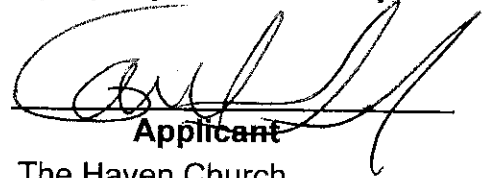
Applicant will utilize existing shared shopping center parking.

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

9c: No substantial detriment or impact on any residential neighbors is expected

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.


Applicant

The Haven Church
By: Paul Scrimale

STATE OF New Jersey :

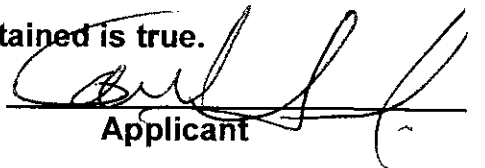
ss.

COUNTY OF Burlington :

Paul Scrimale

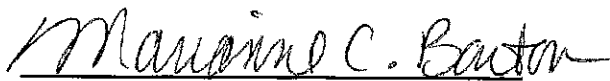
, of full age, being duly sworn according to law on his/her oath deposes and says:

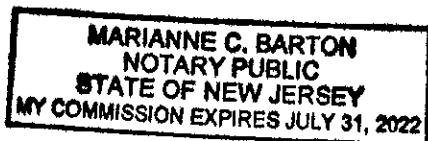
I am the applicant named in the foregoing application and on my oath declare that each and every allegation therein contained is true.


Applicant

Paul Scrimale for The Haven Church

Sworn to and Subscribed :
before me this 12th day :
of March , 2018 .


Notary Public of New Jersey



WESTAMPTON TOWNSHIP

SITE PLAN WAIVER APPLICATION



Date Filed (for office use only):

Block: 1201 Lot: 20

Applicant Name: The Haven Church Email: paul@thehavenchurch.net

Address: c/o Paul Scrimale, 6 Muirfield Court, Phone: 856-924-1080 Westampton NJ 08060

Present Owner's Name Woodlane Associates, c/o Laura Hart

Address: P.O. Box 75, Medford, NJ 08055

Location of Site: 798 Woodlane Road (Woodlane Road & Orchard Lane), Westampton Township, Burlington County, NJ

Zoning Classification: C-1 Present Use: Shopping Center

Proposed Use: Describe in detail the proposed change, as well as your reason for the request for waiver of site plan. Attach a sketch illustrating the proposed change or it's location and all other details of the entire property that are applicable, particularly parking spaces, type of existing material on drives and parking area and circulation patterns. If existing building, attach a picture of same.

Proposed church/place of worship in a non-residential zone.

Please submit 14 copies of the application and sketch. Applications must be received three (3) calendar weeks before the meeting at which you would like your application to be considered.

Filing Fee: \$100.00 Escrow Fee: \$300.00 (Please submit separate checks)

In the event site plan waiver is not granted, the above fees will be applied to your site plan application. The balance of the fees and all escrows will be required in the event site plan review is not waived.



JOHN H. ALLGAIR, PE, PP, LS (1989-2001)
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
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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

March 27, 2018

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

Attn: Marion Karp
Administrative Officer

**Re: The Haven Church
Use Variance & Site Plan Waiver
Block 1201, Lot 20
Location: 798 Woodlane Road
Zone: C (Commercial)
Westampton Township, Burlington County, NJ
Our File: CWAL1201.01**

Dear Chairman and Board Members:

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

- Architectural Plan, prepared by KVD+ Architecture Inc., dated March 5, 2018; unrevised;
- Use and Operations Statement;
- Completed application forms.

The Applicant is seeking use variance approval to utilize an existing 10,000 square foot space within the Woodlane Square Shopping Center for a church use, The Haven Church. The proposed church use will contain a place of worship with +/- 300 seats (4,600 sf), office and flex-use space (1,600 sf) and a "hospitality" banquet room space (2,000 sf).

A Use & Operations Statement submitted with the application indicates The Haven Church has a congregation of approximately 300 members and services are held Saturday evenings between 4pm and 9pm with plans to hold Sunday morning services as well.

The Woodlane Square Shopping Center is located in the C (Commercial) Zone District and has frontage along Woodlane Road (County Route 630) and Orchard Lane, a residential access street. No new construction is proposed on site and the building plans to use the current off-street parking in the shopping center during off-peak hours. The site contains a commercial strip mall with a footprint of approximately 42,000 square feet as well as 10,000 square foot daycare (Kid Academy). It appears approximately 217 parking spaces are located on-site.

S:\Westampton\Project Files\CWAL1201.01 The Haven Church\18-03-22 The Haven Church - Edg Rev #1.docx



Marion Karp, Administrative Officer
Westampton Township Land Development Board
Re: The Haven Church
Use Variance Review #1

March 27, 2018
Our File No. CWAL1201.01
Page 2

Churches and places of worship are only permitted conditional use in the R-1 through R-6 (Residential) Zone Districts. Based on Section 250-16 of the Westampton Code, a church is not a permitted use in the C-1 zone district.

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

- 1) No additional off-street parking is proposed. Pursuant to Section 250-16 E, one parking space is required per 250 square feet of floor area for uses other than restaurants and theaters. It appears the existing 42,000 square foot strip mall and 10,000 square foot daycare would require 208 parking spaces. As previously noted, the site contains 217 parking spaces. The use of the church within the 10,000 square foot unit would require more parking than 1 space per 250 square feet. Typically, church uses require one parking space for each 3 seats provided, similar to a restaurant or theater. Using a ratio of 1 parking space for every 3 spaces would increase the parking requirement for the site to 268 parking spaces. We do recognize that the Applicant has indicated that services are to be conducted at off-peak hours. It is recommended that the Applicant submit a Parking Analysis prepared by a Traffic Engineer to demonstrate adequate parking is available to support the proposed use. The analysis should be based on parking counts conducted at the site as well as account for tenant vacancies which may have a parking demand in the future if those spaces become occupied. The Engineer should also address whether the change in use would have an impact on traffic.
- 2) The Applicant should clarify whether the parking spaces located on site are specifically leased and dedicated to a specific use. We note a letter was submitted by Kid Academy indicating said owner gives permission for The Haven Church to use their parking lot on weekends; however it is unclear that parking restrictions exist that allow certain parking spaces to be dedicated specifically for the day care.
- 3) Whether any façade or freestanding signage is proposed for this use should be clarified
- 4) The application should include submission of the site plan for the existing facility which identifies the existing building areas and uses.
- 5) The Applicant should clarify that no changes to the unit façade are proposed including doorway access to the sidewalk in the front or to the loading area in the rear.
- 6) The Applicant should confirm an adequate number of handicap parking spaces exist on site and same conform to current ADA standards. Same should be depicted on the site layout plan submitted.



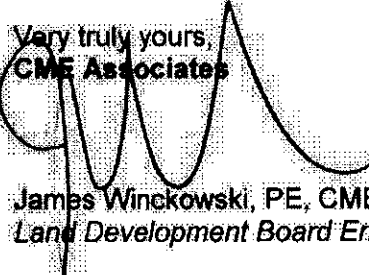
Marion Karp, Administrative Officer
Westampton Township Land Development Board
Re: The Haven Church
Use Variance Review #1

March 27, 2018
Our File No. CWAL1201.01
Page 3

7) As the site is located along a County Road, an approval or letter of no interest from the Burlington County Planning Board may be required for the change in proposed use.

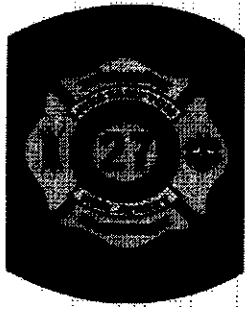
Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
CME Associates


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

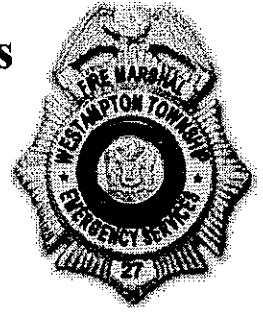
JW/aa

cc: Gene Blair, Construction Code Official
Lou Cappelli, Esq, Board Solicitor
Barbara Fegley, PP, Board Planner
The Haven Church, Applicant
Timothy M. Prime, Esq, Applicant's Attorney



Westampton Township Emergency Services
Bureau of Fire Prevention
Office of the Fire Marshal

780 Woodlane Road Westampton, New Jersey 08060
Phone (609) 267-2041 ext. 215 Fax (609) 267-3305
www.westamptonfire.org



March 27, 2018

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

Attn: Marion Karp, LDB Secretary

Re: The Haven Church
Block 1201 Lot 20,
798 Woodlane Road
Variance Application

Ms. Karp:

At your request I have reviewed the supplied application for variance, letter from the Engineer, letter from the planner, and proposed tenant space for The Haven Church. Although many of our concerns should be addressed during the UCC permitting and inspection process, I offer the following comments:

1. While mathematically the proposed number of parishioners appears to suffice for the space offered, I would like to see the official occupant loads proposed by The Havens architect which I believe will be addressed during the UCC permitting and inspection process as it relates to mean of egress width, exit capacity, and adequacy.
2. Will there be a stage to be permanently installed or movable in the worship area?
3. I too would like to know the activities proposed in the Hospitality/Fellowship area and the flex rooms. On site cooking?
4. Are there plans for the sound booth systems and lighting to be tied into the existing building fire alarm system which monitors sprinkler water-flow?

With the existing building already suppressed via water sprinkler system, and the above concerns addressed, I see no other issue as it relates to the proposed variance as long as they meet UCC/UFC requirements. Most if not all of our concerns will be under the purview of the Construction Official at this phase. If I can be of any other assistance please do not hesitate to contact me.

Respectfully,

Vincent M Knott
Fire Marshal / Deputy Fire Official

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

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

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



**ENVIRONMENTAL
RESOLUTIONS, INC.**
Engineers • Planners • Scientists • Surveyors

Rakesh R. Darji, PE, PP, CME, CFM

G. Jeffrey Hanson, PE, CME

Joseph R. Hirsh, PE, CME, CPWM

Joseph P. Orsino, CET

Marc H. Selover, LSRP, PG

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

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March 27, 2018

#88014 01

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

Attn: Marion Karp, Land Development Board Secretary

Re: The Haven Church
Block 1201 Lot 20,
798 Woodlane Road
Use Variance Application & Site Plan Waiver

Dear Members:

An application has been received for a Use Variance and Site Plan Waiver to permit a church in the Commercial (C) Zoning District. The applicant is proposing to lease an existing 10,000+/- square foot unit in the Woodlane Square Shopping Center for use as a church. The property is located at 798 Woodlane Road.

The applicant proposes to conduct two (2) services on Saturday night between 4 pm and 9 pm and to expand services to include Sunday mornings between 9 am and noon. The church currently has over 300 members. The narrative submitted with the application indicates the church averages 100 to 150 parishioners per service. The plan submitted with the application indicates that there are 217 parking spaces to service the shopping center. The applicant has submitted a letter from the Kid Academy Learning Center which is an existing tenant within the shopping center granting the proposed church permission to utilize its parking lot on Saturdays and Sundays.

The following documents have been received with this application:

1. Westampton Township Land Development Board Application for Variance or Appeal dated 3/12/18.
2. Westampton Site Plan Waiver Application.
3. Use & Operations Statement.
4. Parking permission statement from Kid Academy Learning Center dated March 7, 2018.
5. Submission letter prepared by Timothy M. Prime, Esq. dated 3/14/18.
6. Proposed Floor Plan, Northern Elevation and Site Plan prepared by KVD Architecture, Inc., Sheet Z-1 dated 3/05/18.

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

C. Jeremy Noll, PE, CME
John L. Scott, Jr., PLS, NICET III
John T. Potts, NICET III, W-2, T-2

Andrew J. Orsino, NICET III
Rohan Tadas, CHMM, LSRP
Neil Werket, RLA
Charles L. Walton, PE & LS, PP

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

Variations and Waivers

1. The C-Commercial District does not specifically permit churches. Consequently, a d(1) Use Variance will be required. For use variances it is the applicant's burden of proof to present "positive" and "negative" criteria to justify the variance. The applicant must prove to the satisfaction of the Board that there are "special reasons" to exercise its jurisdiction to grant the requested relief, demonstrating that the site is particularly suited to the proposed use and that the proposal will advance the purposes of the Municipal Land Use Law and the Township's Master Plan and Zoning ordinances. Additionally, the applicant must 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.
2. A Site Plan waiver has been requested by the applicant. Since there are no site improvements proposed with this application, a waiver can be supported.

General Comments

3. The applicant should provide testimony for the record on the following:
 - a. Description of the days and hours the facility will operate.
 - b. Identification of any special services to be held on days other than Saturday or Sunday such as holidays or funeral services as well as meetings and/or activities that will be offered along with the potential dates and times they will occur.
 - c. Maximum number of parishioners and church personnel that will be present during individual services and/or special activities.
 - d. Number of parking spaces assigned to the unit as part of the lease agreement and the maximum number required for individual services and special events.
 - e. Proposed interior and exterior improvements to accommodate the congregants for services.
 - f. Description of activities proposed in the 2,075 square foot Hospitality/Fellowship area including whether or not food will be served in that area, whether made on-site or brought in by caterers or parishioners. If food is offered, applicant should address trash and food waste handling, capacity of existing facilities to handle waste generated and number of times per week and dates of waste pick-up.
 - g. Activities proposed in Flex Rooms 1, 2, 3, the Flex Study and Office and if the hours of availability of those rooms coincide with days and hours of services.

Page three

4. The applicant should document the number of parking spaces allotted to Kid Academy Learning Center and the authorization permitting them to transfer parking to the applicant for Saturday and Sunday services. The applicant should also discuss the agreement should Kid Academy cease to be a tenant.
5. The applicant should describe the other tenants within the shopping center as well as their peak hours of operation.
6. The architectural elevation submitted with the application depicts a facade mounted sign. The applicant should indicate if the sign is proposed as part of this application or under a separate application. If the sign is part of this application, testimony should be provided on compliance or deviation from the sign ordinance to determine if any variance is required.
7. Testimony should be provided on whether The Haven Church will be identified on the freestanding Woodlane Square Shopping Center sign and if so, if the sign will be compliant with any restrictions imposed on that sign.
8. The fire marshal should comment on the adequacy of the facility to accommodate the number of parishioners anticipated.

Outside Agency Approvals

9. 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
Lou Capelli, Esq., Board Solicitor
James Winckowski, PE, CME, Board Engineer
Timothy M. Prime, Esq., 14000 Horizon Way, Suite 325, Mt. Laurel, NJ 08054
The Haven Church, c/o Paul Scrimale, 6 Muirfield Court, Westampton, NJ 08060
Woodlane Association, c/o Laura Hart, PO Box 75, Medford, NJ 08055



Township Of Westampton

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

DATE FILED _____
 (for office use only)

BLOCK 301 LOT 2

1. GENERAL INFORMATION

A. Applicant Name S. B. C. LAUNDROMAT, INC

Address c/o JAY CHUNG, 1534 12TH ST
FORT LEE, NJ 07024

Telephone Number 917-371-0676

B. The Applicant is a:

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

OWNERS:

SEOUNG JAE CHUNG, MANAGER
 HA EDM CHUNG, MAJORITY OWNER
 OF APPLICANT + LAND OWNER

*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 IS S.J., B.R. KING, INC.
 Owner _____
 Lessee _____
 Other (specify) DEVELOPER

Attorney PATRICK F. McANDREW
 Address P.O. BOX 88, HADDON HTS. NJ 08035
 Telephone Number 856-278-7296

D. Engineer/Surveyor: JOHN PETTIT, PE
Address 497 CENTER ST. SEWELL NJ 08080
Telephone Number 856-464-9600

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 483 WOODHANE RD
- B. The location of the property is approximately ___ feet from the intersection of WOODHANE and SPRINGSIDE
- C. Existing use of the property SHOPPING CENTER
Proposed use of property PLUS NEW BUILDING + NEW CAR WASH
- D. Zone in which property is located C
- E. Acreage of property 8.89 ACRES
- F. Is the property located on a County road? Yes No ___; State road? Yes ___ No ; or within 200 feet of a municipal boundary? Yes ___ No

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

- G. The type of proposal is: New Structure Expanded area ___ Improved Parking Area ___ Alteration to Structure ___ Expansion to Structure ___ Change of Use ___ Sign ___
- H. Name of business or activity (if any) _____
- 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:

EXTENDING WATER + SEWER

O. List maps and other exhibits accompanying this application:

① PRELIM + FINAL SITE PLANS

② ARCHITECTURAL PLANS

3. INFORMATION REGARDING THE APPLICATION

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

SEE ATTACHMENT

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.

INFILL DEVELOPMENT IN EXISTING
SHOPPING

5. AUTHORIZATION AND VERIFICATION

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


Signature of Applicant's atty

2/15/2018
Date


Signature of Owner's atty

2/15/2018
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>



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

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

March 24, 2018

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

Attn: Marion Karp, Administrative Officer

**Re: SBC Laundromat, Inc.
Preliminary/Final Major Site Plan - Review #1
Block 301, Lot 2
Location: 483 Woodlane Road
Zone: C (Commercial)
Westampton Township, Burlington County, NJ
Our File: CWAL0301.02**

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 Major Site Plan, Block 301, Lot 2, Westampton Township, Burlington County, New Jersey," consisting of ten (10) sheets, prepared by John M. Pettit, PE, of The Pettit Group, LLC., dated February 13, 2018, unrevised;
- Architectural Plans, consisting of three (3) sheets, prepared by N.E.E.D. Architecture LLC, dated February 7, 2018, unrevised; and,
- Completed application forms.

The Applicant, SBC Laundromat, Inc., is seeking Preliminary/Final Major Site Plan approval to disturb 1.87 acres of an 8.39-acre lot to construct a commercial development consisting of an 11,780 square foot retail building and a 4,671 square foot car wash facility. Site improvements include but are not limited to construction/installation of parking areas and access drive aisles, extension of water and sewer services, stormwater management improvements, lighting and landscaping improvements, and concrete sidewalk improvements.

The subject 8.39 acre property is situated within the C (Commercial) Zone District and has frontage (537.91 feet) along Woodlane road (County Route 630). The property is presently used as a shopping center.

S:\Westampton\Project Files\CWAL0301.02\SBC Laundromat, Inc\18-02-22 SBC Laundromat - Eng Rvw #1.doc



Westampton Township Land Development Board
 Re: S.B.C. Laundromat, Inc.
 Preliminary/Final Major Site Plan Review #1

March 24, 2018
 Our File: CWAL0301.02
 Page 2

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

Variance Relief

The Applicant is currently seeking a variance for the following items and should be prepared to discuss before the board:

Westampton Township Zoning Schedule		
Item	Required	Proposed
Parking Setbacks from building line (ft)	12	5/8
Signage Monument Signs max height (ft)	8	15
Signage Monument Signs max number of site identification signs per frontage	1	3
Façade sign max sign size (sf)	3' H x 15' W	3' x 37'

Parking Requirements		
Item	Required	Proposed
Parking total number of spaces	19	18
Loading Spaces min number of spaces car wash building	1	0

Stormwater Management

- 1) The Applicant has requested a waiver for drainage design and calculations. The development of the pads site subject of this application were included on the development plans for the overall shopping center that was approved by the Board in 2005-2006. However, the Township adopted a new Stormwater Control ordinance in 2007. Furthermore, the development of these remaining pad sites appears to be substantially changed compared to the 2005-2006 development plan. An updated stormwater management report should be provided to demonstrate the design complies with current stormwater management regulations, including, but not limited to, peak rate reductions, groundwater recharge, and water quality. This project is classified as a major development from a stormwater management standpoint.



Westampton Township Land Development Board
Re: S.B.C. Laundromat, Inc.
Preliminary/Final Major Site Plan Review #1

March 24, 2018
Our File: CWAL0301.02
Page 3

- 2) Reinforced Concrete Pipe (RCP) should be utilized for the storm sewers in parking areas and drive aisles where less than 2 feet of cover is provided between the top of the pipe and bottom of the pavement sections.

Parking & Circulation

- 1) A sidewalk connection should be made between the Woodlane Road frontage and the proposed retail building by extending the sidewalk installed by the Family Dollar.
- 2) A sidewalk connection should be made between the Springdale Road and the proposed retail building (via adjacent to rear property line of corner outparcel).
- 3) A vehicle circulation plan should be provided to ensure large wheel based emergency, delivery and trash removal vehicles can adequately access and circulate the site.
- 4) The Applicant should discuss the operation of the car wash. Testimony should be provided to address the adequacy of the available storage for vehicle queue. Furthermore, the location where vehicles will be dried or receive finishing treatment after being washed should be clarified. Finally, whether menu signs or sale signs for the car wash are proposed should be clarified. The location of same should be depicted on the site plan.
- 5) The Applicant is requesting a variance to provide 18 parking spaces for the proposed car wash whereas 19 are required. A minimum of 1 parking space for each 250 square feet of building floor area is required. The Applicant should identify the overall parking supply provided by the site. We note within the pad area for the retail building, 53 parking spaces are provided; whereas 47 are required for the 11,780 square foot building.
- 6) The freestanding monument sign along Woodlane Road should be positioned so as not to obstruct site distance for a vehicle exiting the adjacent retail pad site driveway.
- 7) The Applicant's Engineer should clarify where the proposed handicap parking signage will be mounted, especially for the retail building.

Traffic Impact

- 8) The need for the submission of a traffic impact study should be discussed. The Applicant should be prepared to address how many new vehicle trips the proposed development may generate. Ultimately, the site is provided access along two Burlington County roadways and approval from the Burlington County Planning Board will be required.



Westampton Township Land Development Board
Re: S.B.C. Laundromat, Inc.
Preliminary/Final Major Site Plan Review #1

March 24, 2018
Our File: CWAL0301.02
Page 4

Grading

- 1) Additional grading detail and spot elevations should be provided for the curb ramp area for the retail building.
- 2) A 58 contour should be provided in the lawn area adjacent to the proposed parking area curb line closest Woodlane Road.
- 3) Inlet curb grades should be provided in inlet callouts.

Utilities

- 4) The Applicant is proposing water and sewer utility connections for the facility. Approval from Willingboro M.U.A. will be required.
- 5) The Applicant's engineer should clarify where electrical service will be provided from. If a transformer is required, the location of same should be depicted on the site plan and properly buffered.

Landscape & Lighting

- 1) The Applicant is proposing 25 foot high mounted LED fixtures to provide area lighting for the parking areas and drive aisles.
- 2) The Kelvin temperature for the proposed light fixtures should be identified. Same should not exceed 4000K.
- 3) The Applicant is requesting a variance to allow the average light level to exceed 0.5 foot-candles (Code Section 250-22G); however, the average light level on the summary chart is indicated as 0.3 Fc. The Applicant should clarify.

Architectural

- 4) The location of HVAC and other mechanicals that will be required to service each of the buildings should be clarified.
- 5) Color renderings shall be provided for each of the proposed buildings for the Board to review during the hearing of this application.



Westampton Township Land Development Board
Re: S.B.C. Laundromat, Inc.
Preliminary/Final Major Site Plan Review #1

March 24, 2018
Our File: CWAL0301.02
Page 5

Outside Agency Approvals

The Applicant should indicate the status of all required outside agency permits and/or approvals, including but not limited to:

- a. Burlington County Planning Board
- b. Burlington County Soil Conservation District
- c. Willingboro Municipal Utilities Authority
- d. Westampton Township Fire Official

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
S.B.C. Laundromat, Inc., Applicant
Patrick F. McAndrew, Applicant's Attorney

Christopher J. Noll, PE, CME, PF
President & CEO
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Vice President



Rakesh R. Darji, PE, PP, CME, CFM
Joseph R. Hirsh, PE, CME, CPWM
Joseph P. Orsino, CET
Marc H. Selover, LSRF, FG

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March 29, 2018
#88007 01

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

Attn: Marion Karp, Land Development Board Secretary

Re: SBC Laundromat, Inc.
Block 301, Lot 2
483 Woodlane Road (CR 630)
Preliminary & Final Major Site Plan

Dear Members:

An application has been received for Preliminary and Final Major Site Plan approval to construct a 11,780 square foot retail building and a 4,671 square foot car wash building on undeveloped portions of an existing 8.39 acre shopping center identified as the Westampton Marketplace. The proposed retail building will be located to the south of an existing parking lot that services the existing retail stores and to the north of Woodlane Road. The proposed car wash will be located to the south of the driveway entering the shopping center from Springside Road. Each building will be serviced with new parking areas that will be accessed via existing internal driveways. New site lighting and landscaping are proposed within the improvement area. The applicant is also proposing to remove and replace two existing monument identification signs. One sign is located at the western access drive from Woodlane Road and the other sign is located south of the Springside Road access drive. An additional monument identification sign is proposed at the eastern entrance to the site on Woodlane Road.

The site has frontage on Woodlane Road and Springside Road and is located within the C (Commercial) Zone. The Commercial zone permits retail sales and services and car washes.

The following documents have been received with this application:

1. Plans prepared by the Petit Group, LLC. dated 2/13/18, including the following:
 - a. Cover Sheet, Sheet 1 of 10.
 - b. Existing Conditions & Demolition Plan, Sheet 2 of 10.

Stacey Arcari, PE, PP, CME, PTOE
G. Jeffrey Hanson, PE, CME
Timothy Kaluhioikalani, LL, PE, CPSI
Matthew V. Libynas, PE, CME

C. Jeremy Noll, PE, CME
John L. Scott, Jr., PLS
Charles L. Wallon, PE, LS, PP

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Harry R. Fox, NICET III, CPSI
John T. Potts, W-2, T-2

Page two

- c. Site Plan, Sheet 3 of 10.
 - d. Grading & Utility Plan, Sheet 4 of 10.
 - e. Landscaping & Lighting Plan, Sheet 5 of 10.
 - f. Soil Erosion & Sediment Control Plan, Sheet 6 of 10.
 - g. Soil Erosion & Sediment Control Note & Details, Sheet 7 of 10.
 - h. Construction Details, Sheet 8 of 10.
 - i. Construction Details, Sheet 9 of 10.
 - j. Construction Details, Sheet 10 of 10.
2. Plans prepared by N.E.E.D Architecture LLC dated 2/07/18, including the following:
 - a. Preliminary Plans & Elevations, Sheet A-100.
 - b. Preliminary Plans & Elevations, Sheet A-200.
 - c. Preliminary Elevations, Sheet A-201.
 3. Westampton Township Application for Preliminary & Final Site Plan Approval dated 2 /15/18.
 4. Submission letter prepared by Patrick F. McAndrew, Esq. dated 2/15/18.

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

Variations & Waivers

1. The applicant is requesting a variance from ordinance §250-16E to allow 18 parking stalls for the car wash where 19 are required.
2. The applicant is requesting a variance from ordinance §250-22G to exceed a maximum average footcandle limit of 0.5 over the lighted area. We note that a table provided on the Landscaping and Lighting Plan indicates an average footcandle of 0.3. The designer should clarify the inconsistency.
3. The applicant is requesting a variance from ordinance §250-22R(1) which requires one loading space for the car wash. Applicant is not proposing a loading area in the vicinity of the car wash. Testimony should be provided on anticipated deliveries to the car wash, size of the truck, frequency of deliveries and where delivery trucks will unload if a space is not provided.

4. The applicant is requesting a variance from ordinance §250-25G(1)(a) to allow a monument sign height of 15 feet where a maximum of 8 feet is permitted. In reviewing past applications for the site and the former LDB planner's file, it appears the signs were previously reviewed under §250-25J, for signs in shopping centers and not under §250-25G(1), signs for retail, office, manufacturing or warehouse uses. Shopping center signs are permitted to be 15' in height and 100 square feet in size. A variance would not be required for sign height but it would be required for sign size and number of signs.
5. The applicant is requesting a variance from ordinance §250-25J(2) to allow three (3) monument identification signs on Woodlane Road where a maximum of one (1) freestanding sign is permitted on each perimeter street. The three signs include an existing Family Dollar monument sign, a proposed monument sign to replace the existing monument sign at the western driveway to the Marketplace, and a new monument sign at the eastern driveway to the Marketplace. A fourth monument sign is proposed to replace an existing monument sign at the Springside Road driveway.
6. Ordinance §250-25J(2) limits freestanding project identification signs to identify only the name and logo of the entire project and to a maximum size of 100 square feet. The Westampton Marketplace monument signs that were approved in 2007 were limited to 15' high and 10' wide. Resolution #39-2007 that approved the signs stated that the Board does not normally permit tenant names on signboards but it granted an exception for Westampton Marketplace and the signs were approved, limited to a maximum of 5 tenant panels for the largest tenants. The panels were to be a uniform color of beige, cream or other neutral background but not white. A color depiction of the sign approved in 2007 is attached to this letter. The monument signs proposed in this application are 15' high and 16' wide (240 square feet each) with 18 tenant panels on each sign. Variances are required.
7. A condition of the planner's reviews in 2007 was that annual planting beds should be provided around the base of each of the signs. This condition is recommended for all the replacement signs and new sign. A site visit confirmed the Woodlane Road and Springside Road signs do not contain planting beds surrounding the signs.
8. The applicant is requesting a variance from ordinance §250-25J(6)(a) to allow a facade sign size of 3' high x 37' wide where a maximum size of 3' x 15' is permitted. The plans include a detail of Kings Car Wash which is 3' high and 36.67' wide. A color rendering of the sign should be provided and the sign should be shown on the architectural plans. Sign materials, colors and lighting source be submitted as part of the architectural plans in accordance with ordinance §250-25J(6)(a) to insure uniformity of signage for the entire project.

9. Based upon screen and buffer planting requirements outlined in ordinance §196-8B(3)(c)(1) & (2) to screen parking areas, the Landscape Plan is deficient in the number of canopy trees, understory trees, and shrubs required to be planted along Woodlane Road and Springside Road. We recommend the applicant's landscape architect work with our office to provide a more effective screen of the parking areas.
10. The applicant is requesting a design waiver to allow parking setbacks of 7 feet from the carwash and 8 feet from the retail building. Ordinance §196-8A requires a minimum setback of 12 feet.

The applicant will require bulk variances for deviation from the ordinance requirements listed above. Under the terms of the Municipal Land Use Law, the applicant must 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. Testimony should be provided.

General Comments

11. The applicant should provide testimony on the days and hours of operation for each facility.
12. The applicant should provide testimony on operational aspects of the car wash including whether there will be a hand drying area. If so it should be delineated on the plan.
13. The site plan depicts a relocated light fixture within a landscape island located in the easterly portion of the parking lot servicing the retail building however there does not appear to be a new light fixture associated with it on the lighting plan. The designer should clarify his intent.
14. 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.
15. Traffic signs identifying one-way drives should be provided on the car wash facility. We also recommend suggest providing directional signage identifying the access drive to the car wash.
16. In accordance with ordinance §250-25J(1), the applicant should submit a master sign program that shows proposed color combinations.

17. The identification signage detail should identify proposed colors, construction materials and means for lighting.
18. The applicant should discuss the times and frequency with which refuse will be removed from each site. The proposed location of the trash enclosures will require maneuvering into access drives servicing the overall development. Consequently, we recommend that trash removal occur during off hours.
19. The applicant should discuss the type of tenants anticipated to lease space in the proposed retail building. The legal ad placed for the hearing indicated a retail/restaurant building was proposed. The parking requirements for retail differ from those for restaurants. The adequacy of parking should be discussed.
20. The Landscape Plan depicts eight Northern Bayberry shrubs in the planting island proposed in the easterly end of the parking lot servicing the retail building however only two are called out. It appears that four would be appropriate.
21. The plan proposes six Northern Bayberry shrubs in the island located at the southeasterly corner of the retail building. Three shrubs would be more appropriate in the space provided.
22. The seven shrubs recommended to be deleted from the two locations described in items 20 and 21 above should be relocated along the easterly side of the retail building.
23. We recommend replacing the Mountain Laurel proposed throughout the site with hardier shrubs such as Skip Laurel.
24. The landscape material proposed around the easterly trash enclosures should be expanded to include upright evergreen trees such as 'Green Giant' Arborvitae to take advantage of the additional space available to provide more effective screening.
25. We recommend that the planting strips between the access drive and parking spaces servicing the car wash as well as those between the rear portion of the retail building and the existing drive be planted with low maintenance groundcovers such as Blue Rug Juniper and Gro-Low Sumac.
26. A tree protection detail should be provided for proposed construction near existing plant material that is to remain.

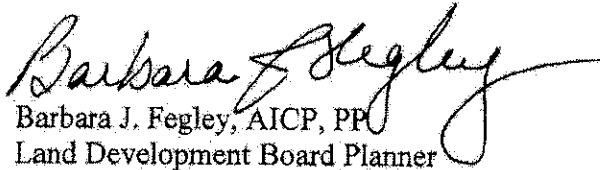
Page six

Outside Agency Approvals

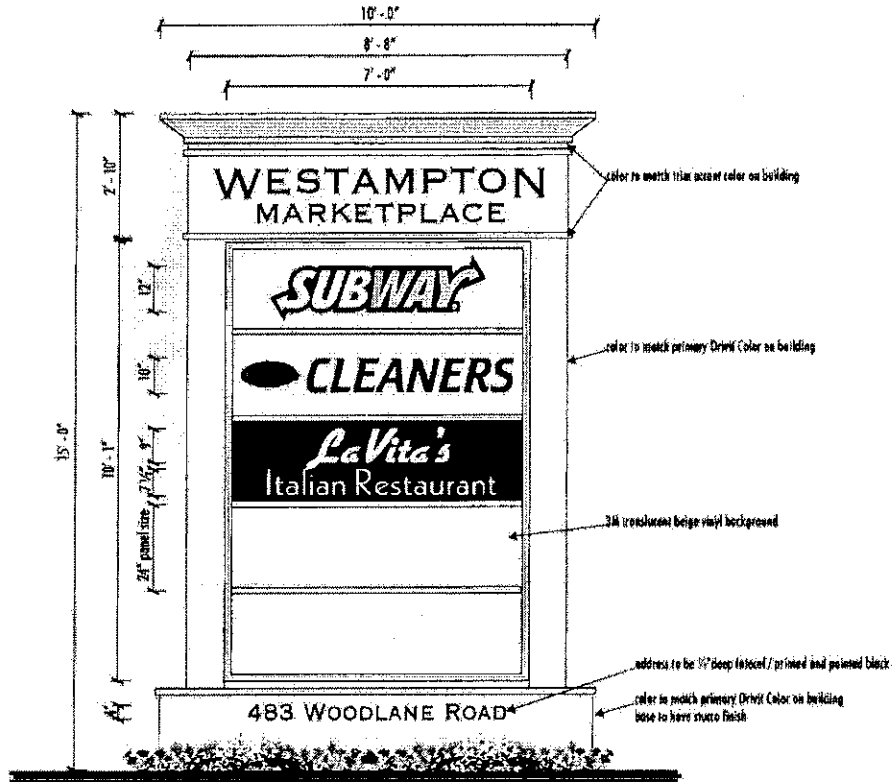
27. Any approval granted by the Board should be conditioned on the applicant obtaining the following approvals:
- a. Construction Code Official.
 - b. All others having jurisdiction over this application.

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

Sincerely,


Barbara J. Fegley, AICP, PPC
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
Patrick F. McAndrew, Esq., PO Box 88, Haddon Heights, NJ 08035
John Pettit, PE The Pettit Group, LLC, 497 Center Street, Sewell, NJ 08080
Sangmok Kim, AIA, 7 West 36th Street, 14th Floor, New York, NY 10018
SBC Laundromat, Inc., c/o Jay Chung, 1534 12th Street, Fort Lee, NJ 07024



Double Sided Internally Illuminated Monument Sign / Two (2) Reg.

- sign cabinet fabricated entirely of aluminum w/ 1 1/2" aluminum tube framing and .060 aluminum exterior
- header section to have rounded out aluminum panels w/ backed up acrylic copy / copy to light white
- 3/16" high tapered resistant acrylic faces / w/ aluminum "T" bar and vinyl divider stripes
- letter graphics to be 3M translucent vinyl overlay (letter graphics not included)
- 1/8" aluminum base w/ stucco finish
- internally illuminated w/ 120 v 800 ma fluorescent lighting
- sign mounted on two (2) 4" steel poles set in augured concrete footer
- U/L listed and labeled



Springfield Road Sign



Woodlane Road Sign

Approved by: _____

Date: _____

2007 APPROVED SIGNAGE



Client	Westampton Marketplace	This is an original unpublished design created by REED SIGN COMPANY. It is submitted for the use of our customer and the project named in this block, and is not to be reproduced, copied, or exhibited in any fashion. © 2007
Address	Woodlane & Springfield Rds	
Location	Westampton NJ	
Project	Internally illuminated monument sign	
Scale	3/8" = 1'-0" Drawing # 9854	
Date	06-29-07 Revisions 09-21-07	

visit our web site at www.reedsign.com

TOWNSHIP OF WESTAMPTON

RESOLUTION AUTHORIZING THE LAND DEVELOPMENT BOARD
OF THE TOWNSHIP OF WESTAMPTON TO CONDUCT A
PRELIMINARY INVESTIGATION TO DETERMINE IF
BLOCK 805, LOT 1, 2015 RT. 541, AKA 2015 MT. HOLLY ROAD
SHOULD BE DETERMINED TO BE A
NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT AND TO PREPARE A
REDEVELOPMENT PLAN SHOULD IT BE DETERMINED
THAT THE PROPERTY IS IN NEED OF REDEVELOPMENT

RESOLUTION NO. 43-18

WHEREAS, the Township Committee has received a request from Rishi Goragandhi (Rich Ghandi), Principal of Westampton Realty, LLC, owner of the approximate 15-acre site, that it direct the Westampton Township Land Development Board ("Board") to conduct a non-condemnation redevelopment study for the purpose of determining if Block 805, Lot 1 (the AProperty@), qualifies as an area in need of redevelopment; and

WHEREAS, the property is the site of the original Howard Johnson Motor Lodge and Restaurant built shortly after the construction of the New Jersey Turnpike in 1953-1954 at the entrance to Exit 5. Later constructed on the site was the Fisher Travel Agency, now abandoned for many years, as well as several additional motel buildings located to the rear of the original one, and;

WHEREAS, the buildings on the property, despite interim renovations and rebuilding, are substantially obsolete, outdated and economically unable to compete commercially in the marketplace; and

WHEREAS, the present owner proposes to demolish all of the structures on the site except the original motor lodge building, including the restaurant attached to the front

of the building facing Route 541, for which the owner has already begun the demolition permitting process; and

WHEREAS, on the new partially vacant site, an approximate 80 unit hotel behind the present motor lodge building, later another approximate 108 unit hotel building, construct a stand-alone national chain restaurant facility, and develop a separate vehicle service station providing gasoline and diesel fueling including a convenience store for the traveling public, and;

WHEREAS, the Township Committee has determined that it is in the best interest of the Township for the Land Development Board to conduct an investigation to determine whether the Property should be found to be a non-condemnation redevelopment area, and also directs that should the Land Development Board determine that the Property be designated a non-condemnation area in need of redevelopment, the Land Development Board prepare a redevelopment plan for the property as a commercially viable hotel/motel, restaurant and vehicle service in accordance with the owner's proposal at a key location in the Township.

WHEREAS, the Township Committee has determined that this proposed redevelopment plan, to be prepared by the Township Land Development Board, and if approved by the Township Committee, will substantially benefit the Township by way of increase commercial ratable's, dramatically more commercial business being conducted in the Township and providing anticipated jobs for local and area labor force.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee that the Land Development Board is hereby authorized to undertake a preliminary investigation following public notice, and to conduct a public hearing, to determine whether the

Property constitutes a non-condemnation area in need of redevelopment according to the criteria set forth in N.J.S.A. 40:A:12A-5.

BE IT FURTHER RESOLVED that in conjunction with its investigation, should the Land Development Board recommend that the Property be declared to be a non-condemnation area in need of redevelopment, the Land Development Board prepare a redevelopment plan in accordance with the owner's proposal, for consideration by the Township Committee.

BE IT FURTHER RESOLVED that the Township Planner and the Township's professional staff, insofar as other professional services are required, are hereby authorized to render professional services to assist in the preliminary investigation and preparation of the redevelopment plan.

I, Marion Karp, Clerk of the Township of Westampton, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 6th day of Feb. 20 18

Marion Karp
Marion Karp, Clerk

**PRELIMINARY INVESTIGATION FOR THE DETERMINATION OF
AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT**

**BLOCK 805, LOT 1
2015 BURLINGTON-MT. HOLLY ROAD AKA 2015 ROUTE 541
WESTAMPTON TOWNSHIP, BURLINGTON COUNTY
NEW JERSEY**



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

**Prepared By
Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mount Laurel, New Jersey 08054
(856) 235-7170**

**Barbara J. Fegley, AICP, PP
New Jersey Professional Planner #3259**

**March 16, 2018
#88010-01**

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APPENDICES

Appendix A	Committee Resolution NO. 43-18
Appendix B	Location Maps Figure 1. Tax Map Figure 2. Zoning Map Figure 3. 2015 Aerial Figure 4. USGS Location Map
Appendix C	Historical Aerial Photographs (From Federated Environmental Associates, Inc.'s ASTM Phase I Environmental Site Assessment)
Appendix D	Photographs (By Environmental Resolutions, Inc.)
Appendix E	Photographs (By Federated Environmental Associates, Inc. from their ASTM Phase I Environmental Site Assessment)

I. Introduction and Purpose of Study

This Preliminary Investigation for the Determination of an Area in Need of Non-Condernation Redevelopment is prepared for Block 805, Lot 1 (the Site or Area of Investigation) in the Township of Westampton pursuant to adoption of Resolution No. 43-18 (Appendix A) on February 6, 2018 by Westampton Township Committee. The Resolution authorizes and directs the Westampton Township Land Development Board to conduct a preliminary investigation to determine whether Block 805, Lot 1 qualifies as An Area in Need of Non-Condernation Redevelopment according to the criteria in N.J.S.A 40A:12A-1 *et seq.*

The Land Development Board shall conduct a public hearing, advertised according to the Act, and hear from all persons who are interested in or would be affected by a determination that the Site is an Area in Need of Non-Condernation Redevelopment. All objections to such a determination and evidence in support of those objections shall be received and considered by the Land Development Board and made part of the public record.

After conducting its investigation and public hearing, the Land Development Board shall make a recommendation to the Township Committee as to whether the Township should designate the Site as an Area in Need of Non-Condernation Redevelopment.

This Preliminary Investigation will be utilized during public hearing(s) to ascertain whether Block 805, Lot 1 qualifies to be declared as an Area in Need of Non-Condernation Redevelopment under the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 *et seq.*

The Area of Investigation is shown on the following Figures contained in Appendix B:

- Figure 1. Tax Map**
- Figure 2. Zoning Map**
- Figure 3. 2015 Aerial**
- Figure 4. USGS Location Map**

II. Background

The Local Redevelopment and Housing law, N.J.S.A 40A:12A-1 *et seq.*, enacted in 1992 and amended on September 6, 2013, provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands and/or buildings, which are abandoned, decayed, undeveloped/underdeveloped, or are non-productive/underproductive and to effect redevelopment or rehabilitation of such areas into productive assets for the community. The 2013 amendment clarified one of the criterion for designating redevelopment areas and emphasized that the use of eminent domain cannot be justified to acquire property unless it is blighted, rather than merely not put to its optimal use. The amendment recognized that municipalities should be

encouraged to engage in economic development initiatives by promoting and facilitating efforts to create local economic stimulus and job creation through tools and incentives available under the Local Redevelopment and Housing Law without the use of eminent domain. Since 2013, resolutions authorizing the planning board to undertake a preliminary investigation must state whether the redevelopment area determination authorizes the municipality to use the power of eminent domain (Condemnation Redevelopment Area) or to limit the powers and not allow eminent domain (Non-Condemnation Redevelopment Area). For this Preliminary Investigation and the determination and actions which follow, the powers of eminent domain are not permitted because Resolution NO. 43-18 authorizing the Land Development Board to undertake the investigation is for a Non-Condemnation Redevelopment Area determination.

This report will assist the Land Development Board in making a recommendation to Township Committee, based on the presence or absence of the relevant statutory criteria, whether the property or some portion thereof should be declared an Area in Need of Non-Condemnation Redevelopment as defined by New Jersey Statute (N.J.S.A. 40A:12 A-3).

III. Identification of Area of Investigation

The Area of Investigation includes Block 805, Lot 1 shown on Location Maps contained in Appendix B. Table 1, Area of Investigation, shows the following information for the property: Block/Lot, Size, Property Class/Use, Location, Owner, Mailing Address, Zoning District, 2018 Assessment of Land, 2018 Assessment of Improvements, 2018 Total Assessment of Land and Improvements, and the Improvement to Land Ratio.

Table 1. Area of Investigation

Block/Lot	Block 805, Lot 1
Size	11.1 acres
Property Class/Use	4A Commercial
Location	2015 Burlington-Mt. Holly Road also known as 2015 Route 541
Owner	Westampton Realty, LLC
Mailing Address	25 Glen Oaks Court, Old Bridge, NJ 08857
Zoning District	C-Commercial Zoning District
2018 Assessment of Land	\$2,310,000
2018 Assessment of Improvements	\$1,384,200
2018 Total Assessment of Land and Improvements	\$3,694,200
2018 Improvement to Land Ratio	0.599*

**Improvement to Land Ratio of less than 1:1 suggests that the land is not currently supporting a reasonable value of improvements or that the property would have a higher market value if the improvements were removed, which could be evidence of stagnation.*

Prior to demolition activities on the Site during February and March, 2018, the Site contained three vacant motel buildings and two vacant commercial buildings associated with a former Howard Johnson's Motor Lodge and the former Fischer World Travel agency. The former Howard Johnson's restaurant and a free-standing Lodge "lobby" or office structure with a later attached former Fischer World Travel agency were the two vacant commercial buildings. A 78 room Red Roof motel/hotel (formerly Quality Inn & Suites) still exists on the Site and is proposed to remain.

According to available historic aerial photographs that were reviewed online and those that were provided in the ASTM Phase I Environmental Site Assessment (Appendix C) and a history of the Site that was provided by Hulse & Wynter, LLC, Attorneys at Law, the Site was in agricultural use from 1931 until the late 1950's. Construction of the New Jersey Turnpike and Exit 5 commenced around 1953. In the late 1950s, three motel buildings, a restaurant and a commercial building were constructed and operated as the Howard Johnson's Restaurant and Motor Lodge. Remnants of the Howard Johnson's sign along the northbound side of the New Jersey Turnpike still remains. In the late 1950's, Howard Johnson's Motor Lodge and Howard Johnson's Restaurant were popular overnight accommodations and restaurants that were branding across the county. For many years, Howard Johnson's was the only motel and restaurant facility at Interchange 5 or in the vicinity of the Turnpike interchange.

The New Jersey Turnpike is located adjacent to the northwestern property boundary of the Site. New Jersey Turnpike lands and the entrance/exit ramps are situated to the west, south and southeast of the Site and the access roads to and from the Turnpike and the Toll Booths are situated to the south and southeast. Burlington-Mt. Holly Road is located to the east of the Site. PSE&G's Westampton gas metering station is located to the northeast and Applebee's Restaurant and undeveloped wooded wetlands are located to the east of Burlington-Mt. Holly Road. Hancock Lane and Hilton Garden Inn are located to the southeast of the Site on northbound Burlington-Mt. Holly Road. Beyond the Turnpike property, undeveloped wooded wetlands are situated to the south and southeast and agricultural lands are located to the north and northeast.

IV. Redevelopment Process

The redevelopment statute sets forth a multi-step process that must be followed by a Governing Body and Planning Board in order to enable the city to lawfully exercise the powers which result from the redevelopment laws. The process is outlined below:

The governing body must authorize the planning board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of P.L. 1992, c.79 (C.40A-12A-5). The resolution shall state whether the preliminary investigation shall authorize a Non-Condemnation Redevelopment Area or a Condemnation Redevelopment Area.

The planning board must then prepare a map showing the boundaries of the area and the location of the various parcels therein. The map must also include a statement setting forth the basis for the investigation.

The planning board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution for formal action.

Upon receipt of the recommendation from the planning board, the governing body may adopt a resolution designating the area in question, or any part thereof, as a redevelopment area.

After adoption of the resolution, the clerk of the municipality shall transmit a copy of the resolution to the Commissioner of Community Affairs for review. If the area in need of redevelopment is not located within an area in which development or redevelopment is encouraged, the determination shall not take effect without receiving the review and approval of the Commissioner. If the Commissioner does not approve or disapprove the action within 30 calendar days of transmittal, the determination shall be deemed to be approved.

A Redevelopment Plan must be adopted before any redevelopment project can be undertaken. The Governing Body, or upon designation, redevelopment entity selected by the governing body, is then required to prepare a redevelopment plan establishing the goals and objectives of the municipality and outlining the actions to be taken to accomplish these goals and objectives.

The redevelopment plan, after review by the planning board, is referred to the governing body.

Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Only after completion of this public process is a municipality able to exercise the powers granted under the redevelopment statute.

V. Area of Investigation Delineation, Zoning and Planning Setting

A. Zoning of Area of Investigation

The Westampton Township Zoning Map, (Figure 2 contained in Appendix B) revised to October 2013, indicates the Site is situated in the C-Commercial Zoning District. The C-Commercial District permits the following uses:

1. Retail sales establishments, limited to meat markets, seafood markets, bakeries, specialty food stores and delicatessens, convenience stores, art galleries and frame shops, antique stores, jewelry stores, drug stores, home furnishing stores, sporting good stores, gift shops, hobby shops, toy stores, book and magazine stores with associated instructional activities, record and tape stores, video stores, camera stores, pet shops, art supply stores, clothing stores, consignment shops, shoe stores, hardware stores, package liquor stores, office supply stores, fabric stores, paint and wall covering stores, electronic equipment stores, appliance equipment stores and florists.
2. Retail service establishments, limited to barber and beauty shops, tailoring and dressmaking shops, dry-cleaning and laundering operations, appliance repair shops, shoe repair shops, optical services and optical clinics, printing and copying shops, mail service, dance instructors, health and physical activities, photography studios and upholsterers.
3. Restaurants.
4. Banks and financial institutions, including drive-in facilities.
5. Offices for professional, quasi-professional and business uses.
6. Medical and dental clinics and laboratories.
7. Theaters and bowling alleys.
8. Car washes.
9. Funeral homes and mortuaries.
10. Lodges and fraternal organizations.
11. Shopping centers.
12. Child-care centers.
13. Public buildings and uses.

Permitted Accessory uses include:

1. Off-street parking.
2. Garages to house delivery trucks or other commercial vehicles.
3. Accessory uses customarily incidental and subordinate to the permitted uses, provided that the sale of gasoline from pumps at retail to the motoring public shall not be allowed as an accessory use to a convenience store.
4. Solar energy systems, subject to §250-22.1.

Conditional uses permitted in the C-Commercial District include:

1. Motor vehicle service stations.
2. Hotels and motels.
3. Hospitals and nursing homes.

B. Relationship to Township Master Plan

The "2015 Master Plan and Development Regulations Reexamination Report" was reviewed to determine if there were any general or specific references to the Site or

permitted uses in the C-Commercial Zoning District. The Reexamination Report stated that from a local perspective, the most important effort affecting land use planning was the Township's adoption of a Vision Plan and Statement in 2010 with particular emphasis for Route 541 developing as a mixed-use center. The entire length of Route 541 in the Township was identified as a targeted area for potential mixed-use town center development although different development potentials were identified for the western, central, and eastern portion of the Route 541 corridor. As a result, a phased approach of developing new land use regulations was recommended with the western end, where the Site is located, identified as a future study area.

VI. Definitions and Conditions Establishing Need for Redevelopment -Statutory Criteria

The following definitions, set forth in N.J.S.A. 40A:12A-3 of the Redevelopment and Housing Law, are pertinent to this preliminary investigation:

"Redevelopment" means clearance, replanning, development and redevelopment, the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

"Redevelopment area" or "area in need of redevelopment" means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A:12A-6) or determined heretofore to be a "blighted area" pursuant to P.L. 1949, c. 187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VIII, Section III, paragraph 1 of the Constitution. A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

The Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5) sets forth eight statutory conditions for evaluating a delineated area for redevelopment. When the conditions in an area of a municipality conform to any of the criteria, that area can be properly designated as an Area in Need of Redevelopment by the Planning Board and the Governing Body. The following eight statutorily enumerated conditions are quoted below from the Statute:

"A delineated area may be determined to be in need of redevelopment if after investigation, notice and hearing as provided in section 6 of P.L. 1992, c. 79 and P.L. 2013, c. 159 (C.40A:12A-6) the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:"

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to development sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. Urban Enterprise Zones automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the governing body and planning board have also taken the

actions and fulfilled the requirements for determining that the area is in need of redevelopment as described above.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

VII. Applicability of Statute

A. Property Analysis

The finding that an area is in need of redevelopment can be site specific or can be made on an area-wide determination basis. The statutory charge for a positive finding of the redevelopment eligibility requires a demonstration, on a site or an area-wide bases, or generality of conditions, that the majority of the properties within the area satisfy one or more of the statutory criteria set forth at N.J.S.A. 40A:12A-5. Properties can also be included within a redevelopment area even though they do not meet any of the statutory criteria, where their inclusion is necessary for the effective redevelopment of the area as a whole. For this particular investigation, there is only one property, however, there are (or were in the recent past until demolished) a number of buildings and uses on the Site and each can be investigated as to whether or not they meet the criteria for an Area in Need of Redevelopment.

Prior to recent and ongoing demolition activities on the Site (Photos 1, 2, 5, 7, 8, 10, 11, 15 and 16, Appendix D), there were three vacant motel buildings, an outdoor pool and two vacant commercial buildings associated with a former Howard Johnson's Motor Lodge and the former Fischer World Travel agency (Photos 1-3, 14-16, 23-29 and 30, Appendix E). Original construction of the Howard Johnson's Motor Lodge began in the late 1950s. The Motor Lodge included three free-standing motel buildings, an outdoor pool and a free-standing, unique and easily recognizable "lobby" or office structure (Photo 19, Appendix E). After construction of the Motor Lodge, the Howard Johnson's Restaurant was constructed. Fischer World Travel Agency was constructed as an attachment to the office structure sometime between 1970 and 1984 (Figure 21, Appendix E).

A 78 room Red Roof motel/hotel (formerly Quality Inn & Suites) still exists on the Site and is proposed to remain (Photos 3, 4, 11, and 13-16, Appendix D).

Following is a narrative of how the Site meets the criteria to be determined to be an Area in Need of Non-Condensation Redevelopment:

- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.*

The Howard Johnson's Travel Lodge and Restaurant, constructed in the late 1950s became obsolete in terms of the buildings, their design and layout and condition

that despite renovations, rehabilitation and updates one or more times over the years, the facility deteriorated to a bare subsistence level of commercial activity and became vacant; the commercial use was discontinued, and the buildings fell into such a state of disrepair that they were untenable. At some point, the restaurant lost its Howard Johnson's branding and was later occupied and operated as several different types of restaurants including Bob's Big Boy and Cinema Grill until approximately four years ago when the restaurant became vacant. The conditions in the vacant restaurant building are shown on Figures 14-18 in Appendix E. Interior and exterior conditions showing the lodge office and travel agency overgrown in vegetation and lacking maintenance are shown in Photos 19-22 and 33 in Appendix E. Bare, vacant rooms in the Howard Johnson's motel buildings are shown in Photos 24, 25, and 29 in Appendix E. The three vacant motel buildings and two vacant commercial buildings associated with Howard Johnson's Motor Lodge and the former Fischer World Travel were reported to be vacant since approximately 2005. For these reasons, the Site meets the "b" criterion.

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

The Site individually meets redevelopment criterion "d" due to faulty arrangement or design, obsolete layout, and lack of stormwater management facilities. An example of obsolete layout is the original design of a separate building as the office or "lobby" for check in and three separate motel structures. Current hotel/motel designs contain an interior lobby for check in, breakfast/snack areas for guests and other amenities the Howard Johnson's lacked. Today and in the more recent past, the majority of hotels that have a pool, have an indoor pool or an indoor and outdoor pool, a Jacuzzi, and/or exercise rooms that are available to guest year round and not just in the summer. They also have a nearby locker room, rest rooms and showers. The Howard Johnson's only had an outdoor pool with no locker room or rest rooms.

The curbs in the oldest sections of the Site are cracked and damaged and landscaped areas lack plantings. On the Red Roof Inn side of the Site, parking areas contain ponded water indicative of inadequate or improper grading.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title; diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

The addition of Quality Inn and Suites (now Red Roof Inn) to the Site in the 1980s, with an interior hotel lobby, guest breakfast room, and banquet room, added to the growing lack and eventually total lack of utilization of the Howard Johnson's portion of the Site which discouraged the undertaking of improvements and resulted in a stagnant and unproductive condition of lands potentially useful and valuable for contributing to and serving the public health, safety and welfare.

In light of newer, modern designed buildings and site layouts on the northern side of Burlington-Mt. Holly Road including Cracker Barrel and Applebee's restaurants and Hampton Inn and Hilton Garden Inn, the Howard Johnson's Motor Lodge and Restaurant became commercially unviable.

The Site improvements with the exception of Red Roof Inn had become stagnate and were in need of removal and redevelopment with modern motel/hotel accommodations, restaurants, or alternatively, as a convenience store and refueling station for the traveling public at Interchange 5 of the New Jersey Turnpike or other commercially viable businesses.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be noted that the Site meets the h. criterion which is, "The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation." Smart growth directs new growth to areas designated for growth and development or redevelopment. For these reasons, the "h" criterion applies to the Site. However, unlike the other statutory criteria in the LRHL, the focus of the "h" criterion tends to be on future redevelopment of the area instead of existing conditions so sole reliance on this one criterion is not recommended but it can be used to supplement a finding along with other statutory criteria.

Improvement to Land Ratio

Table 1. Area of Investigation, included an Improvement to Land Ratio. In many instances an Improvement to Land Ratio of less than 1:1 may suggest that the land is not currently supporting a reasonable value of improvements or that the improvements or that the property would have a higher market value if the improvements were removed, which could be evidence of stagnation. However, a low improvement-to-land ratio, in itself, is not proof that a property is stagnant and unproductive and in need of redevelopment. For example, uses that typically exhibit such low ratios include commercial surface-parking lots, used car lots, and storage yards. These uses might have a low improvement to land ratio but could represent an economically viable business which would involve further analysis. On this Site, however, it is more likely that the age and condition of the improvements, particularly the Howard Johnson's Motor Lodge motel buildings, restaurant, Lodge office and Fischer Travel Agency are the reasons for the low Improvement to Land Ratio.

VIII. Summary of Findings

The Area of Investigation is an 11.10 acre parcel that is situated in a prime commercial location in Westampton. The fact that the Site is now vacant except for the Red Roof Inn on the central portion of a lot that does not appear to be restricted by wetlands or floodplain, is evidence of its underutilization. The Area of Investigation meets the "b," "d," "e," and "h" criteria to be an Area in Need of Non-Condernation Redevelopment and it is recommended that the Township Land Development Board and the Township Committee designate the Site as a Non-Condernation Redevelopment Area. If so declared, a Redevelopment Plan should be prepared, adopted, and implemented to ensure proper utilization and development of the Site.

DRAFT

APPENDIX A

COMMITTEE RESOLUTION NO. 43-18

DRAFT

TOWNSHIP OF WESTAMPTON

RESOLUTION AUTHORIZING THE LAND DEVELOPMENT BOARD
OF THE TOWNSHIP OF WESTAMPTON TO CONDUCT A
PRELIMINARY INVESTIGATION TO DETERMINE IF
BLOCK 805, LOT 1, 2015 RT. 541, AKA 2015 MT. HOLLY ROAD
SHOULD BE DETERMINED TO BE A
NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT AND TO PREPARE A
REDEVELOPMENT PLAN SHOULD IT BE DETERMINED
THAT THE PROPERTY IS IN NEED OF REDEVELOPMENT

RESOLUTION NO. 43-18

WHEREAS, the Township Committee has received a request from Rishi Goragandhi (Rich Ghandi), Principal of Westampton Realty, LLC, owner of the approximate 15-acre site, that it direct the Westampton Township Land Development Board ("Board") to conduct a non-condemnation redevelopment study for the purpose of determining if Block 805, Lot 1 (the AProperty@), qualifies as an area in need of redevelopment; and

WHEREAS, the property is the site of the original Howard Johnson Motor Lodge and Restaurant built shortly after the construction of the New Jersey Turnpike in 1953-1954 at the entrance to Exit 5. Later constructed on the site was the Fisher Travel Agency, now abandoned for many years, as well as several additional motel buildings located to the rear of the original one; and

WHEREAS, the buildings on the property, despite interim renovations and rebuilding, are substantially obsolete, outdated and economically unable to compete commercially in the marketplace; and

WHEREAS, the present owner proposes to demolish all of the structures on the site except the original motor lodge building, including the restaurant attached to the front

of the building facing Route 541, for which the owner has already begun the demolition permitting process; and

WHEREAS, on the new partially vacant site, an approximate 80 unit hotel behind the present motor lodge building, later another approximate 108 unit hotel building, construct a stand-alone national chain restaurant facility; and develop a separate vehicle service station providing gasoline and diesel fueling including a convenience store for the traveling public, and;

WHEREAS, the Township Committee has determined that it is in the best interest of the Township for the Land Development Board to conduct an investigation to determine whether the Property should be found to be a non-condemnation redevelopment area, and also directs that should the Land Development Board determine that the Property be designated a non-condemnation area in need of redevelopment, the Land Development Board prepare a redevelopment plan for the property as a commercially viable hotel/motel, restaurant and vehicle service in accordance with the owner's proposal at a key location in the Township.

WHEREAS, the Township Committee has determined that this proposed redevelopment plan, to be prepared by the Township Land Development Board, and if approved by the Township Committee, will substantially benefit the Township by way of increase commercial ratable's, dramatically more commercial business being conducted in the Township and providing anticipated jobs for local and area labor force.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee that the Land Development Board is hereby authorized to undertake a preliminary investigation following public notice, and to conduct a public hearing, to determine whether the

Property constitutes a non-condemnation area in need of redevelopment according to the criteria set forth in N.J.S.A. 40:A:12A-5.

BE IT FURTHER RESOLVED that in conjunction with its investigation, should the Land Development Board recommend that the Property be declared to be a non-condemnation area in need of redevelopment, the Land Development Board prepare a redevelopment plan in accordance with the owner's proposal, for consideration by the Township Committee.

BE IT FURTHER RESOLVED that the Township Planner and the Township's professional staff, insofar as other professional services are required, are hereby authorized to render professional services to assist in the preliminary investigation and preparation of the redevelopment plan.

I, Marion Karp, Clerk of the Township of Westampton, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 6th day of Feb. 2018

Marion Karp
Marion Karp, Clerk

APPENDIX B

LOCATION MAPS

Figure 1. Tax Map

Figure 2. Zoning Map

Figure 3. 2015 Aerial

Figure 4. USGS Location Map

DRAFT

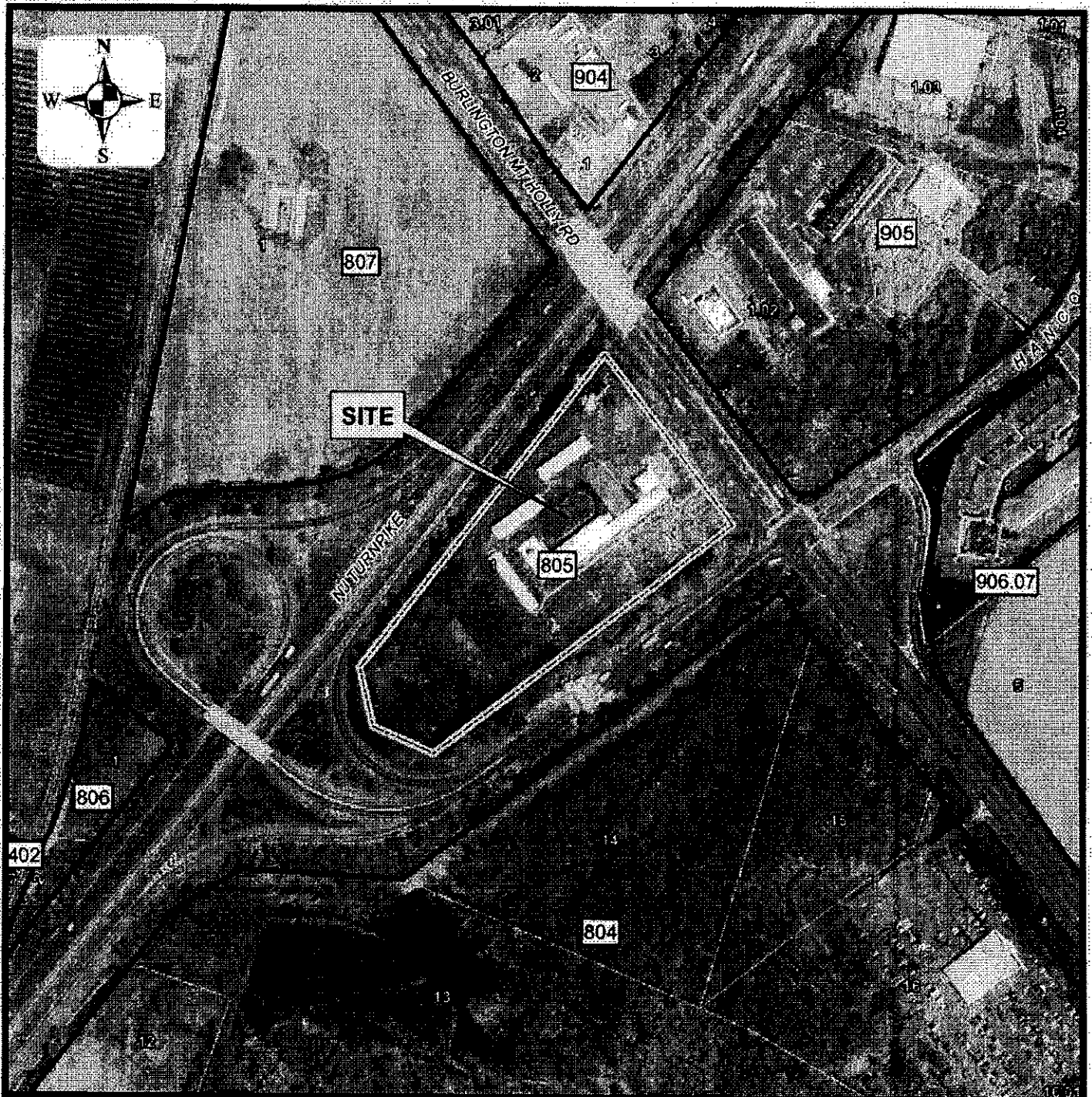


FIGURE 1 - TAX MAP

**PRELIMINARY INVESTIGATION FOR THE
 DETERMINATION OF AN AREA IN NEED
 OF NON-CONDEMNATION REDEVELOPMENT
 BLOCK 805, LOT 1
 2015 ROUTE 541, AKA 2015 MT. HOLLY ROAD
 WESTAMPTON TOWNSHIP, NEW JERSEY**

SCALE: 0 100 200 400 600 800 Feet

SOURCE: NJDEP GIS DATA



**ENVIRONMENTAL
 RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors
 815 EAST GATE DR. SUITE 103
 MOUNT LAUREL, NEW JERSEY 08054
 TEL. 856-235-7170 FAX 856-273-9239

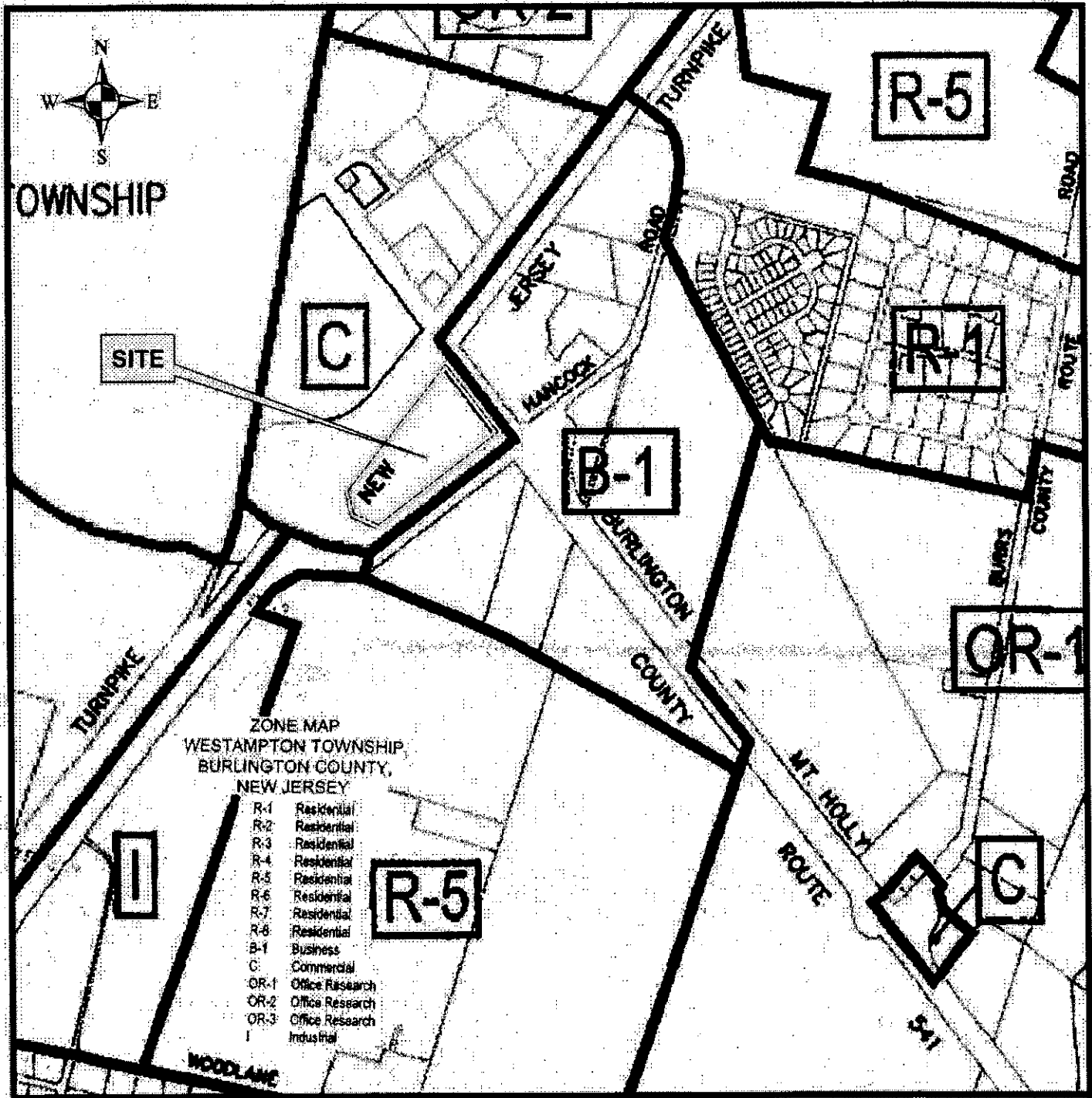


FIGURE 2 - ZONING MAP

**PRELIMINARY INVESTIGATION FOR THE
DETERMINATION OF AN AREA IN NEED
OF NON-CONDEMNATION REDEVELOPMENT
BLOCK 805, LOT 1
2015 ROUTE 541, AKA 2015 MT. HOLLY ROAD
WESTAMPTON TOWNSHIP, NEW JERSEY**

SCALE: 0 250 500 1,000 1,500 2,000 Feet

SOURCE: NJDEP GIS DATA



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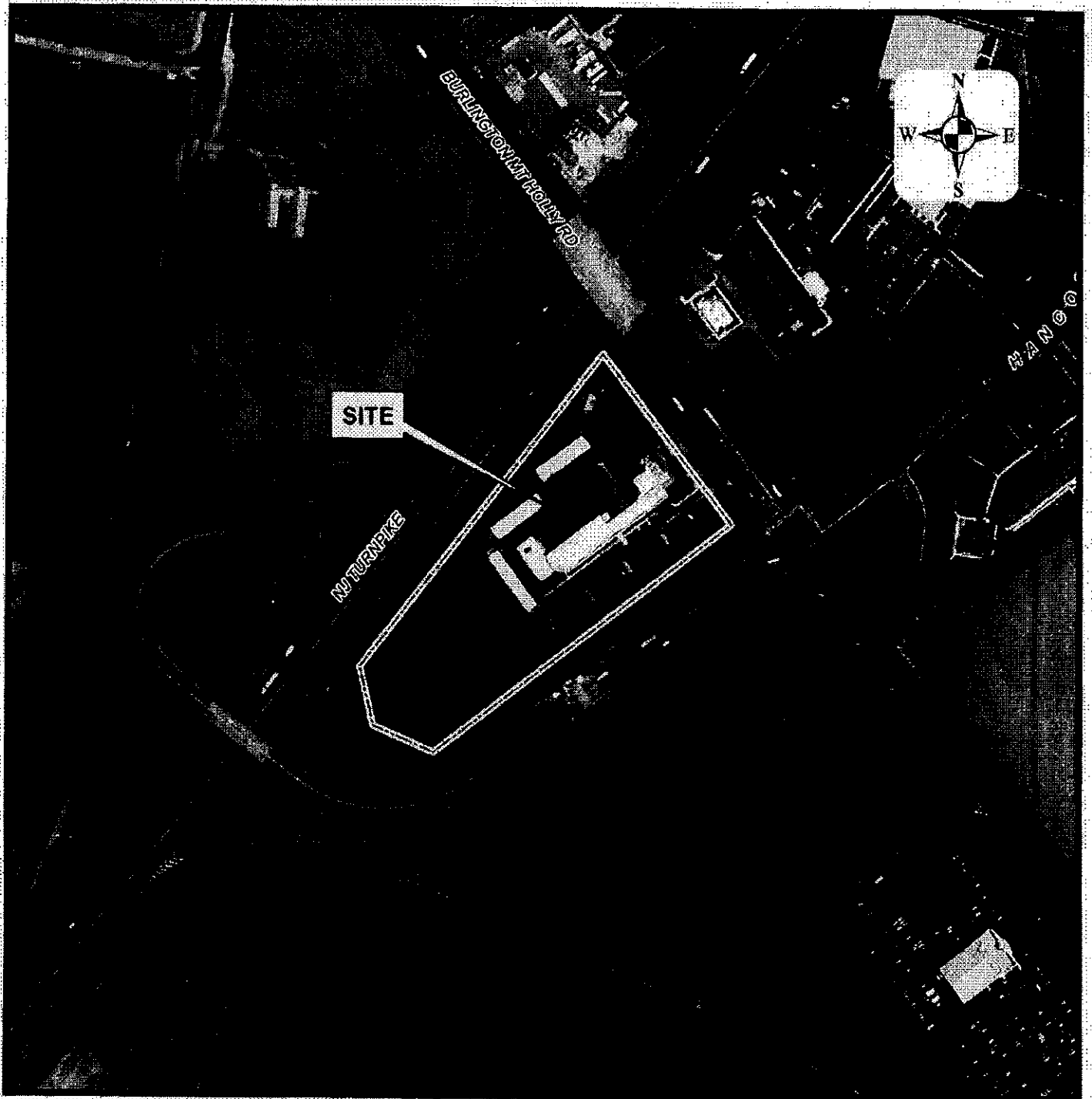


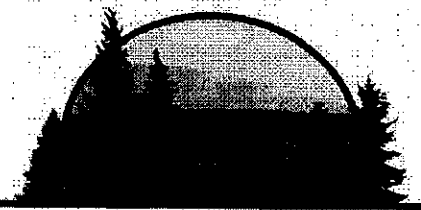
FIGURE 3 - 2015 AERIAL

**PRELIMINARY INVESTIGATION FOR THE
DETERMINATION OF AN AREA IN NEED
OF NON-CONDEMNATION REDEVELOPMENT
BLOCK 805, LOT 1
2015 ROUTE 541, AKA 2015 MT. HOLLY ROAD
WESTAMPTON TOWNSHIP, NEW JERSEY**

SCALE:

0 100 200 400 600 800
Feet

SOURCE: NJDEP GIS DATA



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RESOLUTIONS, INC.**

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*815 EAST GATE DR. SUITE 103
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TEL 856-235-7170 FAX 856-273-9239*

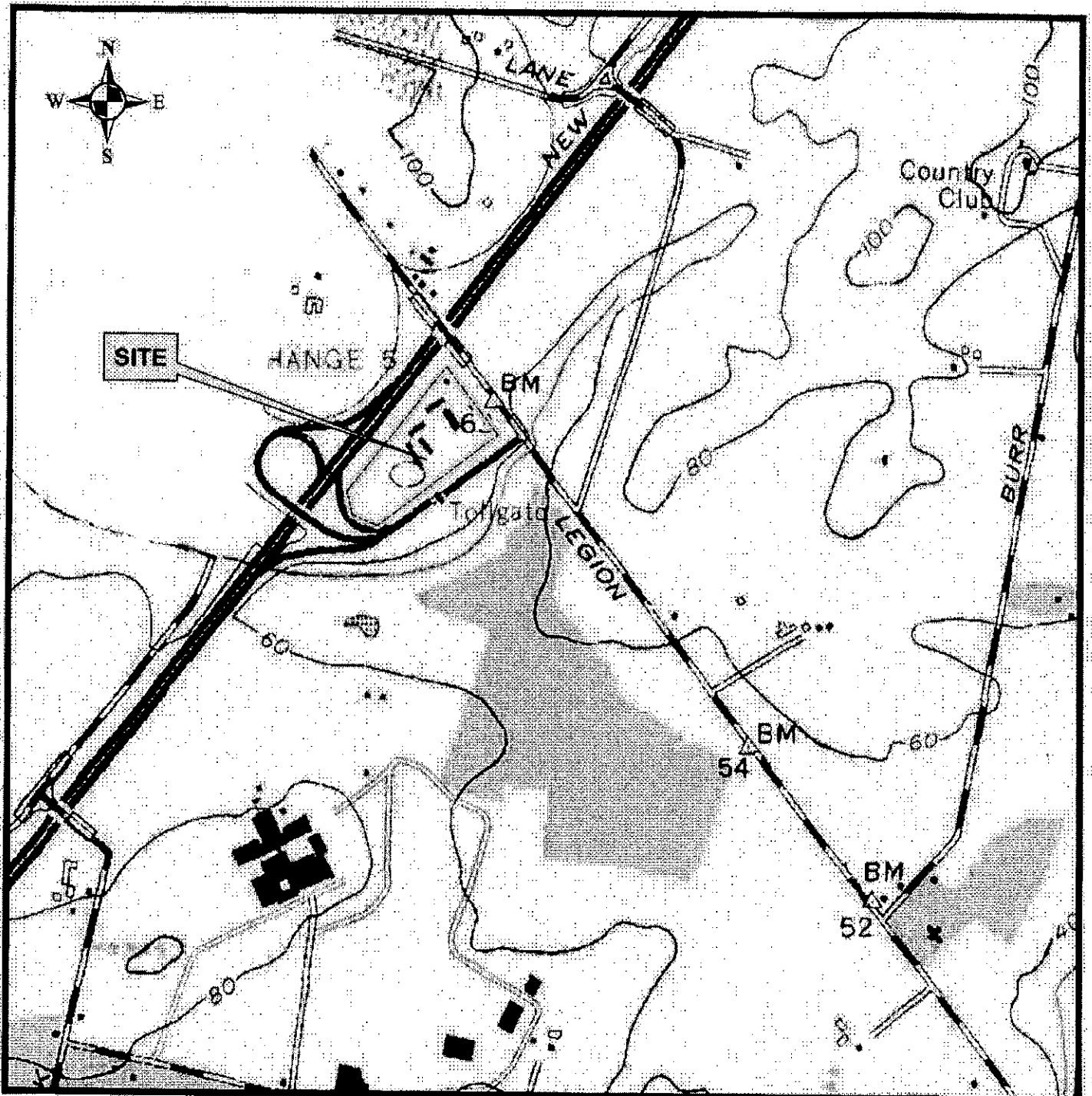


FIGURE 4 -USGS LOCATION MAP

**PRELIMINARY INVESTIGATION FOR THE
DETERMINATION OF AN AREA IN NEED
OF NON-CONDEMNATION REDEVELOPMENT
BLOCK 805, LOT 1
2015 ROUTE 541, AKA 2015 MT. HOLLY ROAD
WESTAMPTON TOWNSHIP, NEW JERSEY**

SCALE:

0 250 500 1,000 1,500 2,000
Feet

SOURCE: NJDEP GIS DATA



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors
815 EAST GATE DR. SUITE 103
MOUNT LAUREL, NEW JERSEY 08054
TEL. 856-235-7170 FAX 856-273-9239

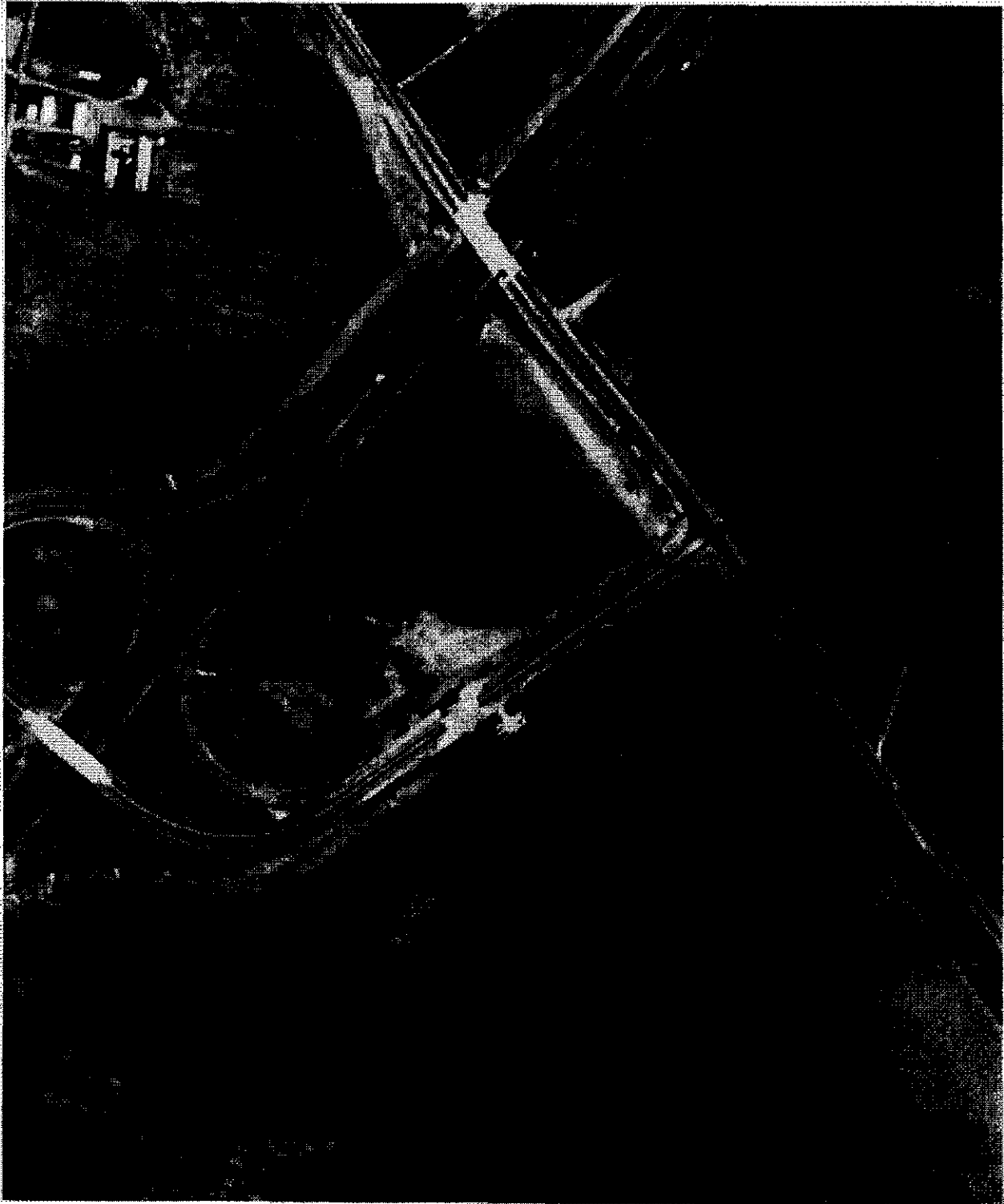
APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS

**(From Federated Environmental Associates, Inc.'s
ASTM Phase I Environmental Site Assessment)**

DRAFT

Historical Aerial Photograph



2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 360-feet

Date: 1953

Source: U.S.
Geological Survey

Historical Aerial Photograph



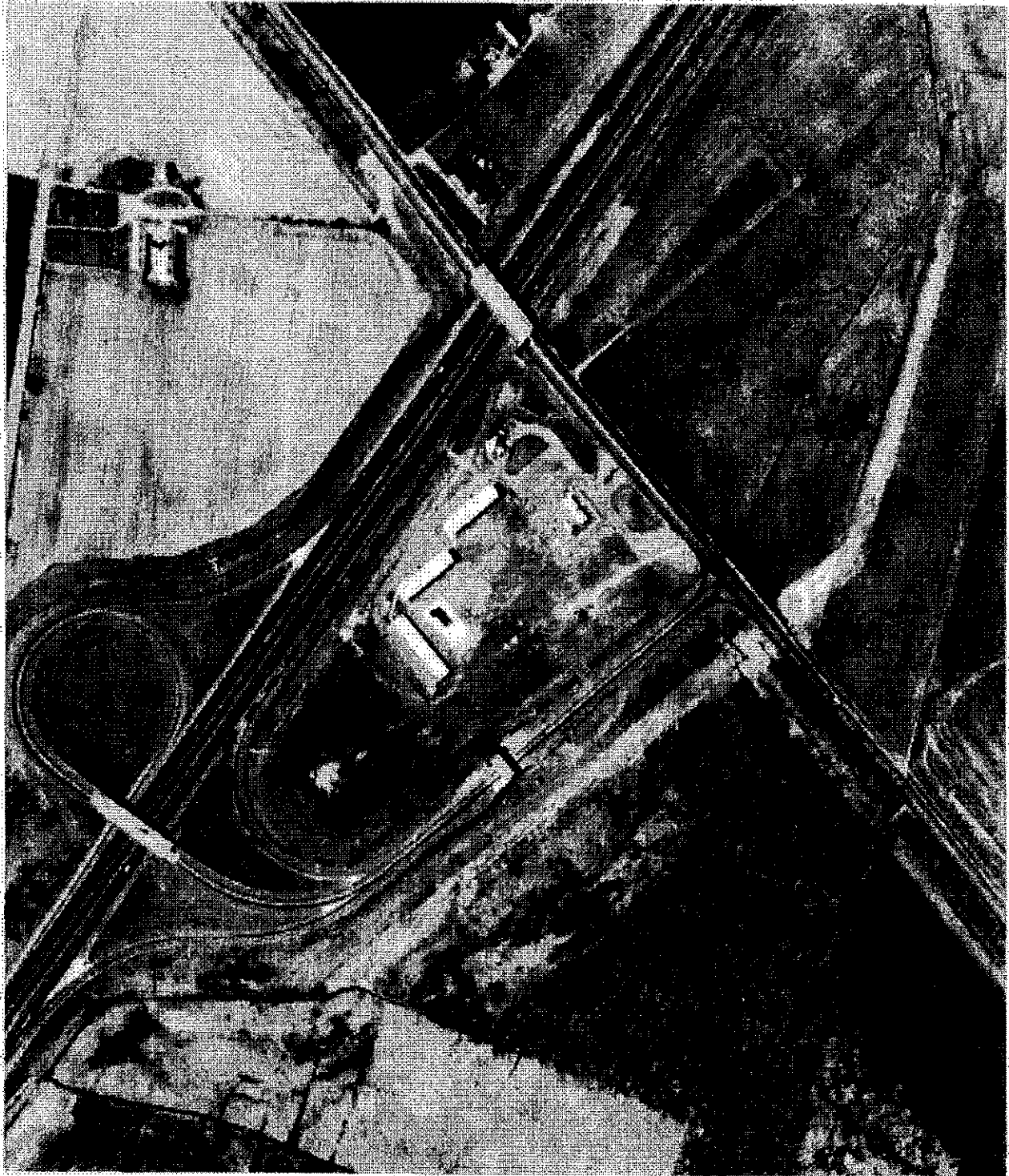
2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 360-feet

Date: 1959

Source: U.S.
Geological Survey

Historical Aerial Photograph



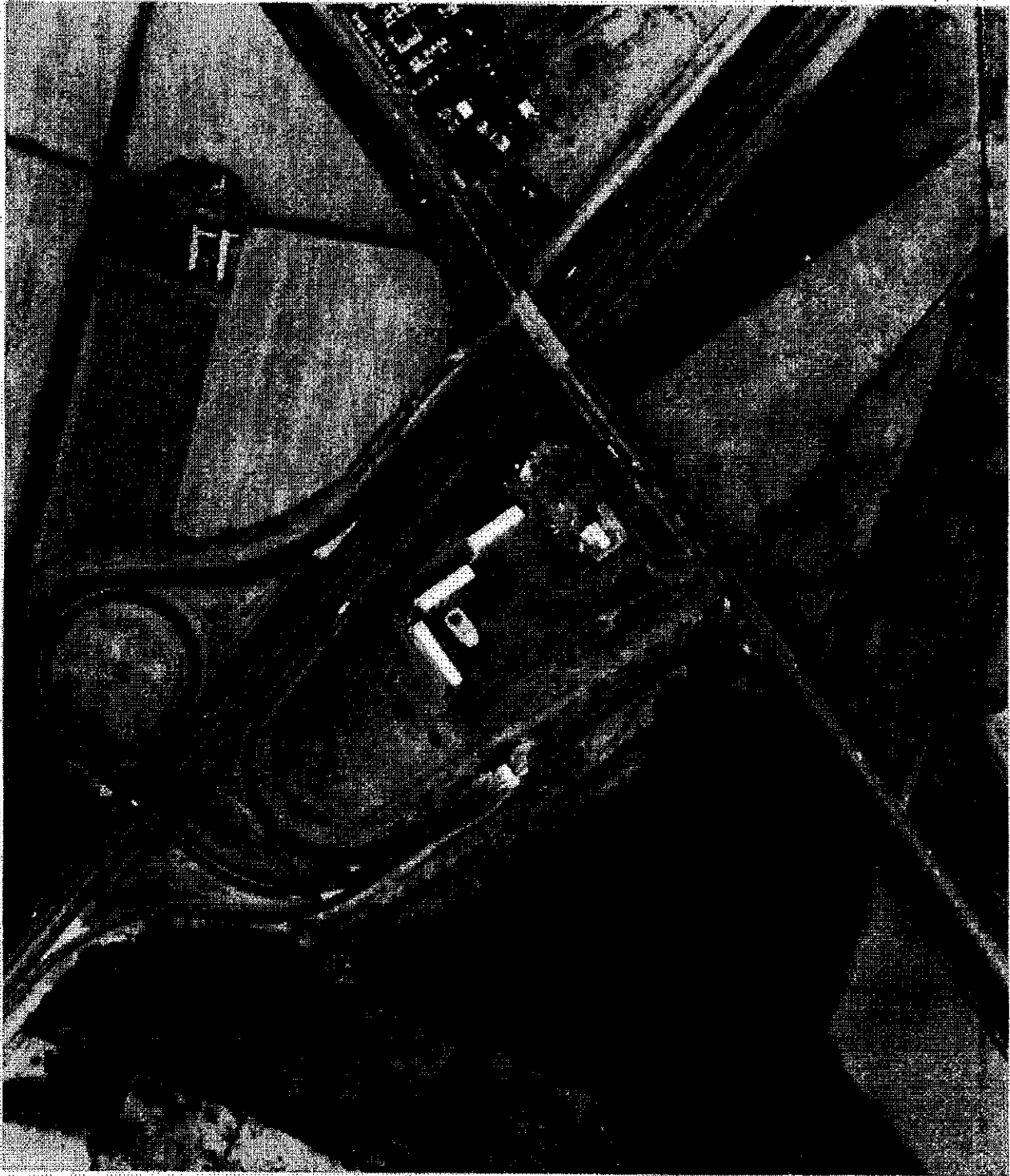
2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 360-feet

Date: 1965

Source: U.S.
Geological Survey

Historical Aerial Photograph



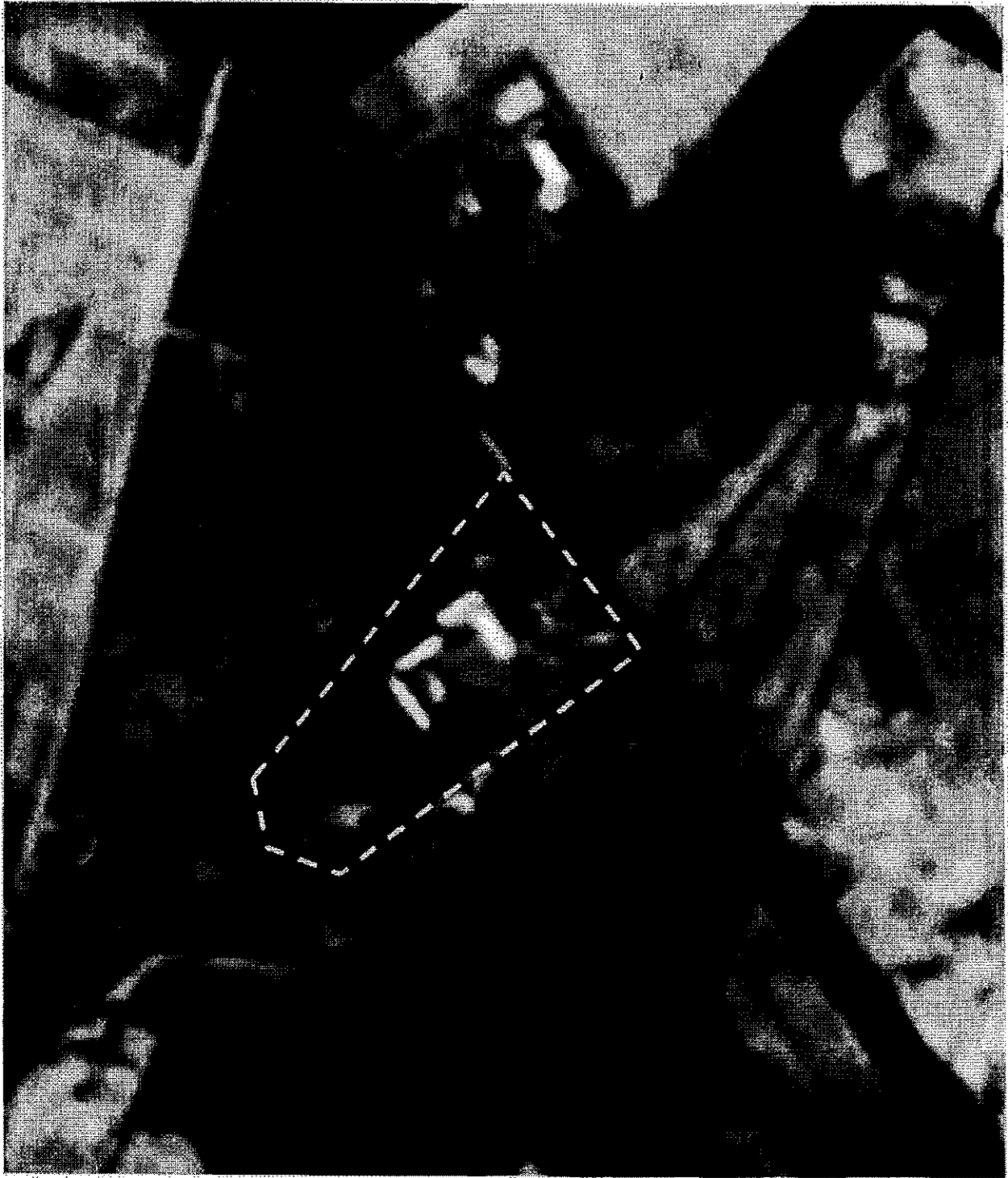
2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 360-feet

Date: 1970

Source: U.S.
Geological Survey

Historical Aerial Photograph



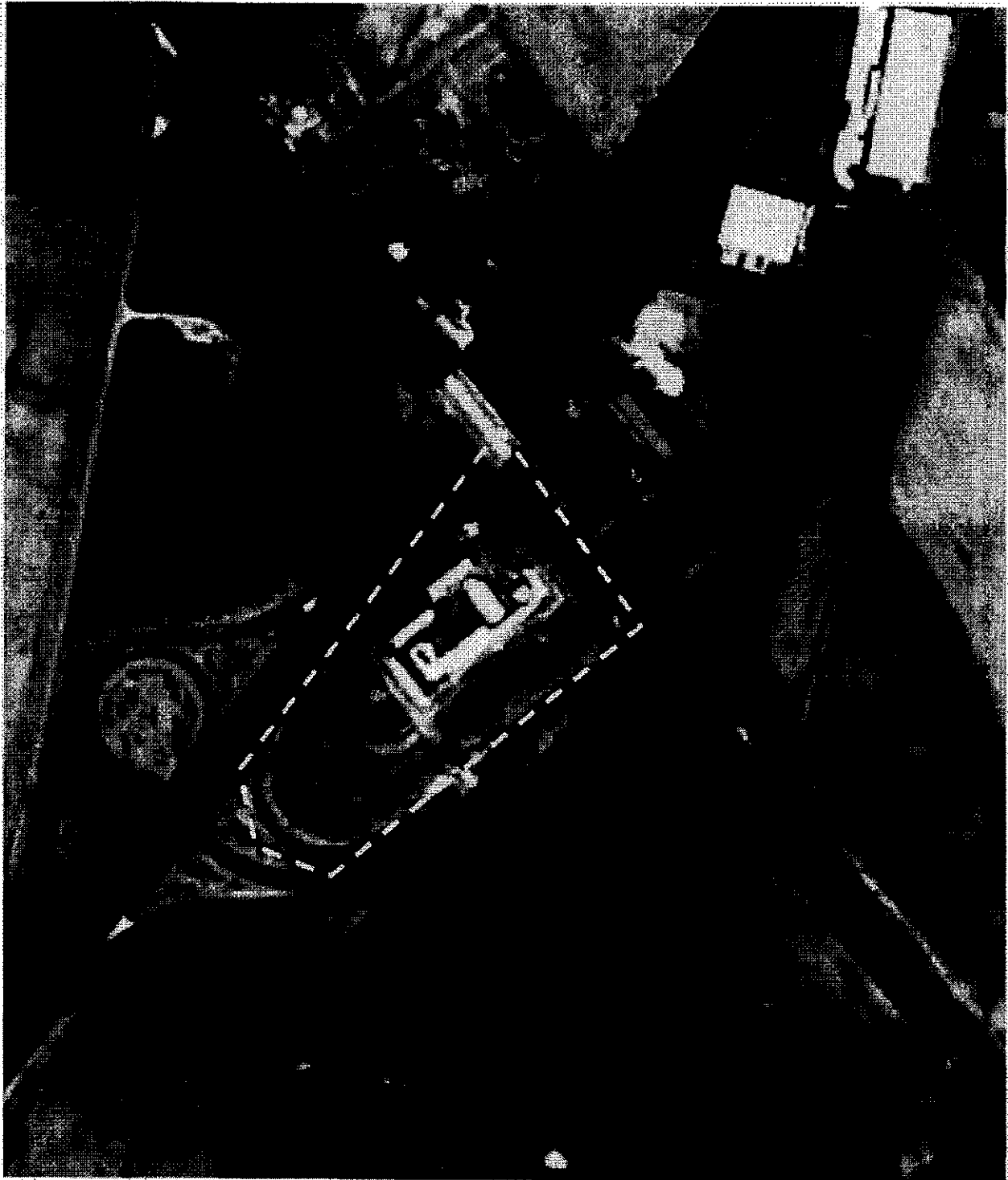
2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 400-feet

Date: 1984

Source: U.S.
Geological Survey

Historical Aerial Photograph



2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 400-feet

Date: 1991

Source: U.S.
Geological Survey

Historical Aerial Photograph



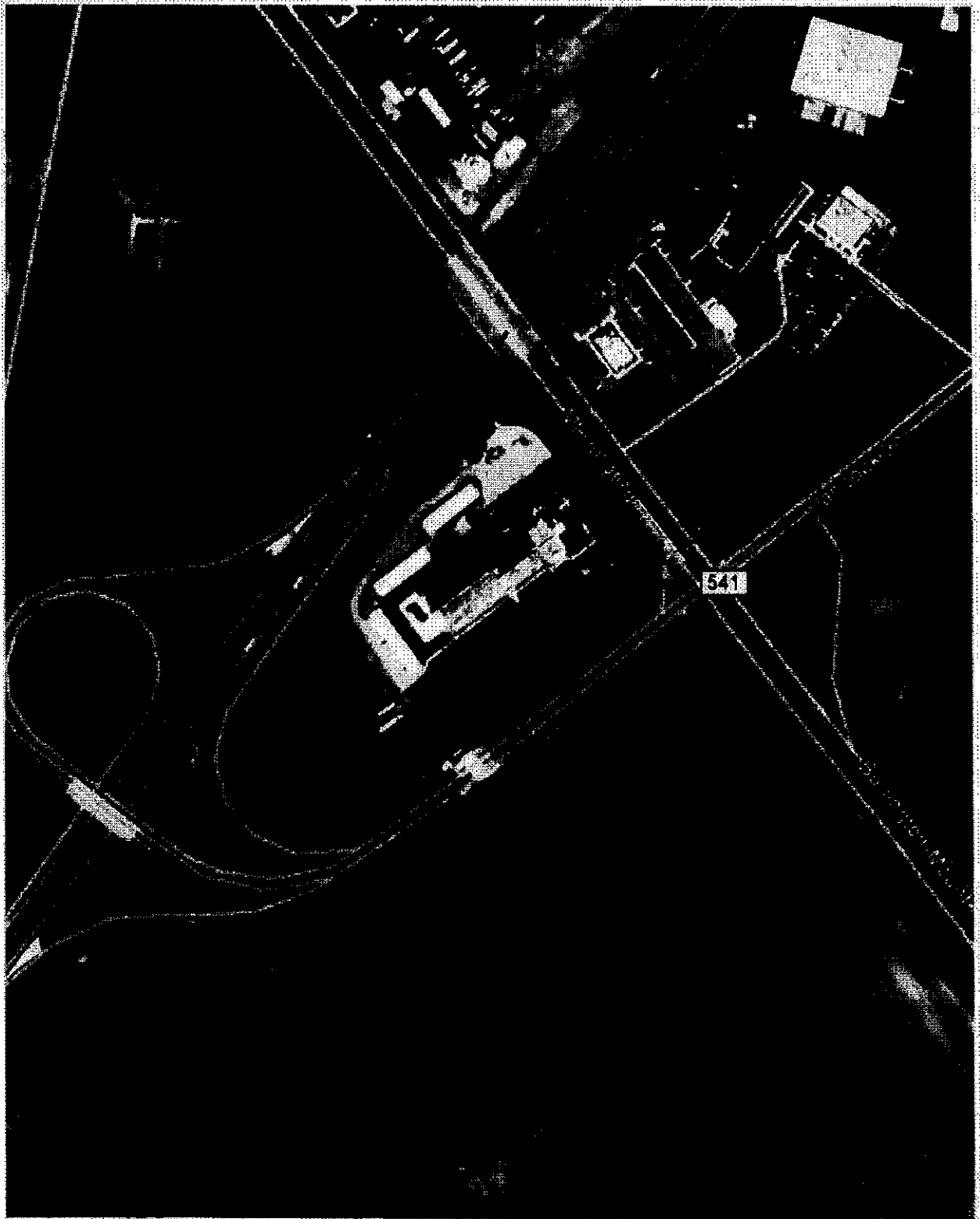
2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 360-feet

Date: 1995

Source: Google Earth

Historical Aerial Photograph



2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 360-feet

Date: 2008

Source: Google Earth

Historical Aerial Photograph



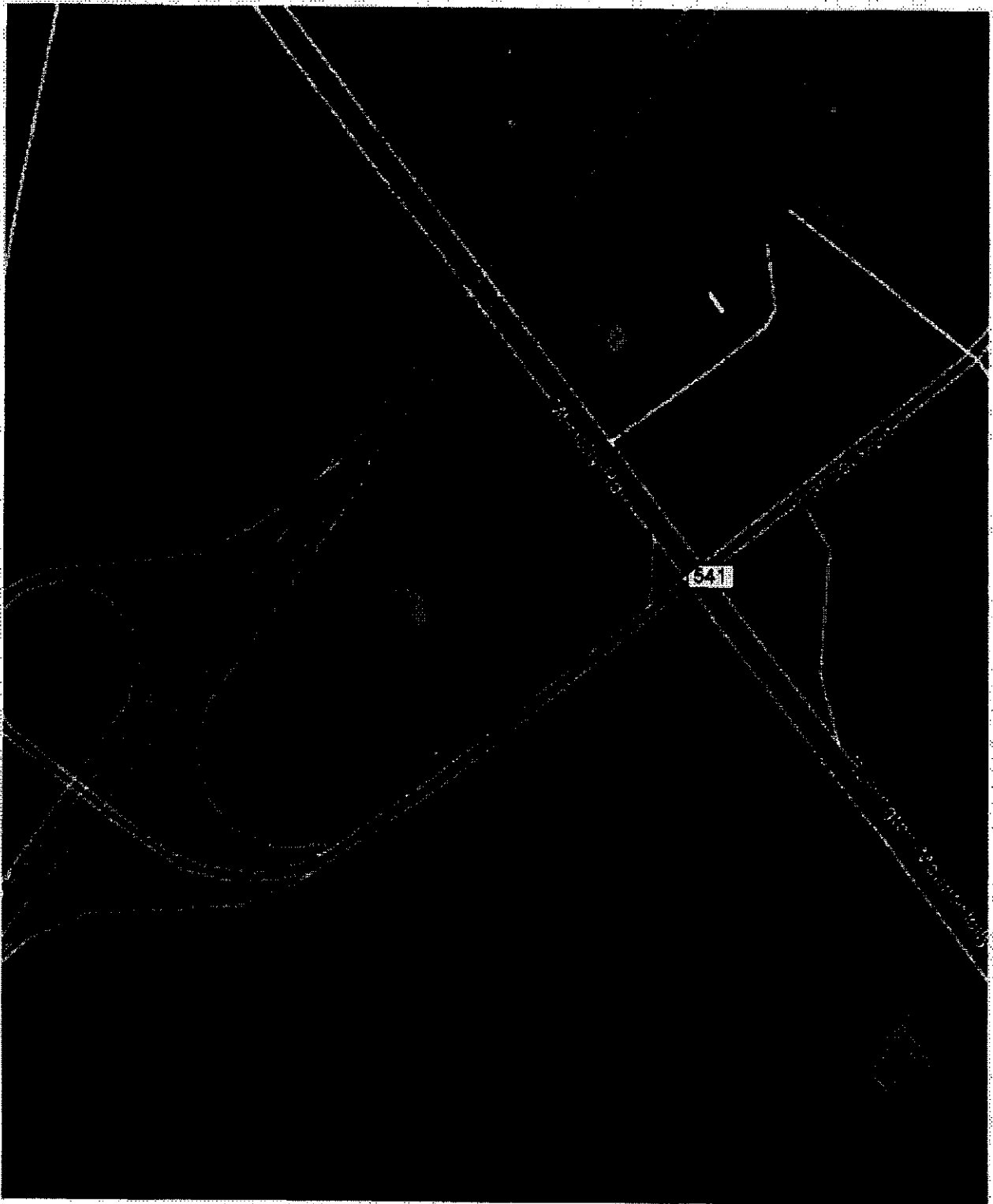
2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 360-feet

Date: 2008

Source: Google Earth

Historical Aerial Photograph



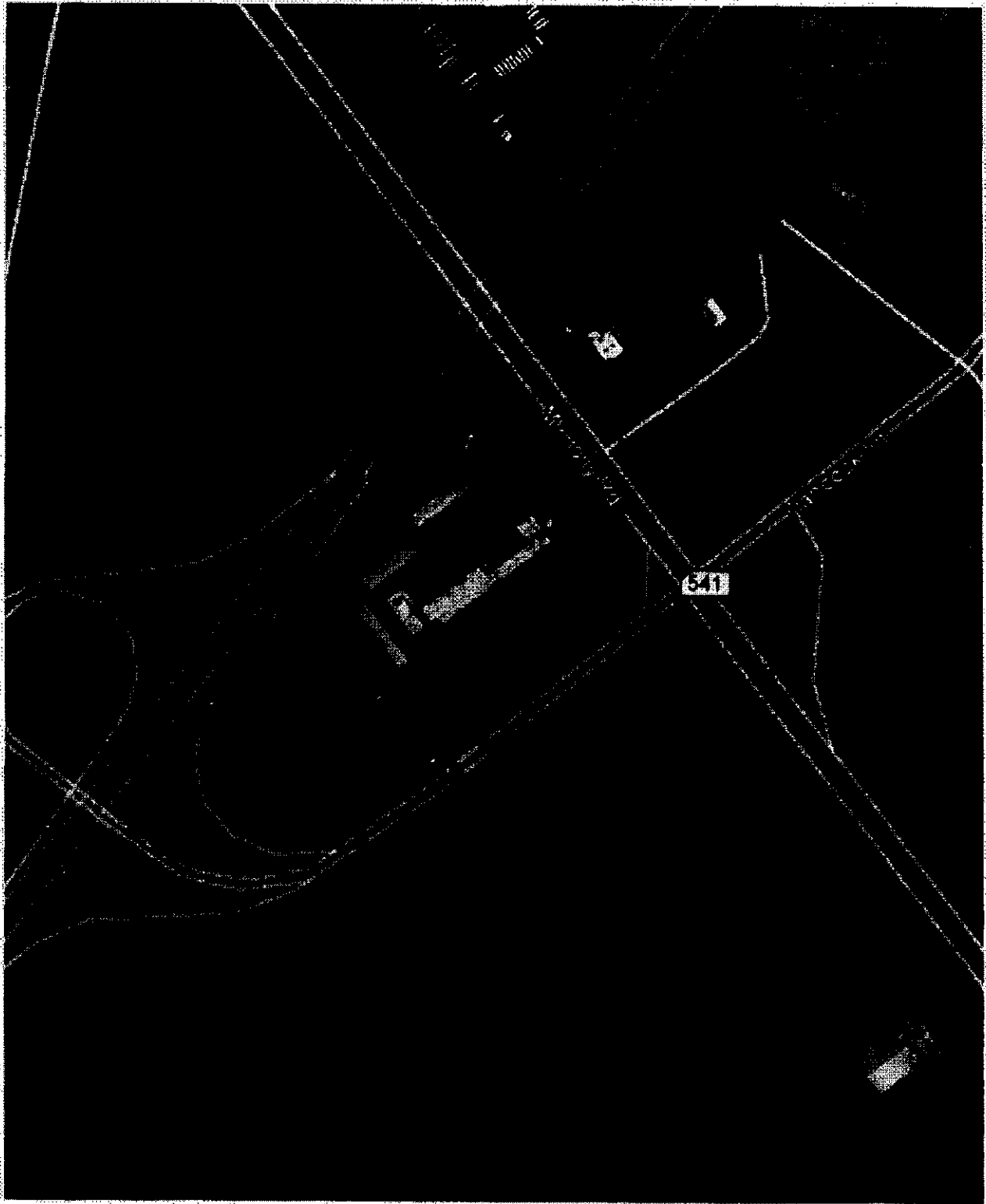
2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 360-feet

Date: 2010

Source: Google Earth

Historical Aerial Photograph



2015 Burlington-Mount Holly Road
Westampton, New Jersey

Scale: 1-inch = 360-feet

Date: 2016

Source: Google Earth

APPENDIX D
PHOTOGRAPHS
(By Environmental Resolutions, Inc.)

PHOTOGRAPHS
2015 BURLINGTON-MT. HOLLY ROAD, WESTAMPTON, NEW JERSEY



Photo 1. View of the northeastern side of the site where the Travel Agency and Howard Johnson's Motor Lodge office one stood.

Photo 2. View of the parking lot on the northeastern side of the site looking south.



PHOTOGRAPHS
2015 BURLINGTON-MT. HOLLY ROAD, WESTAMPTON, NEW JERSEY



Photo 3. View of the front of the Red Roof Inn and the demolished Howard Johnson's Restaurant.

Photo 4. Fischer Travel and Red Roof Inn signs along Burlington-Mt. Holly Road.



PHOTOGRAPHS
2015 BURLINGTON-MT. HOLLY ROAD, WESTAMPTON, NEW JERSEY



Photo 5. The demolished northern portion of the site where a motel building once stood. The old Howard Johnson's sign along the Turnpike is in the distance.
Photo 6. Northeastern side of the site looking toward Burlington-Mt. Holly Road.



PHOTOGRAPHS
2015 BURLINGTON-MT. HOLLY ROAD, WESTAMPTON, NEW JERSEY



Photos 7 and 8. Western end of the site looking toward the Turnpike.



PHOTOGRAPHS
2015 BURLINGTON-MT. HOLLY ROAD, WESTAMPTON, NEW JERSEY



**Photo 9. Old Howard Johnson's Motor Lodge sign along the NJ Turnpike.
Photo 10. Backhoe and excavated material showing active demolition on the site.**



PHOTOGRAPHS
2015 BURLINGTON-MT. HOLLY ROAD, WESTAMPTON, NEW JERSEY



Photo 11. Western side of Red Roof Inn looking east.
Photo 12. Southeastern side of the site looking southeast.



PHOTOGRAPHS
2015 BURLINGTON-MT. HOLLY ROAD, WESTAMPTON, NEW JERSEY



Photo 13. Main entrance to Red Roof Inn looking northeast.
Photo 14. South central and southwestern side of Red Roof Inn.



PHOTOGRAPHS
2015 BURLINGTON-MT. HOLLY ROAD, WESTAMPTON, NEW JERSEY



Photos 15 and 16. Demolished and excavated area of former Howard Johnson's Restaurant adjacent to Red Roof Inn.



APPENDIX E

PHOTOGRAPHS

**(By Federated Environmental Associates, Inc. from the
ASTM Phase I Environmental Site Assessment)**



Figure 1: Looking at the front of the subject property ("Quality Inn & Suites") from Burlington-Mount Holly Road (Route 541). View is to the south.



Figure 2: Another view of the front of the subject site. View is to the northwest. The property consists of 11.10-acres.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 3: Looking at the front of the vacant restaurant building that is attached to the hotel.



Figure 4: Looking at the rear of the Quality Inn & Suites. The hotel has seventy-eight guest rooms.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495

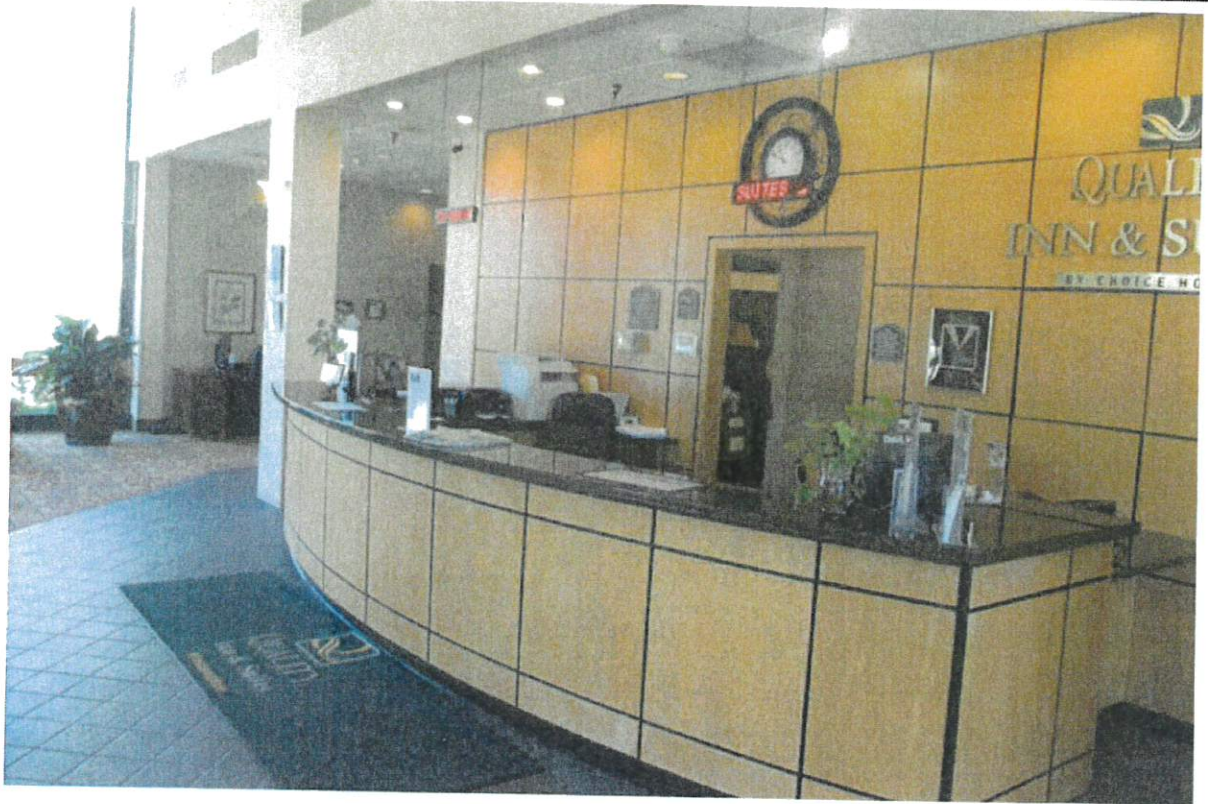


Figure 5: Looking at the hotel lobby. The Quality Inn & Suites guest rooms were constructed in the 1980s.



Figure 6: Looking at the hotel guest breakfast room.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495

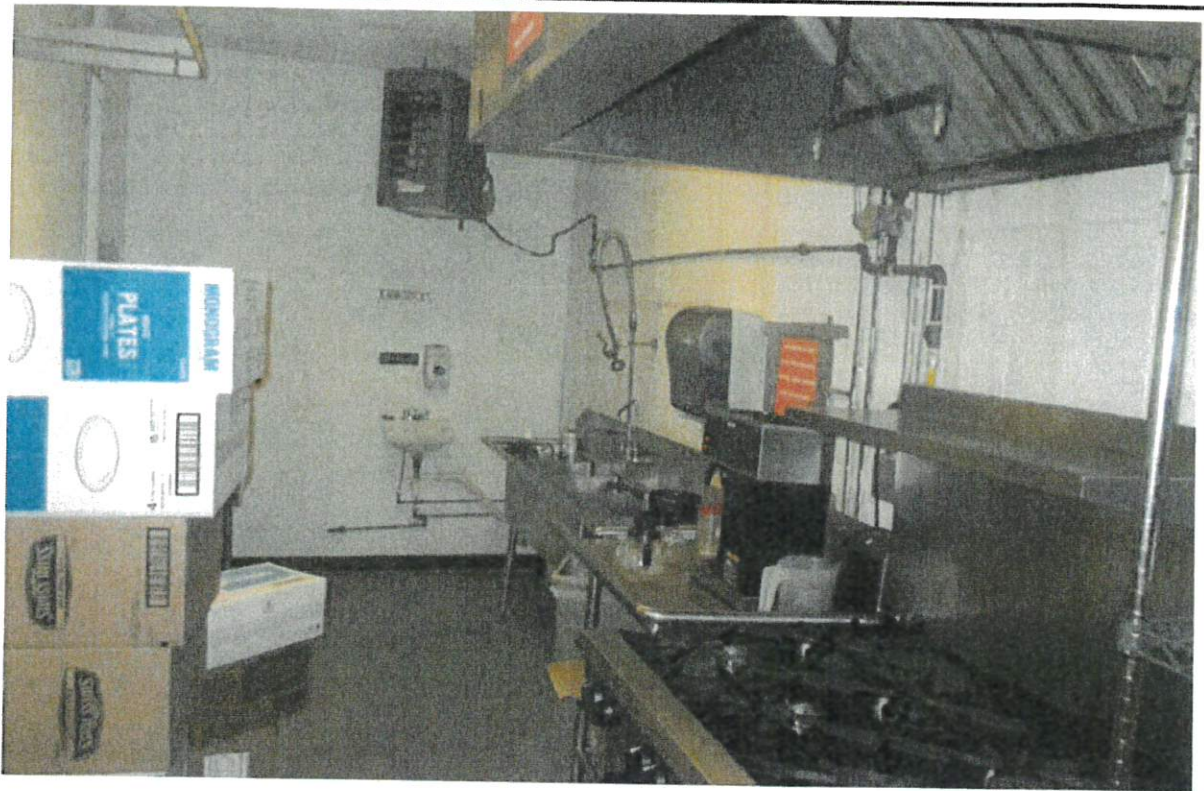


Figure 7: Looking at the hotel kitchen.



Figure 8: Looking at the hotel banquet room.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 9: Looking at the property owner's office which is located in the hotel.

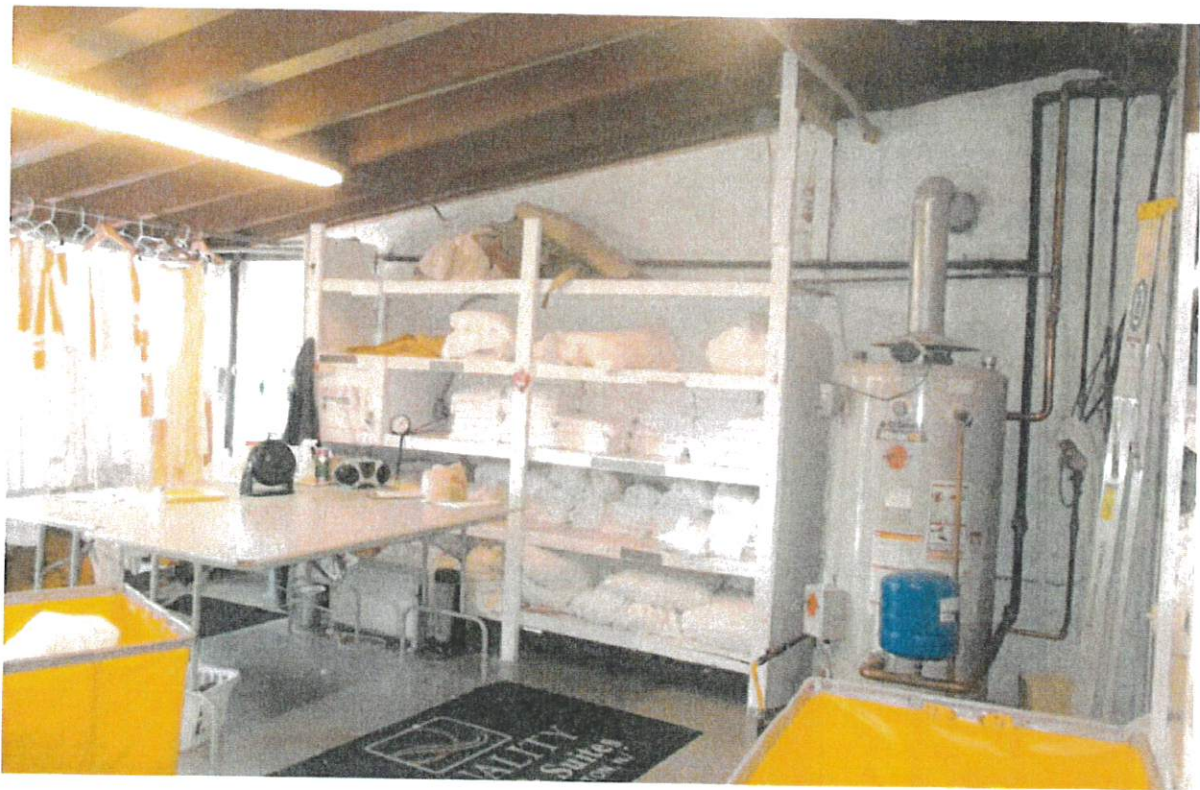


Figure 10: Looking at the hotel laundry room.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495

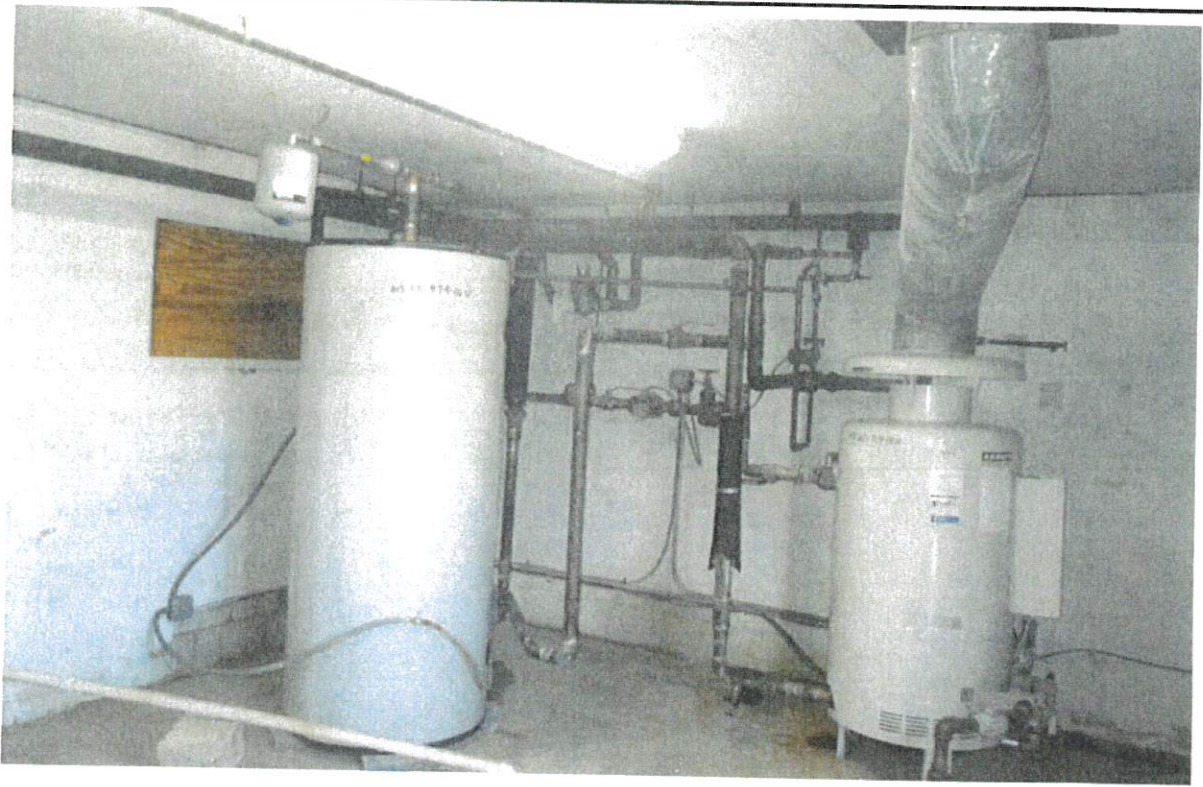


Figure 11: Looking at the hotel boiler room.

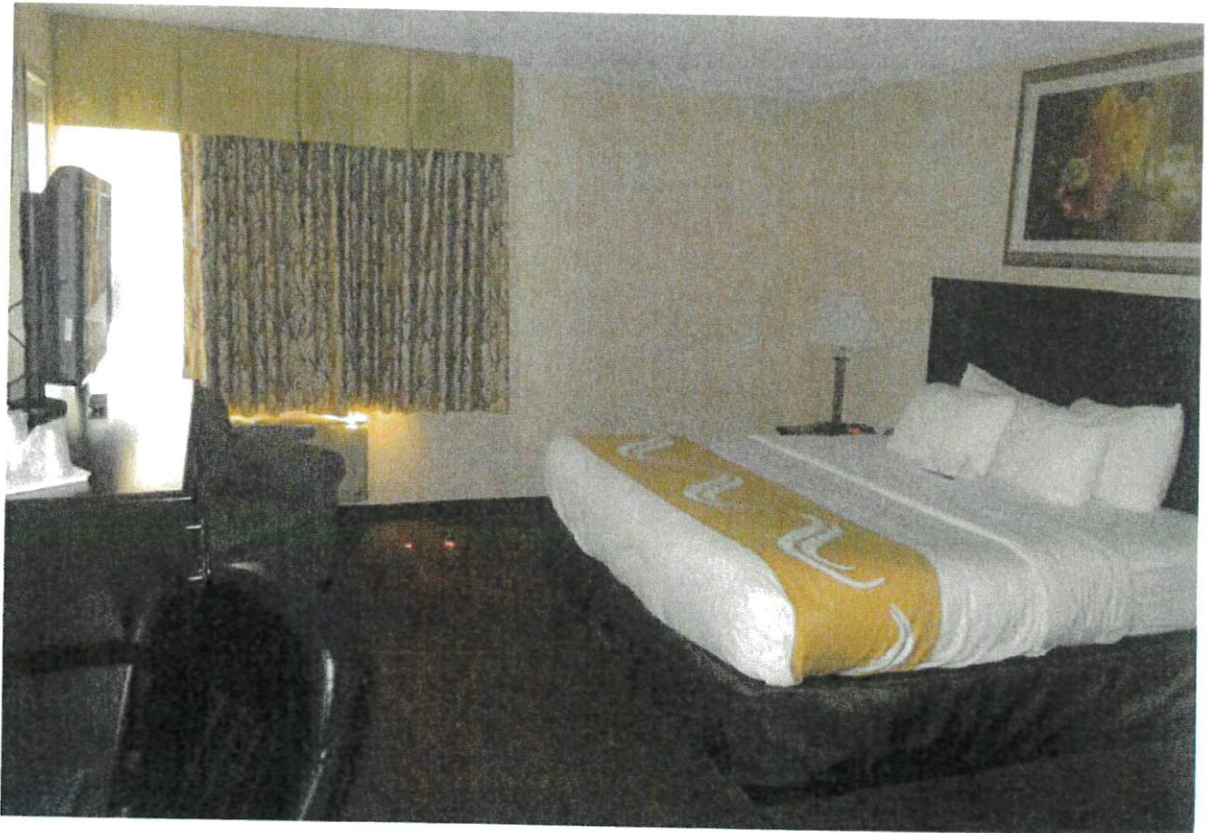


Figure 12: Looking at a hotel guest room.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 13: Looking at the hotel maintenance room.

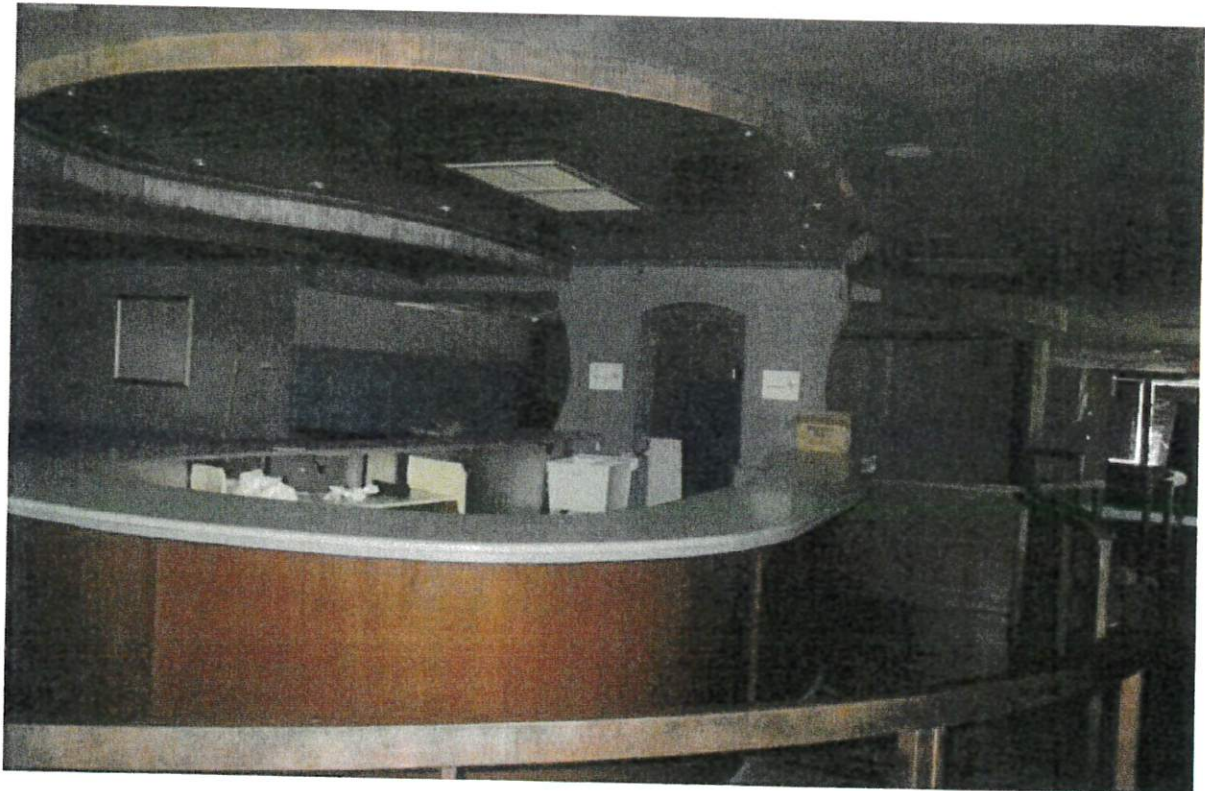


Figure 14: Interior view of the vacant hotel restaurant.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495

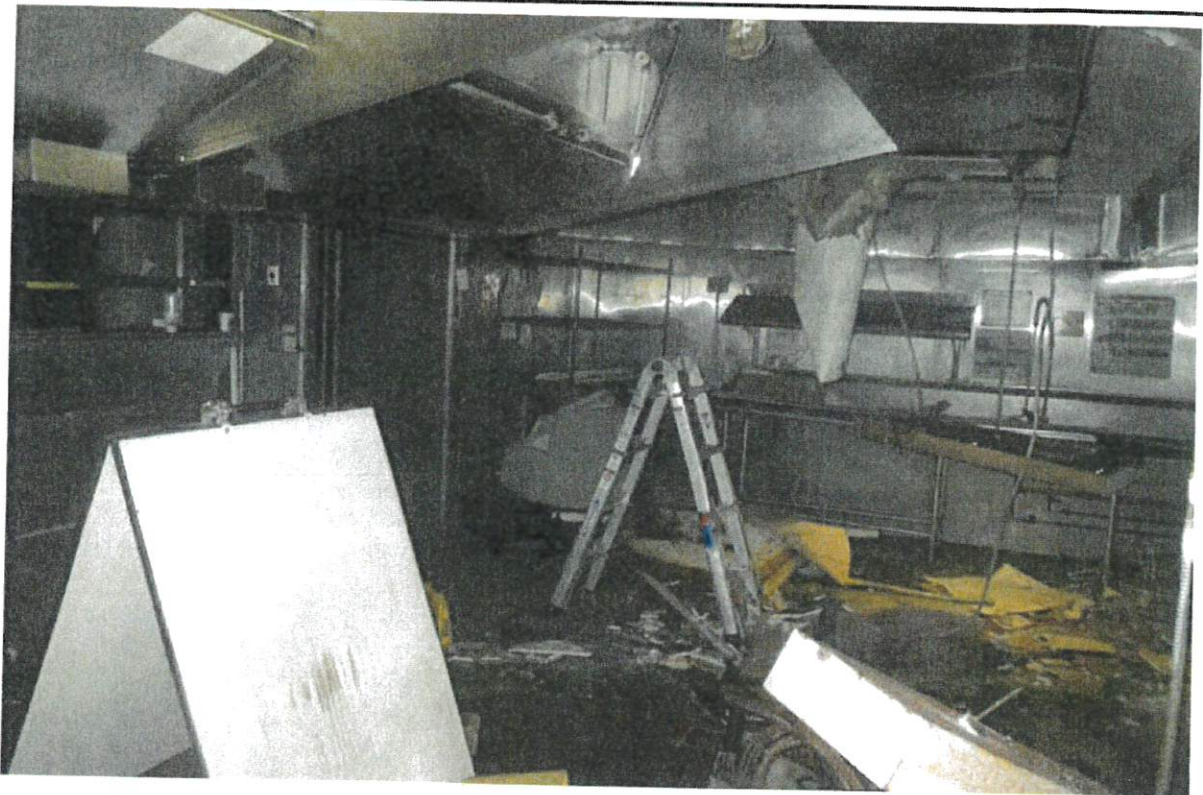


Figure 15: Interior view of the hotel restaurant kitchen. Historically, the vacant restaurant operated as a Howard Johnson's Motor Lodge restaurant, Bob's Big Boy restaurant, and the Citrus Restaurant.



Figure 16: The physical site inspection revealed thermal system insulation (TSI) asbestos (above) located in the basement of the vacant restaurant portion of the hotel.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

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Figure 17: Some portions of the TSI asbestos (above) appear to be exposed, friable, and significantly damaged.



Figure 18: Looking at more TSI asbestos covering this water tank located in the basement of the vacant restaurant portion of the hotel.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 19: View of the front of the vacant former Howard Johnson's Motor Lodge building located on-site.



Figure 20: Interior view of the vacant former Howard Johnson's Motor Lodge building located on-site.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 21: View of the front of the former Fischer World Travel building located on-site. According to the property owner (Peter Tucci), the Howard Johnson's Travel Lodge building and the former Fischer World Travel building have been vacant since ~2005.



Figure 22: Interior view of the former Fischer World Travel building.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 23: Looking at the front of the vacant former Howard Johnson's Motor Lodge motel building that is known as Building A.



Figure 24: Interior view of a typical motel room in Building A.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 25: Looking at the front of the vacant former Howard Johnson's Motor Lodge motel building that is known as Building B.



Figure 26: Interior view of a typical motel room in Building B.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 27: Looking at the front of the vacant former Howard Johnson's Motor Lodge motel building that is known as Building C.

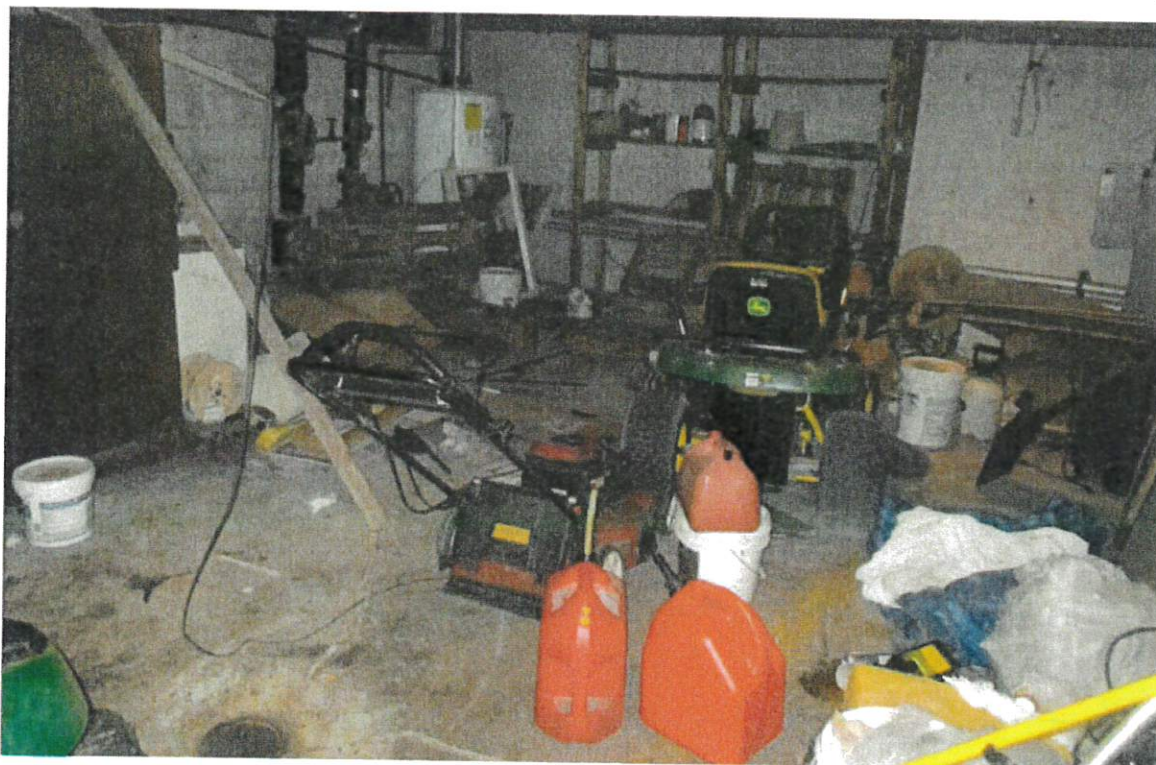


Figure 28: Building C also includes a landscaping supply room (above). Chemicals observed on-site consist of paints, detergents, general household cleaners, and small containers of gasoline used for the landscaping equipment. No chemical mismanagement noted.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 29: Interior view of a typical motel room in Building C.



Figure 30: The physical site inspection was hindered by areas of dense vegetation (above) located on the western property boundary.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 31: The physical site inspection was also hindered by dense vegetation (above) located along the rear walls of the former Howard Johnson's Travel Lodge building and the former Fischer World Travel building.



Figure 32: Looking at the on-site swimming pool.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495



Figure 33: Looking at one of two pole-mounted electric transformers located on-site. No obvious visual evidence to suggest leakage was observed in the vicinity of the two electric transformers.



Figure 34: Non-hazardous solid waste generated on-site is contained in two steel dumpsters. No solid waste mismanagement noted.

2015 Burlington-Mount Holly Road
Westampton, New Jersey

June 28, 2017

Project Number: 176495