

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

JUNE 12, 2019 REGULAR MEETING 8:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on May 19, 2019 and posted in the Municipal Building.

Pledge of Allegiance

3. Welcome to guests.
4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Myers, Mr. Odenheimer, Mr. Wisniewski, Solicitor Robert Swartz, Engineer Jim Winckowski, Planner Barbara Fegley, Secretary Marion Karp

5. Swear in Board Professionals

6. Approval of Meeting Minutes: 5/1/2019

7. Resolutions: approval needed:

12-2019 Authorize Planner to Prepare, Review & Amend the Redevelopment Plan for Block 902, Lots 1, 2 & 3 (Westampton Logistics Center)

13-2019 Rancocas Park 86, LLC, Block 203, Lot 7.03(86 Stemmers Lane) – extension of preliminary and final site plan approval for 200,541 sq. foot warehouse (3 years)

8. Old Business: None

9. New Business:

1. Amended Redevelopment Plan, Westampton Logistics Center, 50 Western Drive, Block 902, Lots 1, 2 & 3

2. Dolan Contractors, Inc., Block 203, Lots 8 & 9 (597 Rancocas Rd.) – consolidated site plan review, minor lot consolidation, bulk variances & waivers (254,134 sq. ft. office/warehouse/Distribution facility)

10. Informal Applications: None

11. Correspondence:

12. Open meeting for public comment:

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

14. Adjourn

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WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MAY 1, 2019 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on May 1, 2019 at 7:02 P.M. The meeting was called to order by Vice Chairman Ron Applegate and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 4, 2019 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Eckart, Mr. Guerrero, Ms. Haas, Mr. Myers, Mr. Odenheimer, Solicitor Robert Swartz, Secretary Marion Karp
Absent: Mr. Borger, Mr. Freeman, Mr. Wisniewski

Approval of meeting minutes 4/3/2019 - were approved as written.

Resolutions: approval needed:

10-2019 979 Woodlane Road, LLC, Block 1104, Lot 3 (939 Woodlane Road) – preliminary & final major site plan, use variance & bulk variances (redevelopment of existing convenience store) – was memorialized.

11-2019 Michael Webb, Block 204, Lot 3.03 (71 Springside Road) – use variance, operation of hobby store with occasional tournaments – was memorialized.

Old Business:

MRP Industrial, Block 902, Lots 1, 2 & 3. The applicant had appeared before the Board at the last meeting on April 3, 2019. A vote had been taken where the Mayor and Mr. Eckart had abstained, yes votes numbered 4 and no votes numbered 3. A member of the public had questioned the vote at the end of the meeting; at this point it seems appropriate for the Board to revote on the matter of whether to allow the Planner to review the redevelopment plan. In any case, the matter will be sent back to the Township Committee for consideration. Ms. Haas made a motion to approve which was seconded by Mr. Blair. Mr. Applegate, Mr. Blair, Mr. Eckart, Ms. Haas and Mr. Odenheimer voted yes; Mr. Barger and Mr. Guerrero voted no.

New Business:

Rancocas Park 86, LLC, Block 203, Lot 7.03 (86 Stemmers Lane). Russ Whitman was present on behalf of a request seeking another 3-year extension of a previously

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approved site plan. The lot is still vacant and has large improved buildings on either side of it. They want the extension because it puts them in the position to be able to secure a tenant because they would be able to build quickly if necessary. It gives them a great advantage and is good both for them and for the township. Dave Barger asked if a tenant was identified for this building; Russ answered that there was not.

The meeting was opened to the public for comment. No comment was made and the meeting was closed. Mr. Blair made a motion to approve which was seconded by Ms. Haas. All voted yes.

At this point, the meeting was opened to the public. No comments were made and the meeting was closed.

Open Meeting for public comment

No comments were made.

Correspondence:

None

Comments from the Board

No comments were made.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

RESOLUTION AUTHORIZING THE PLANNER TO PREPARE REVIEW AND AMEND
THE REDEVELOPMENT PLAN FOR THAT CERTAIN REDEVELOPMENT AREA
DESIGNATED AT BLOCK 902, LOTS 1, 2 AND 3

RESOLUTION 12-2019

WHEREAS, Hovbros Burlington, LLC was the owner of that certain property designated as Block 902, Lots 1, 2 and 3 on the tax maps of the Township of Westampton (the "Property"); and

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. (the "LRHL"), the Township Committee of the Township of Westampton (the "Township") designated the Property as Non-Condensation Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, pursuant to Ordinance No 9-2014. The Township adopted a Redevelopment Plan governing the redevelopment of the Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, the Township adopted Resolution 98-14 which designated Woodmont Properties, LLC (the "Redeveloper") as redeveloper of the Property which culminated with the execution of a Redevelopment Agreement; and

WHEREAS, the Redeveloper failed to purchase and redevelop the Property and the Property was lost to a foreclosure proceeding and the Township determined that the Redeveloper was in default of its obligations under the Redevelopment Agreement and as such, the Township terminated the Redevelopment Agreement pursuant to Resolution 141-18; and

WHEREAS, pursuant to Township Resolution 46-19, the Township directed the Westampton Township Land Development Board (the "Board") to commence a process for the amendment of the existing Redevelopment Plan, in accordance with the LRHL, to consider land uses consistent with industrial development and to transmit an amended Redevelopment Plan and Report to the Township in accordance with the LRHL; and

WHEREAS, pursuant to Township Resolution 46-19, the Township further directed the Board to include in its report an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and make recommendations concerning any such inconsistencies and any other matters the Board deems appropriate.

WHEREAS, the Board considered the request of the Township and voted on authorizing the Planner to prepare an Amended Redevelopment Plan for the Property and present same to the Board.

NOW, THEREFORE, BE IT RESOLVED by the Land Development Board of Westampton Township, in the County of Burlington, State of New Jersey that the Planner is hereby authorized and directed to prepare an Amended Redevelopment Plan for the Property in accordance with the LRHL, to consider land uses consistent with industrial development and in its report identify any provisions in the proposed Amended Redevelopment Plan which are inconsistent with the Master Plan and make recommendations concerning any such inconsistencies and any other matters and present same to the Board. Motion made by Ms. Haas and seconded by Mr. Blair, was and is hereby **APPROVED**.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Applegate	x			
Barger			x	
Blair	x			
Eckart	x			
Guerrero		x		
Haas	x			
Odenheimer	x			

Gary Borger, Chairman

Attest:

Marion Karp, RMC, CMR, Board Secretary

RESOLUTION: 13-2019

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Rancocas Park 86, LLC

BOARD'S DECISION: Granting Three Year Extension of Preliminary and Final Site Plan Approval and a Use Variance

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

ZONING DISTRICT: Industrial – “I”

DATE OF HEARING: May 1, 2019

WHEREAS, Rancocas Park 86, LLC. (the “Applicant”) was previously granted Preliminary and Final Major Site Plan Approval with a use variance and bulk variances (“Approval”) to construct a non-residential building of approximately 200,541 square feet at 86 Stemmers Lane, Westampton, New Jersey, and designated as Block 203, Lot 7.03 on the Township Tax Map (“Subject Property”) by the Westampton Land Development Board (“the Board”); and

WHEREAS, the Approval was granted on May 2007, and adopted under Resolution numbers 17-2007 and 19-2007; and

WHEREAS, in September 2011, the Applicant received amended preliminary and final site plan approval with use variance and bulk variances, with said approval memorialized under Resolution No. 14-2011; and

WHEREAS, the Applicant was previously granted automatic extensions of approval and protection pursuant to the Permit Extension Act, *N.J.S.A. 40:55D-130 et seq.*; and

WHEREAS, the Municipal Land Use Law (“MLUL”), *N.J.S.A. 40:55D-52(b)*, allows for a three-year extension of a prior preliminary and final site plan approval”; and

WHEREAS, the Applicant was previously granted a three-year extension of protection at the regularly scheduled public meeting held on April 6, 2016, and the resolution memorializing said extension was adopted on May 4, 2016 under Resolution #9-2016; and

WHEREAS, the Applicant now seeks a second three-year extension of approval and protection to June 30, 2022 (the “Application”);

WHEREAS, the Application was presented by the Applicant’s attorney, Russell Whitman, Esq.; and

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

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

1. The Subject Property is located at 86 Stemmers Lane, Westampton, New Jersey and is owned by Rancocas Park 86, LLC. The Subject Property is designated as Block 203, Lot 7.03, and lies in the "I" – Industrial District.
2. The Applicant is seeking a three-year extension of approval and protection to June 30, 2022 for Amended Preliminary and Final Major Site Plan Approval to construct a 200,541 square foot building at the Subject Property pursuant to *N.J.S.A. 40:55D-52(b)*.
3. Mr. Whitman testified that the Subject Property is still vacant and has large improved buildings on either side of it; the Applicant requests the extension because such extension places the Applicant in a position to secure a tenant because they would be able to build quickly if necessary; at this time no tenant has been identified for the Subject Property; and such extension, if granted, would be a great advantage and is good for both the Applicant and the Township.
4. The Board finds and concludes that the Applicant has followed the standards prescribed for final approval and is entitled to a three-year extension of approval and extension pursuant to *N.J.S.A. 40:55D-52(b)*.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton, that the within Application requesting a three-year extension to June 30, 2022 of Preliminary and Final Major Site Plan Approval with a Use Variance to construct a non-residential building of approximately 200,541 square feet at the Subject Property upon motion duly made by Mr. Blair and seconded by Ms. Haas, 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.

ROLL CALL VOTE

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

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

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

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

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Gary Borger, Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____

**AMENDED REDEVELOPMENT PLAN
WESTAMPTON LOGISTICS CENTER
50 WESTERN DRIVE
BLOCK 902 LOTS 1, 2 AND 3
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
**Barbara J. Fegley, AICP, PP
New Jersey Professional Planner #3259**

**May 31, 2019
#88022-01**

TABLE OF CONTENTS

	<i>Page</i>
I. Introduction	1
A. Chronology of Events	1
B. Property Location and Uses Proposed in the Adopted Redevelopment Plan	2
C. Amended Redevelopment Plan	3
D. Purpose of a Redevelopment Plan	3
II. Definitions	4
III. Contents of a Redevelopment Plan	5
A. Relationship to Local Objectives	5
B. Proposed Land Uses and Building Requirements	6
1. Permitted Principal Uses and Structures	6
2. Permitted Accessory Uses and Structures	6
3. Definition of Yards	7
4. Bulk Requirements	7
5. General Requirements	9
C. Provisions for Relocation	10
D. Identification of Property to be Acquired	10
E. Relationship to Other Plans	11
1. Master Plan of Contiguous Communities	11
2. Burlington County Plan	11
3. State Development and Redevelopment Plan	11
4. Relationship to Municipal Land Use Law	12
IV. Affordable Housing Provisions	13
V. Other Actions and Provisions	13
A. Outline of Proposed Actions	13
B. Infrastructure	13
C. Township and Redeveloper Agreements	14
D. Amendment to Zoning Map and Development Regulations	14
E. Definitions	14
F. Adverse Influences	14
G. Non-Discrimination Provisions	14
H. Duration of the Plan	
1. Completion of Redevelopment	15
2. Severability	15
I. N.J.S.A. 40A:12A et seq. Statements	15
J. Procedure for Amending the Approved Plan	16

Figures

Figure 1. Aerial Photo with Tax Map Overlay

After Page 2

Figure 2. Bing Maps Aerial Photo With Place Names

After Figure 1

Appendices

- Appendix A Westampton Township Committee Resolution No. 61-14*
- Appendix B Westampton Township Land Development Resolution 15-2014*
- Appendix C Westampton Township Committee Resolution #89-14*
- Appendix D Redevelopment Plan, Block 902, Lots 1, 2 &3*
- Appendix E Westampton Township Land Development Board Resolution #16-2014*
- Appendix F Westampton Township Committee Ordinance No. 9-2014*
- Appendix G Westampton Township Committee Resolution No. 106-14*
- Appendix H Westampton Township Committee Resolution No. 46-19*
- Appendix I MODIV Tax Assessment Information, Block 902, Lots 1, 2, 3*
- Appendix J Conceptual Site Plan*
- Appendix K Sample Building Renderings*

I. Introduction

This Amended Redevelopment Plan is prepared by Environmental Resolutions Inc., (ERI) at the direction of Westampton Township Committee and the Land Development Board for Block 902, Lots 1, 2 and 3 (the Property) located at the terminus of Western Drive. The original, Adopted Redevelopment Plan for Block 902, Lots 1, 2 and 3 was prepared in 2014 by CME Associates (CME). The history of the Redevelopment process for the Property and why the Land Development Board is now amending the Redevelopment Plan is provided below.

A. Chronology of Events

Westampton Township, by way of Resolution No. 61-14, adopted May 13, 2014, (Appendix A) authorized and directed the Land Development Board to conduct a Preliminary Investigation to determine whether the three parcels of land fronting on Hancock Lane, Block 902, Lots 1, 2 and 3 met the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area as permitted by N.J.S.A. 40:12A-6.

The Land Development Board held a public hearing and upon proper notice on July 2, 2014 and by Resolution 15-2014 of July 2, 2014 (Appendix B), recommended to the Township Committee that the Property be deemed a Non-Condemnation Redevelopment Area.

Resolution #89-14 dated July 8, 2014 (Appendix C) directed a Redevelopment Plan be prepared and be presented to the Land Development Board. The Land Development Board was then to transmit a report to Township Committee identifying the provisions of the plan and identifying any inconsistencies with the Master Plan.

On August 5, 2014, the Land Development Board reviewed the Redevelopment Plan, Block 902, Lots 1, 2 & 3 (Appendix D) for the Property and Resolution #16-2014 (Appendix E) was adopted, approving the Redevelopment Plan.

On September 9, 2014, Ordinance No. 9-2014 (Appendix F), implementing the Redevelopment Plan was adopted on second reading by the governing body. At the same Committee Meeting, Resolution 98-14 was adopted designating Woodmont Properties, LLC as Redeveloper for Block 902, Lots 1, 2, and 3.

On October 14, 2014, Committee Resolution No. 106-14 (Appendix G) authorized and directed the Mayor, Township Administrator and Township Clerk to execute a redeveloper agreement with Woodmont Properties, LLC on behalf of the Township.

A Redevelopment Agreement was signed on November 20, 2014. The Redevelopment Agreement stated that the property will be developed as multi-family rental housing containing approximately 456 units, 28 of which will be low and moderate income. The Agreement further stated that 6 of the 28 units would be three-bedroom. The remainder of the bedroom mix and the income split would be determined at the time of site plan approval.

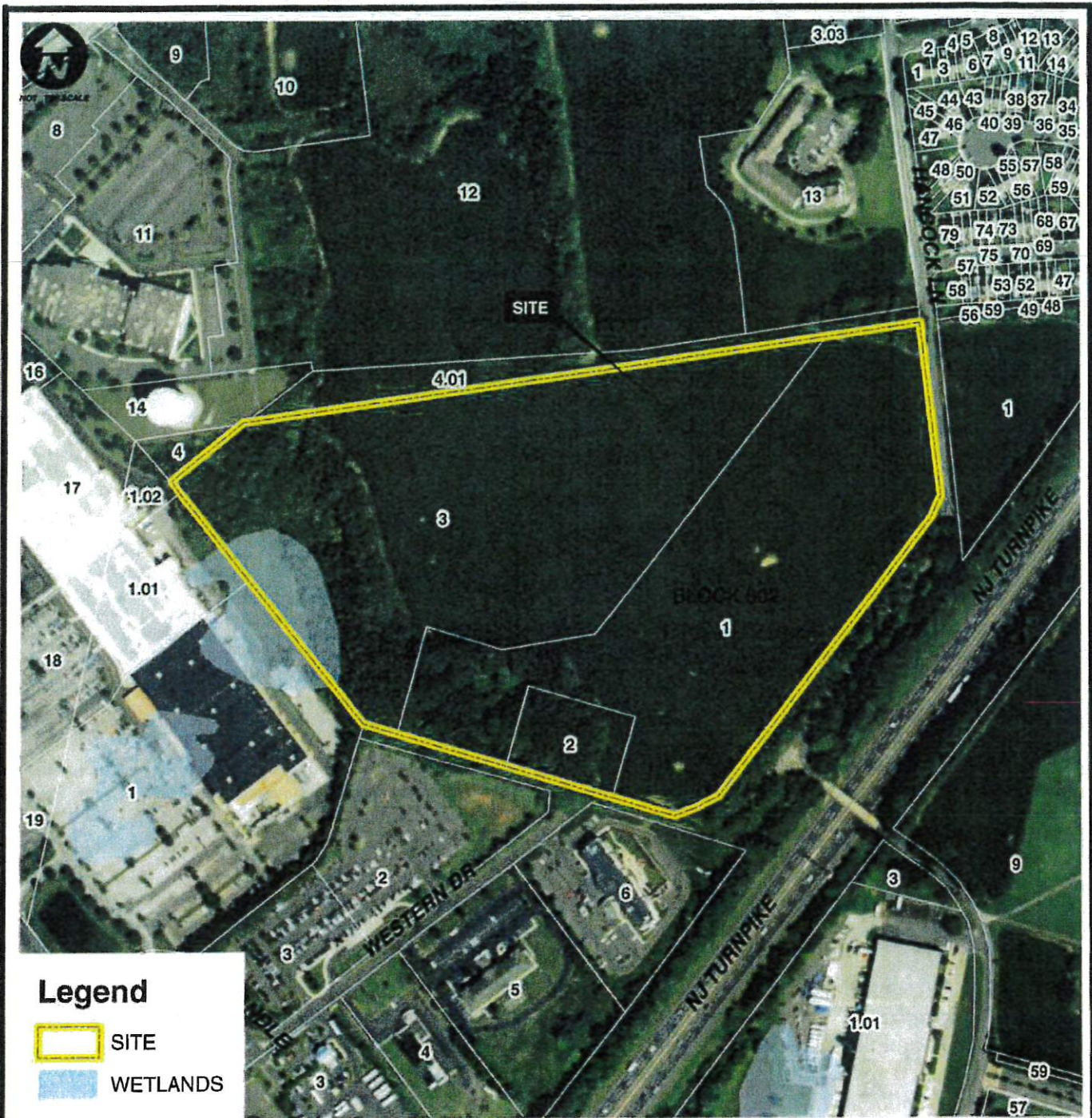
Unfortunately, at some point, the Township discovered that the mortgagee of the Property commenced foreclosure proceedings which ultimately resulted in a sheriff's sale of the Property. Given the fact that the Redeveloper failed to purchase and redevelop the Property in accordance with the Redeveloper Agreement and the Property was lost in foreclosure proceedings, the Township determined that the Redeveloper was in default of its obligations under the Redeveloper Agreement and terminated the Redeveloper Agreement pursuant to Resolution 141-18.

Based on the change of circumstances, Township Committee, by way of Resolution No. 46-19 (Appendix H) believes it necessary to amend the Redevelopment Plan to provide for redevelopment of the Property consistent with land uses the Committee believes are most desirable and beneficial to the Township. Committee requested the Land Development Board commence the process to amend the Redevelopment Plan to consider land uses consistent with industrial development and to transmit the proposed, Amended Redevelopment Plan to Committee for its consideration.

B. Property Location and Uses Proposed in the Adopted Redevelopment Plan

The Property for which the Adopted Redevelopment Plan and this Amended Redevelopment Plan are prepared is located on Schoolhouse Lane (which appears to be a paper street) at the terminus of Western Drive in Westampton Township, New Jersey. The boundaries of the Property are shown on *Figure 1. Westampton Logistics Center Amended Redevelopment Plan Aerial Photograph with Tax Map overlay* which follows this page. Block 902, Lots 1, 2 and 3 are vacant and utilized for farming. MODIV tax assessment information for each lot is contained in Appendix I. The information shows the three lots with no improvements and that the lots are Property Class 3B which is Farm (Qualified).

The Property is bordered to the north by vacant farmland, BCCAP Senior Housing, a water tower and a movie theater according to *Figure 2. Bing Map Aerial with Place Names* and Google Maps. The property to the northeast is Hancock Hollow, a residential subdivision. To the east are vacant farmlands and the New Jersey Turnpike. Lands to the south include Western Drive, Courtyard by Marriot and Holiday Inn Express & Suites. To the southwest is Towne Crossing Shopping Center which includes The Home Depot, Kohl's, Target, Burger King, IHOP, Starbucks, TGI Friday's and other strip commercial and pad sites.



Legend

-  SITE
-  WETLANDS



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors
 815 EAST GATE DRIVE, SUITE 103
 MT. LAUREL, NEW JERSEY 08054-1719

**WESTAMPTON LOGISTICS CENTER
 AMENDED REDEVELOPMENT PLAN**

50 WESTERN DRIVE
 BLOCK 902, LOTS 1, 2, 3
 WESTAMPTON TOWNSHIP
 BURLINGTON COUNTY, NEW JERSEY

SOURCE:
 NJDEP GIS DATA

SCALE:
 1" = 400'

Figure 1. Aerial Photo with Tax Map Overlay



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**WESTAMPTON LOGISTICS CENTER
 AMENDED REDEVELOPMENT PLAN**

**50 WESTERN DRIVE
 BLOCK 902, LOTS 1, 2, 3
 WESTAMPTON TOWNSHIP
 BURLINGTON COUNTY, NEW JERSEY**

Figure 2. Bing Maps Aerial Photo With Place Names

The Property is located in the OR-2 Office Research 2 Zoning District, with an Adopted Redevelopment Plan for multi-family rental housing. The goals and objectives of the Adopted Redevelopment Plan were to encourage the use of the site to increase the Township's diversity of housing stock and assist the Township in satisfying affordable housing obligations. Permitted uses included multi-family attached rental housing and all uses permitted in the OR-2 Zone. Conditional uses include motels and hotels. The Adopted Redevelopment Plan permitted a gross density of 16 dwelling units/acre with a maximum of 475 units. All multi-family attached housing were to be classified as inclusionary housing developments. Each inclusionary housing development was to contain a minimum of 28 units of low- and moderate-income housing and all the affordable units were to satisfy COAH rules and regulations related to rental housing including, but not limited to, income split, bedroom mix, affordability controls and marketing. The required affordable units could be dispersed throughout the inclusionary development or could be concentrated in one or two buildings. The development was to include a recreation club and dog run.

C. Amended Redevelopment Plan

This Amended Redevelopment Plan proposes a 610,000 square foot Logistics Center with potential office space on each of its corners. The Conceptual Site Plan contained in Appendix J shows 130 parking stalls on the eastern side of the building, 107 trailer parking storage spaces and 88 loading docks on the northern side of the building, 84 parking stalls on the western side of the building and 78 loading docks and 74 trailer parking storage spaces on the southern side of the building. Access to the Property will be from Western Drive and the front yard of the Property will be along Schoolhouse Drive/Western Drive. Side yard are adjacent to Hancock Lane and the property line to the west. The northern property line is the rear yard. An approximately 1.2 acre stormwater management basin is proposed in the front of the building. Since a tenant or tenants have not yet been identified, the building will be built as a "Spec" building. Accordingly, the final design, while generally consistent with the Conceptual Plan, will be determined at the time of site plan approval. Building Renderings of the type of building proposed on the Property is contained in Appendix K.

D. Purpose of a Redevelopment Plan

A Redevelopment Plan is prepared to guide the redevelopment of a Property in accordance with Section 40A:12A-7 of the Local Redevelopment and Housing Law (LRHL) that provides that, "No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both," according to criteria set forth in section 5 or section 14 of P.L. 1992, c.79 (C.40: 12A-5 or 40A: 12-14), as appropriate.

II. Definitions

The following definitions, which are set forth in N.J.S.A., 40A:12A-3 of the RHL, are pertinent to this Redevelopment Plan:

"Redevelopment" - means clearance, re-planning, 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)... 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.

Redevelopment Plan - means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements, and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project - means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation - means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area."

III. Contents of a Redevelopment Plan

A Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate the following, in accordance with 40A: 12A-7.

- A. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and transportation, public utilities, recreational and community facilities and other public improvements.
- B. Proposed land uses and building requirements in the project area.
- C. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- D. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- E. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al).

The Redevelopment Plan shall also describe its relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law," P.L. 1975, c.291 (C.40:55D-1 et seq.)

The following sections of this report address the statutory requirements of a Redevelopment Plan.

A. Relationship to Local Objectives

This Amended Redevelopment Plan provides for the development of vacant property to economically productive uses which will contribute to the general welfare of the Township of Westampton through increased ratables while respecting environmental constraints.

The objectives of the Amended Redevelopment Plan are as follows

- a. Encourage the productive use of Block 902, Lots 1, 2 and 3 to increase the Township's diversity of uses;

- b. Create land use requirements specific to the Redevelopment Area that are sensitive to the area;
- c. Encourage the redevelopment of the property to increase tax ratables within the Township of Westampton;
- d. Provide infrastructure improvements for the redevelopment area;
- e. Provide for the activation of underutilized lands which represent a lost opportunity for a valuable contribution to the economic vitality of the community.
- f. Utilize to the maximum extent practicable, Smart Growth Planning Principles in the Redevelopment Area. Such principles include:
 - i. Encouraging development in a region adjacent to existing development; and
 - ii. Utilizing high quality design and providing for a use suited to access to transportation networks.
- g. Institute land use and building controls to promote the redevelopment of the area.

While the Property was designated as an Area in Need of Non-Condemnation Redevelopment and a Redevelopment Plan was prepared for mixed uses and rental housing in order to assist the Township in meeting its Fair Share Plan, the Redeveloper was not able to meet his commitment to the Township and the bank foreclosed on the property. The property owner has found a buyer who intends to utilize the property in a manner more consistent with the original zoning district and the existing land use to the south and west. Access to the New Jersey Turnpike and Interstate 295 affords the opportunity to utilize the regional transportation route to the advantage of the new redeveloper and the Township to provide an additional ratable to the Township.

B. Proposed Land Uses and Building Requirements

1. Permitted Principal Uses and Structures

This Amended Redevelopment Plan permits the following Principal Uses and Structures:

- Offices.
- Distribution centers and warehouses.
- Light industry.
- Laboratories dedicated to research, design and experimentation.

2. Permitted Accessory Uses and Structures

The following Accessory Uses and Structures are Permitted:

- Guard houses.
- Security structures.

- Storage structures.
- Fences.
- Site walls.
- Gates.
- Utility structures and enclosures.
- Permanent site signage consistent with signage permitted in the I-Industrial Zoning District.
- Temporary construction trailers and one sign, not exceeding 50 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction, beginning with the issuance of a building permit and concluding with the issuance of an occupancy permit or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place.
- Electric car charging stations.
- Stormwater management facilities.
- Roof mounted solar energy systems, subject to §250-22.1 as an accessory use to any of the above permitted uses.
- Off-street parking.
- Temporary trailer parking.
- Truck parking and unloading.
- Generators for on-site usage.
- Exterior temporary trailer storage in conjunction with the business on the site and in designated parking areas shown on the Site Plan as approved by the Board.
- Loading docks.
- Drive-in loading bays.

3. Definitions of Yards

For the Property, the yards are shown on the Conceptual Site Plan contained in Appendix J and are described below:

- | | |
|--------------------|---|
| <i>Front Yard:</i> | Section of property fronting Western Drive. |
| <i>Rear Yard:</i> | Section of property adjacent to Burlington Township boundary. |
| <i>Side Yard:</i> | Section of property adjacent to commercial buildings along Burlington-Mount Holly Road. |
| | Section of property adjacent to Burlington Water Tower. |
| | Section of property line adjacent to Hancock Lane. |

4. Bulk Requirements

The following bulk requirements apply to the Property:

**AMENDED REDEVELOPMENT PLAN
SCHEDULE OF REAR, YARD AND BULK REQUIREMENTS**

Standard	Permitted
Minimum Lot Area	5 Acres
Minimum Lot Width and Frontage	300 Feet
Minimum Lot Depth	350 Feet
Minimum Front Yard Building Setback	100 feet
Minimum Side Yard Building Setback	50 Feet
Minimum Rear Yard Building Setback	50 feet
Minimum Front Yard Parking Setback ¹	25 Feet
Minimum Side Yard Parking Setback ¹	25 Feet
Minimum Rear Yard Parking Setback ¹	25 Feet
Maximum Floor Area Ratio	Not Applicable
Minimum To Rear Line:	50 feet
Maximum Impervious Coverage	80%
Maximum Building Height:	55 Feet

¹ Parking setback includes drive aisles, car parking areas, and truck parking areas.

Minimum Setback to Side and Rear Yards	25 Feet. Accessory Structures and buildings are not permitted in the front yard.
Fences, Sound Walls and Walls	Permitted within Setback Areas, however, if located in the front yard, fences shall be ornamental aluminum picket-type fences.

Employee/Visitor Parking	1 space per 5,000 square feet of warehouse gross floor area. This parking requirement shall include office use provided the total office use in the building does not exceed 10% of the gross floor area. ²
Stall Size	All parking stalls shall be a minimum of 9' wide x 18' long with the exception of ADA stalls. ADA stalls shall follow ADA standard dimensions.
Truck/Tractor Trailers	Loading spaces shall be a minimum of 12' wide x 35' long and shall be provided at a minimum ratio of 1 loading space per 8,000 square feet of gross building area. ²
Off-Street Loading and Maneuvering Area	Off-Street loading and maneuvering areas are permitted within building setback areas, but must remain outside of the required parking setbacks.
Trailer Parking	Parking for the trailer portion of tractor-trailer containerized units for onsite storage purposes shall be permitted for no more than 15 days. ²

² A sufficient number of spaces in appropriate locations shall be provided so that no driveway, aisle, fire lane or street right-of-way is used at any time for parking.

Screening and Buffering Requirements	
Screening and Landscape Buffers	<p>A landscape buffer consisting of screen plantings and/or fencing shall extend a minimum depth of 25 Feet from the property line.</p> <p>Landscape buffers may contain a combination of vegetative/ornamental ground cover, landscape berms, fences, and ornamental trees and shrubs. In areas where existing dense, healthy, non-invasive vegetation exists and is to remain, these areas may be counted towards the required buffer. The site access drive crossing, fences, and sound walls shall be permitted within the buffer area.</p>

5. General Requirements

- a. A principal building may contain more than one use and/or organization.
- b. Accessory structures shall be located outside the required buffer areas.
- c. The proposed development shall meet the applicable state regulations relative to day-time and night-time sound generation.
- d. Fences shall not exceed 8-feet in height. Fences may be solid material or provide open spacing. However, if fences are located in the front yard, they must be ornamental picket-type fences, heavily landscape to minimize the visual impact from trucks, trailers, and loading docks.
- e. The height of sound walls, if necessary, shall be designed to meet the state noise regulations as described above.
- f. Site lighting shall provide a minimum of 0.2 foot candles within parking areas.
- g. The proposed development shall meet the state standards for stormwater management and soil erosion and sediment control.
- h. Proposed ground mounted and building mounted signage is permitted in accordance with ordinance section 250-25 for the use proposed.
- i. There shall be at least one trash and garbage pickup location provided by each tenant in the building unless provided internally within the building.
- j. Trash and garbage containers, including dumpsters, shall not be stored in loading areas or other designated areas unless shown on the Site Plan. No specific screening or shelter provisions are required if the containers are not visible from the street.
- k. No merchandise, products, waste or similar material or objects shall be displayed or stored outside unless fully screened by natural or man-made barriers without approval of the Land Development Board and without appropriate screening as approved by the Board.

- l. All portions of the property disturbed in preparation for development that are not utilized by buildings or paved surfaces shall be landscaped, utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting, as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated, both from the site and contributing upstream areas.
- m. The Land Development Board may, at the time of site plan and/or subdivision review, and without formal amendment to this Redevelopment Plan, approve departures from Section III.B.4., Proposed Land Uses and Building Requirements, Bulk Requirements of this Amended Redevelopment Plan, provided that such departures are, in the opinion of the Planning Board, properly justified and consistent with the intent of this Plan. Justification for such relief shall generally conform to the requirements for waivers, and design exceptions under Township Ordinances and the Municipal Land Use Law. In reviewing such requests, the Land Development Board shall seek to further the overall intent and purpose of this Redevelopment Plan.
- n. Reasonable attempts shall be made to save existing trees within the buffer areas identified on the plans. Clusters of trees should be saved over single trees. Care should be taken by the municipal agency to properly evaluate site clearing proposals recognizing that wild trees often do not survive when their habitat is drastically altered. Where loss of trees is necessary in the designated buffer or setback areas, replacement trees, shrubs, and/or landscape berming shall be provided to screen proposed uses from existing roadways and residents.

C. Provisions for Relocation

The Property is currently vacant so there is no need for relocation of residents or businesses.

D. Identification of Property to be Acquired

Not applicable; the Property is privately owned and will be privately developed. No acquisition by eminent domain by the municipality is permitted. However, the municipality can accept property from a redeveloper pursuant to this plan or a redeveloper agreement.

E. Relationship to Other Plans

1. Master Plan of Contiguous Communities

Burlington Township is located immediately to the north of the Property. Burlington Township's 2018 Master Plan Reexamination report that was adopted by the Township Planning Board on December 13, 2018 was reviewed for its relationship to the proposed development. Over the last ten years, Burlington Township has advanced its efforts to rehabilitate and redevelop properties in accordance with the New Jersey Housing and Redevelopment Law. Their efforts have focused on industrial tracts and the Master Plan acknowledges that major warehouse and distribution facility construction have reduced the residential tax proportion by shifting to industrial and commercial uses as these uses have a lower demand for municipal services, thus reducing the tax burden on residents.

The Master Plan also recognizes that demand for warehouse and distribution facilities has increased dramatically in the last five years. The demand is fueled in part by increased on-line purchases and easily accessible routes including Interstate 295, the New Jersey Turnpike and U.S. Route 130. The Master Plan indicates that the Township has vacant or underutilized industrial zoned properties available to accommodate the need for larger light industrial development and that to be market competitive, to acquire and retain the highest quality industrial and commercial facilities to provide a strong tax base.

2018 updates and changes recommended in the Master Plan and Development Regulations include rezoning the Burlington Center Mall and adjacent vacant properties (potentially including the properties adjacent to the Amended Redevelopment Plan Property) to BLI-1 (Business Light Industrial) to expand the B-2 (Highway Business) and I-1 Industrial-Light uses.

The Master Plan also recognizes the future demand for Age Restricted and Planned Retirement Communities. An overlay district for the B-1 zone immediately to the north of the Westampton Property is for Age Restricted Housing.

2. Burlington County Plan

Burlington County does not have a County Master Plan that was adopted in compliance with the County Planning Act (N.J.S.A 40:27-1 *et seq.*).

3. State Development and Redevelopment Plan

The Redevelopment Area is located within the Suburban Planning Area of the New Jersey State Development and Redevelopment Plan. The Plan states the following goals that are necessary to deliver the plan's Vision and Mission.

Goal 1: Targeted Economic Growth: Enhance opportunities for attraction and growth of industries of statewide and regional importance.

Goal 2: Effective Planning for Vibrant Regions: Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.

Goal 3: Preservation and Enhancement of Critical State Resources: Ensure that strategies for growth include preservation of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role they plan in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

Goal 4: Tactical Alignment of Government: Enable effective resource allocation, coordination, cooperation and communication among those who plan a role in meeting the mission of this Plan.

This Redevelopment Plan is consistent with all four of the State's Goals as set forth in the New Jersey State Development and Redevelopment Plan. The Amended Redevelopment Plan targets economic growth to provide an effective planning and vibrant region while preserving and enhancing any critical state resources. The coordination, cooperation, communication and relationship between local government and private industry to provide for effective redevelopment is evidenced by the preparation and implementation of an Amended Redevelopment Plan.

4. Relationship to Municipal Land Use Law

This Redevelopment Plan is consistent with the following purposes of the Municipal Land Use Law, referenced according to the Purpose of the act in 40:55D-2:

- (a) To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;*
- (d) To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;*
- (g) To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to the respective environmental requirements in order to meet the needs of all New Jersey citizens;*

- (i) *To promote a desirable visual environment through creative development techniques and good civic design and arrangement;*
- (m) *To encourage coordination of various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.*

The Amended Redevelopment Plan is, therefore, in compliance with the Municipal Land Use Law and the purposes of the Act as defined at C.40:55D-2.

IV. Affordable Housing Provisions

The redeveloper shall be compliant with the Township ordinances, State laws and regulations, and/or Court Orders pertaining to non-residential developers' affordable housing obligations, which are applicable to the subject development. The applicant's affordable housing obligation shall be that required by applicable law.

V. Other Actions and Provisions

A. Outline of Proposed Actions

The construction of new structures and other improvements will take place as proposed in this Amended Redevelopment Plan. Other actions that may need to be undertaken to implement the Amended Redevelopment Plan may include the clearance of obsolete or underutilized accessory structures; provisions for infrastructure necessary to service and support new development; and vacation of easements as may be necessary for redevelopment.

Once a redeveloper is selected the redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein .

B. Infrastructure

In addition to the new development described in the foregoing chapters, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to

1. Provisions for infrastructure necessary to service new development;
2. Environmental remediation;
3. Vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

C. Township and Redeveloper Agreements

The Amended Redevelopment Agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to the redeveloper's obligation to provide the infrastructure and improvements required for the project, which may include, but shall not be limited to, the provision of water, sewer and stormwater service as well as sidewalks, curbs, streetscape improvements, street lighting, and on- and off-site traffic control and roadway improvements required as a result of the project.

D. Amendment to Zoning Map and Development Regulations

The Zoning Map referenced in Chapter 250-9 of the Development Regulations of the Township of Westampton is hereby amended to reference this Amended Redevelopment Plan. Additionally, the listing of zoning districts in Chapter 250-8 of the Development Regulations is hereby amended to include a reference to this Amended Redevelopment Plan and Plan Area.

Where specifically provided for herein, the development standards set forth in this Amended Redevelopment Plan shall supersede the Development Regulations of the Township of Westampton. In all other instances, the Development Regulations of the Township of Westampton shall remain in full force and effect.

E. Definitions

Except as otherwise provided herein, words that appear in this Amended Redevelopment Plan shall be interpreted in accordance with "Word Usage and Definitions" section in the Township's Zoning Regulations set forth in Chapter 250-5.

F. Adverse Influences

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

G. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the

Township Committee, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

H. Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Committee.

1. Completion of Redevelopment

Upon the inspection and verification by the Township of Westampton that the redevelopment within the Plan Area has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Amended Redevelopment Plan shall be in effect until the issuance of such a certificate.

2. Severability

If any section, paragraph, division, subdivision, clause or provision of this Amended Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Amended Redevelopment Plan shall be deemed valid and effective.

I. N.J.S.A. 40A:12A-1 et seq. Statements

In accordance with N.J.S.A. 40A:12A-1 et seq., known as the Local Redevelopment and Housing Law, the following statements are made:

The Amended Redevelopment Plan herein has delineated a relationship to local objectives. The Plan has provided various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.

1. The Redevelopment Plan details the proposed land uses and building requirements for the Plan Area.
2. The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.

3. The Redevelopment Plan is substantially consistent with the Master Plan for the Township of Westampton. The Plan also complies with the goals and objectives of the Burlington County Master Plan and the New Jersey State Development and Redevelopment Plan.

J. Procedure for Amending the Approved Plan

This Amended Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. An escrow deposit of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from Westampton Township. The Township Committee, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.

Appendix A

Westampton Township Committee Resolution No. 61-14

TOWNSHIP OF WESTAMPTON

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF WESTAMPTON AUTHORIZING AND DIRECTING
THE LAND DEVELOPMENT BOARD OF THE TOWNSHIP OF
WESTAMPTON TO CONDUCT A PRELIMINARY INVESTIGATION
OF CERTAIN PROPERTY WITHIN THE TOWNSHIP FOR
POTENTIAL REDEVELOPMENT**

RESOLUTION NO. 61-14

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is "an area in need of redevelopment" pursuant to the criteria contained in redevelopment statutes, N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee for the Township of Westampton deems it to be in the best interest of the Township to have the Township Land Development Board conduct a preliminary investigation regarding certain properties located in the Township, to wit Block 902 Lots 1, 2 and 3, as shown on the official tax map of the Township of Westampton ("the property") and;

WHEREAS, the Township believes that the property is potentially valuable for contributing to the public health, safety and welfare and for the promotion of smart growth within the Township, and that such a preliminary investigation is in the best interest of the residents of the Township of Westampton; and

WHEREAS, a preliminary investigation by the Township Land Development Board is required to determine whether the property is an area in need of redevelopment in accordance with the criteria as set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, in the event that the preliminary investigation determines that the property is an area in need of redevelopment, the Township will be entitled to use all those powers provided by the Legislature for the State of New Jersey for use in a redevelopment area other than the use of eminent domain (referred to as a "non-condemnation redevelopment area");

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Land Development Board of the Township of Westampton is hereby authorized and directed to conduct a preliminary investigation to determine whether the aforementioned property, or any portions thereof, constitute a non-condemnation redevelopment area per the criteria as set forth in N.J.S.A. 40A:12A-5;
2. The Land Development Board of the Township of Westampton is hereby

authorized and directed to study the area known as Block 902 Lots 1,2 and 3 to develop a map reflecting the boundaries of the proposed redevelopment area; to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and to draft a report/resolution to the Mayor and Township Committee containing its findings; and

3. The results of such preliminary investigation shall be submitted to the Mayor and Township Committee for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 et. seq.

I, Donna Ryan, 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 13 day of May 2014

Donna Ryan
Donna Ryan, Clerk

Appendix B

Westampton Township Land Development Resolution 15-2014

TOWNSHIP OF WESTAMPTON LAND DEVELOPMENT BOARD

RESOLUTION RECOMMENDING DESIGNATION OF BLOCK 902, LOTS 1, 2 AND 3
AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

RESOLUTION 15-2014

WHEREAS, by Resolution 61-14 of the Township Committee of the Township of Westampton entered on May 13, 2014, the Township of Westampton Land Development Board ("Land Development Board" or "Board") was directed to conduct a preliminary investigation to determine if three parcels of land located off of Hancock Lane, known as Block 902, Lots 1, 2 and 3 (collectively, the "Study Area") constitute a non-condemnation area in need of redevelopment under the Local Housing and Redevelopment Law ("LRHL"), *N.J.S.A. 40A:12A-1 et seq.*; and

WHEREAS, the Land Development Board Secretary provided public notice containing a description of the matter and the hearing date in a newspaper of general circulation at least once a week for two consecutive weeks, with the last publication at least ten (10) days before the date set forth for the commencement of the hearing, in accordance with the Ordinances of the Township of Westampton and *N.J.S.A. 40A:12A-6(b)* and, the Land Development Board Secretary mailed notice to the owner of each parcel of property within the Study Area, as well as the claimants of any interest in any such parcel, pursuant to the assessment records, at least ten (10) days before the date set forth for the commencement of the public hearing; and

WHEREAS, a public hearing was held by the Land Development Board on July 2, 2014 to conduct a preliminary investigation to determine if the Study Area constitutes a non-condemnation area in need of redevelopment; and

WHEREAS, the Board Members who voted on this matter attended the Board hearing on this matter; and

WHEREAS, the Board opened the matter to the public; and

WHEREAS, the Planning Board considered the report entitled "Area in Need of Redevelopment Investigation" ("Area in Need Study") prepared by CME Associates and expert testimony of the Board and Township engineer, Gregory Valesi, P.E., P.P., C.M.E. of CME Associates; and

WHEREAS, the Board considered the presentation of all of the testimony and evidence submitted in connection herewith, as well as the comments of the public, Board members, and of Board Solicitor Jesse Debrosse, Esq., and after due deliberation, did find and determine that:

1. Mr. Valesi provided testimony regarding the investigation conducted by his office and the contents of the Area in Need Study. He reviewed the Study Area's conditions, history of destroyed and demolished improvements, and its state planning area classification and Smart Growth characteristics.

2. Mr. Debrosse described the criteria and procedure for designating a non-condemnation area in need of redevelopment under the LRHL and the role of the Land Development Board in determining whether that designation should be made.

3. Mr. Valesi provided the Board with an analysis of the zoning and the development pattern of the Study Area and surrounding properties. His analysis and testimony were based upon site inspections of the parcels in the Study Area and the surrounding area and review of the site conditions at the Study Area, as well as the Zoning Ordinances, Master Plan, Housing Element and Fair Share Plan and Westampton Visioning Statement of the Township of Westampton.

4. The Study Area fronts along Hancock Lane and is currently used for agricultural purposes. The Study Area is bordered to the north and east by residential uses, the southeast by the New Jersey Turnpike, and the southwest and west by the Towne Crossing Shopping Center.

5. Block 902, Lots 1, 2 and 3 are part of the OR-2, Office Research 2 District.

6. The Study Area has been unimproved for more than twenty years, following the demolition or destruction of numerous improvements. The Study Area contains approximately 42 acres.

7. The Study Area is located within the Suburban Planning (PA2) Area of the New Jersey State and Redevelopment Plan and has existing infrastructure in place to support future development.

8. Mr. Valesi related that the Suburban (PA2) Planning Area includes areas of existing growth and areas adjacent to existing growth capable of accommodating regional growth influences. He explained that State of New Jersey's Office of Smart Growth intends to utilize the Suburban Planning Area (PA2) to provide for much of the state's future development, promote growth in Centers, protect the character of existing stable communities, protect natural resources, redesign areas of sprawl, reverse the current trend toward further sprawl, and revitalize cities and towns.

9. Mr. Valesi reported that designating the Study Area as in need of redevelopment furthers the 2009 Westampton Visioning Statement's goals of concentrating planned development in and around existing development in compact forms, protecting natural resources through conservation and smart growth tools on a parcel-by-parcel basis when subdivisions are developed, encouraging innovation in site design, promoting residential development diversity, and ensuring that affordable housing is well-distributed throughout the Township.

10. Mr. Valesi reviewed the procedure and criteria for designating property as in need of redevelopment. The Board acknowledges that a delineated area may be determined to be in need of redevelopment if any one of the following conditions ("Redevelopment Criteria") from the LRHL, N.J.S.A. 40A:12A-5, are 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 working or living 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 developed 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 a total lack of proper utilization of areas caused by the condition of 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 or 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 of the community in general;

f. Areas, in excess of five contiguous acres, whereon buildings or other 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 areas has been materially depreciated;

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et seq.), the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A-12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C. 40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C. 40A:21-1 et seq.); or

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

11. The Board has reviewed the Area in Need Study and the testimony with consideration of sound and prudent zoning and planning principles, including, but not limited to, the configuration and conditions of the properties and the character of the area, based upon information and evidence presented.

12. The Board finds that there is substantial credible evidence that the Study Area meets the criteria of *N.J.S.A. 40A:12A-5(f)* because it contains in excess of five acres and remains vacant following the destruction or demolition of all improvements more than twenty years ago.

13. The Board also finds that there is substantial credible evidence that the Study Area meets the criteria of *N.J.S.A. 40A:12A-5(h)* because it is located in the Suburban (PA2) Planning Area and its redevelopment is consistent with and will promote smart growth planning principles, including compact, clustered community design; range of housing choices and opportunity; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation; and future development strengthened and directed to existing communities using existing infrastructure. The Study Area is also located within close proximity to a park and ride facility.

14. The Board finds that the designation of Block 902, Lots 1, 2 and 3 as a Non-Condensation Redevelopment Area is critical to productive development of these lots, and furthers the Township's Master Plan and Visioning Statement goals and objectives, including the concentrating planned development in and around existing development in compact forms, protecting natural resources through conservation and smart growth tools on a parcel-by-parcel basis when subdivisions are being developed, encouraging innovation in site design, promoting residential development diversity, and ensuring that affordable housing is well distributed throughout the Township.

NOW, THEREFORE, BE IT RESOLVED, that the Land Development Board of the Township of Westampton hereby **RECOMMENDS** to the Township Committee of the Township of Westampton that Block 902, Lots 1, 2 and 3 be designated as a Non-Condensation Area in Need of Redevelopment; and

BE IT FURTHER RESOLVED, that the Chairman and Secretary of the Land Development Board are hereby authorized to affix signatures to this Resolution memorializing the vote regarding this recommendation, and the Secretary is authorized to advertise the action taken by way of this Resolution in the Township's official newspaper, and furthermore, to send certified copies of this Resolution to the Township Committee.

**TOWNSHIP OF WESTAMPTON LAND
DEVELOPMENT BOARD**

BY: _____

Ron Applegate, Chairman

Date signed: July 2, 2014

Witnessed by:

Marion Karp, Secretary
Township of Westampton Land
Development Board

Appendix C

Westampton Township Committee Resolution #89-14

TOWNSHIP OF WESTAMPTON

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF WESTAMPTON, CONCERNING THE
PREPARATION OF A REDEVELOPMENT PLAN FOR
THE REDEVELOPMENT OF BLOCK 902, LOTS 1, 2 AND 3
IN THE TOWNSHIP OF WESTAMPTON UNDER THE
NEW JERSEY LOCAL REDEVELOPMENT AND
HOUSING LAW (N.J.S.A. 40A:12A-1 *et seq.*)**

RESOLUTION # 89-14

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute an area in need of redevelopment, the Township Committee (the "Township Committee") of the Township of Westampton, by way of resolution adopted May 13, 2014, authorized and directed the Land Development Board of the Township (the "Land Development Board") to conduct a preliminary investigation to determine whether three parcels of land fronting on Hancock Lane in Westampton Township, which properties are identified as Block 902, Lots 1, 2 and 3 (collectively, the "Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condensation Redevelopment Area, as defined by *N.J.S.A. 40A:12A-6*; and

WHEREAS, the Land Redevelopment Board held a public hearing in accordance with the law and upon proper notice, on July 2, 2014 and, by its resolution of July 2, 2014, recommended to the Township Committee that the Study Area be deemed to be a Non-Condensation Redevelopment Area; and

WHEREAS, the Township Committee by its resolution adopted on July 8, 2014 accepted that recommendation and deemed the Study Area to be a Non-Condensation Redevelopment Area; and

WHEREAS, the Township Committee desires to authorize and direct the Township Planner to cause a redevelopment plan to be prepared for presentation to the Land Development Board pursuant to *N.J.S.A. 40A:12A-7*; and

WHEREAS, the Township Committee desires to authorize the Land Development Board to review the redevelopment plan and transmit the proposed plan to the governing body for its adoption upon completion of the Land Development Board's review.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Westampton, New Jersey as follows:

1. The Township Planner is hereby authorized and directed to cause a redevelopment plan to be prepared for the Study Area, including an outline for the planning, development, redevelopment of the Study Area pursuant to *N.J.S.A. 40A:12A-7* and present same to the Land Development Board.

2. The Land Development Board shall transmit a report containing its recommendation concerning the redevelopment plan to the Township Committee. The Land Development Board's report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the Land Development Board deems appropriate.

3. This resolution shall take effect immediately.

I, Donna Ryan, 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 8 day of July, 2011

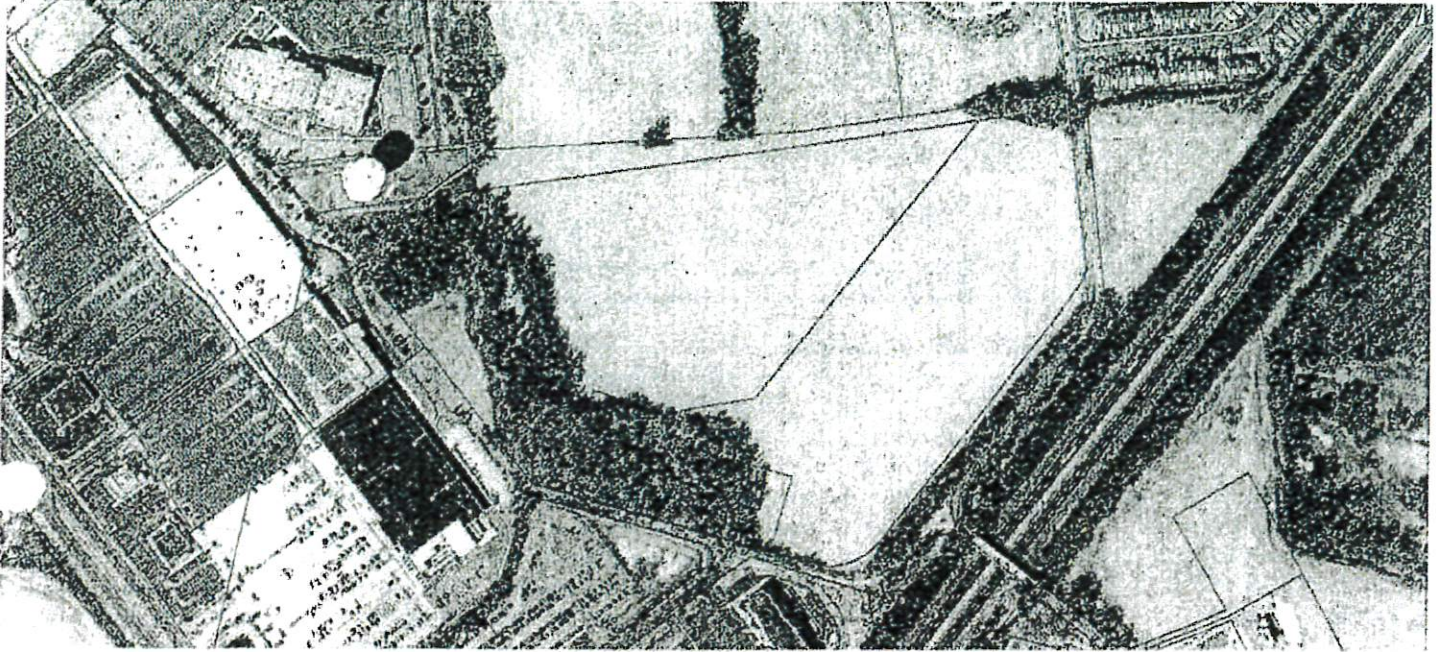
Donna Ryan
Donna Ryan, Clerk

Appendix D

Redevelopment Plan, Block 902, Lots 1, 2 & 3

REDEVELOPMENT PLAN BLOCK 902 LOTS 1, 2 & 3

Westampton Township, Burlington County, New Jersey



Prepared By:




Jennifer Beahm, P.P., A.I.C.P. #5625

The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

*Adopted By LDB
8/6/14*

1.0 Introduction

1.1 Purpose of and Statutory Basis for the Redevelopment Plan

This Redevelopment Plan has been prepared by CME Associates (CME) at the direction of the Township Committee for its review and the review of the Westampton Township Land Development Board. It outlines the planning and redevelopment of Block 902, Lots 1, 2 & 3 ("Plan Area"), which have been designated a "A Non-Condensation Area In Need of Redevelopment," by the Township Committee by resolution dated July 8, 2014.

This report sets forth the Redevelopment Plan, including land uses, bulk and area requirements, and design standards for redevelopment within the Plan Area.

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

- Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
- Proposed land uses and building requirements in the project area;
- An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
- Any significant relationship of the Redevelopment Plans to:
 - The Master Plans of contiguous municipalities;
 - The Master Plan of the County in which the municipality is located, and;
 - The State Development and Redevelopment Plans adopted pursuant to the "State Planning Act".

1.2 Plan Overview

The plan provides for the Plan Area to be redeveloped into approximately 456 mixed market rate and low/moderate income multi-family units. Each building will house approximately 24 units. The Plan also intends to include a dog run and recreation club house for residents.

1.3 Area Boundaries and Locational Context

The Plan Area includes Block 902, Lots 1, 2 & 3. At this time, the Plan Area is vacant and is comprised of 42 acres. Lot 1 consists of approximately 19.2 acres, Lot 2 consists of 1.5 acres and Lot 3 consists of approximately 21.1 acres. The Plan Area has frontage along Hancock Road and is currently used for agricultural purposes. The Plan Area is bordered to the north and east by residential uses, the southeast by the New Jersey Turnpike, and the southwest and west by the Towne Crossing Shopping Center. The entirety of the Plan Area falls within the OR-2, Office Research 2 Zone.

1.4 Historical and Existing Conditions

The majority of the Plan Area has been used for agricultural purposes consisting of only field crops from at least 1931 until the present time. Historically, there was a farmstead including several farm structures located along Schoolhouse Lane from at least 1931 until the early 1990's. There was also a small dwelling in the northeast corner of the Plan Area near what is now the intersection of Bromley Boulevard and Hancock Lane from at least 1931 until the mid 1980's. A sand and gravel pit operation was present along Schoolhouse Lane to the southwest of the farmstead from about 1970 until the early 1980's. The non-agricultural portions are now forested uplands and wetlands.

1.5 Environmental Constraints

A Phase I environmental assessment performed by RJS Environmental LLC identified historical agricultural use as an area of potential environmental concern. RJS did not identify any other recognized environmental conditions associated with the Plan Area that required further investigation. The analytical results for a limited soil investigation indicated that none of the soil samples exhibited any contaminant concentrations that were above the NJDEP Residential Soil Remediation Standards.

The Plan Area is listed under the NJDEP Coastal and Land Use Program due to the submittal of a freshwater wetlands determination in preparation for site development. Wetlands have been identified in the southwest portion of Lot 3.

The NJDEP Open Public Record Act (OPRA) provides reports regarding environmental violations, enforcement actions and inspection reports conducted on various NJEMS sites in the State. The database included information for the various programs such as air, hazardous waste, water quality and water supply with limited information for safe drinking water and water allocation, lab certification, right to know, Toxic Catastrophe Prevention Act, land use, Discharge Prevention Program, solid waste, pesticides, site remediation and radiation. Based upon the review of this database it appears that the properties within the Plan Area have not had any environmental violations over the course of the past five years.

2.0 Redevelopment Plan Vision, Goals, and Objectives

2.1 Plan Vision

The Redevelopment Plan provides for the conversion of vacant properties to economically and socially productive uses, which will contribute to the general welfare of the Township of Westampton via increased tax rates, increased diversity of housing stock, and provision of affordable housing, while respecting environmental constraints.

2.2 Plan Goals & Objectives

The objectives of the Redevelopment Plan are as follows

- Encourage the productive use of Block 902, Lots 1, 2 and 3 to increase the Township's diversity of housing stock and assist the Township in satisfying its affordable housing obligation;
- Create land use requirements specific to the Redevelopment Area that are sensitive to the area surrounding the Plan Area;
- Encourage the redevelopment of the property to increase tax rates within the Township of Westampton;
- Provide infrastructure improvements for the redevelopment area;
- Provide for the activation of underutilized lands which represent a lost opportunity for a valuable contribution to the welfare of the community.
- Utilize to the maximum extent practicable, Smart Growth Planning Principles in the redevelopment of the Plan Area. Such principles include:
 - Master Planning for community rehabilitation and redevelopment;
 - Utilizing high quality design and planning techniques;
 - Providing a range of housing choices and opportunity.
- Institute land use and building controls to promote the redevelopment of the Plan Area while remaining sensitive to the adjacent communities.

3.0 Land Use and Development Standards

3.1 Redevelopment Area Zoning

The purpose of the Redevelopment Area is to provide for the construction of a multi-family residential development that will assist the Township of Westampton in satisfying a portion of its fair share housing obligation.

The Redevelopment Area shall encompass the following properties, all of which are currently located within the OR-2, and which shall hereafter be referred to as the "tract": Block 902, Lots 1, 2 and 3.

- A. Permitted Uses
 - 1. Multi-family attached housing.
 - 2. All uses permitted in the OR-2 Zone.
- B. Conditional Uses (see Section 250-26 for standards)
 - 1. Hotels and motels.
- C. Accessory Uses
 - 1. Accessory uses customarily incidental and subordinate to, and solely for the use of residents and their guests of, multi-family housing developments, including, but not limited to:
 - a. Garages.
 - b. Carports.
 - c. Indoor and outdoor recreational facilities.
 - d. Clubhouses/community centers.
 - e. One-story maintenance buildings up to 1,500 square feet in size.
 - f. Dog runs.
 - g. Monument signs satisfying setback requirements shall be permitted in required landscaped buffers.
 - h. Directional and address signs.
 - 2. Solar energy systems subject to Section 250-22.1.

D. Standards of Development

1. Multi-family attached housing

- a. Gross density: 16 dwelling units/acre.
- b. Maximum number of dwelling units for each development: 475.
- c. Setbacks (principal buildings):
 - (1) From perimeter property lines: 80 feet.
 - (2) Distance between multi-family buildings:

Position	Minimum Distance (Feet)
Front-to-front	60
Rear-to-rear	40
Side-to-side	25
Side-to-back	35

- (3) Multi-family housing building to parking spaces: 15 feet.

- d. Setbacks (garages and carports):
 - (1) From perimeter property line: 25 feet.
 - (2) From multi-family building: 55 feet.
- e. Maximum number of dwelling units per structure: 24, except that any structure where 100% of the units are deed restricted as affordable housing may contain up to 28 dwelling units per structure.
- f. Maximum building height for multi-family structures: 3 stories. To encourage a residential appearance, multi-family structures with peaked roofs are permitted a height of 50 feet.
- g. Maximum height for accessory buildings: 30 feet; however, architectural features, including peaked roofs, cupolas, spires, chimneys and similar features shall be permitted and may increase the overall building height to 35 feet.

- h. Maximum impervious coverage: 65%.
- i. Landscaped buffers:
 - (1) Buffer strips shall be provided along all property lines as set forth in this subsection, except where a watercourse and related regulatory buffer comprise the property boundary line. However, streets and driveways providing access to any development may traverse a buffer strip. A pipeline or other utility easement and storm water management structures or facilities of any kind whatsoever may be located within a required buffer area.
 - (2) Minimum buffer to all property lines: 25 feet, provided that the Land Development Board may consider a narrower buffer of up to 20% of the entire perimeter, provided that enhanced landscaping is proposed in the reduced buffer.
 - (3) A twenty-foot portion of a required buffer shall be comprised of a visual barrier of evergreen plantings set in a double row, staggered and spaced to accomplish this purpose or, at the developer's option, landscaped with a mixture of evergreen and deciduous plantings designed to accomplish this goal. Evergreen trees shall be six feet high at the time of initial planting.
- j. Parking spaces:
 - (1) The minimum number of parking spaces shall be determined by the standards for garden apartments contained in the Residential Site Improvement Standards (NJAC 5:21).
 - (2) Garages or carports shall be counted as 1 parking space.
 - (3) Up to 15% of the total number of required parking spaces may be designated as banked parking to be built at a later date if

required by the Township. All engineering or design details required to permit the construction of the banked parking spaces shall be submitted with any application for preliminary site plan approval. Approval of some, or all, of the requested banked parking shall be at the discretion of the Land Development Board.

k. Affordable dwelling units:

- (1) All multi-family attached housing approved according to the redevelopment area requirements shall be classified as inclusionary housing developments.
- (2) Each inclusionary housing development shall contain a minimum of 28 units of low- and moderate-income housing as defined by the Council on Affordable Housing (COAH).
- (3) All of the affordable units shall satisfy all of the COAH rules and regulations related to rental housing including, but not limited to, income split, bedroom mix, affordability controls and marketing.
- (4) At the applicant's discretion, the required affordable units may be dispersed throughout the inclusionary development or may be concentrated in one or two buildings.
- (5) The required affordable units shall not cause the permitted number of residential units or the permitted residual density to be exceeded in any inclusionary residential development.
- (6) The required affordable units shall be subject to a deed restriction maintaining the units as affordable and satisfying all COAH rules and regulations pertaining to deed restrictions.

2. Non-Residential Permitted Uses

a. Area, yard and bulk requirements

- (1) All area, yard and bulk requirements for permitted non-residential uses shall be the same as the standards for the OR-2 Zone.
 - (2) For hotels and motels, see Section 250 26.J.
- b. Landscaped buffers: Landscaped buffers shall be provided in conformance with the requirements in Section 250-17.F.
- c. Parking and loading requirements:
- (1) One (1) space per 250 square feet of gross floor area for all non-residential permitted uses except for restaurants, hotels and motels.
 - (2) One (1) space per three (3) seats for restaurants.
 - (3) For hotels and motels, see Section 250-26.J.
 - (4) See Section 250-22Q for additional parking requirements.
 - (5) See Section 250-22R for off-street loading requirements.

3. Temporary Signs

Signs shall conform to the requirements of Section 250.25, except that developments of 200 or more apartments shall be permitted two (2) marketing, rental or leasing signs for a maximum of 75 square feet and a height of 10 feet for each sign. Such signs shall be removed within sixty (60) days from the date of issue of the certificate of occupancy for the final apartment unit.

4.0 Plan Consistency Review

As required by the Redevelopment and Housing Law, this section describes the consistency between the Redevelopment Plan and Westampton's Master Plan and how the provisions herein are designed to effectuate the Master Plan. It also describes the relationship of the Redevelopment Plan to the New Jersey Development and Redevelopment Plan.

4.1 Westampton Township Master Plan

A Visioning Statement for the Township of Westampton was prepared in 2009 which lays out the Township's goals, objectives, and vision for Westampton in the next 20 years. The following goals of Westampton's Vision Plan align with the Redevelopment Plan:

1. Promote a balance between potential future development and quality of life of residents
2. Provide quality-housing choices within the community to satisfy existing residents and welcome new neighbors.

The Redevelopment Plan will provide quality housing choices for Westampton and maintain a balance of quality of life.

4.2 New Jersey Development and Redevelopment Plan

The Redevelopment Area is located in the Suburban Planning Area (PA-2). In the Suburban Planning Area, the State Plan's intention is to provide for much of the state's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.

The Redevelopment Plan is consistent with the State Plan's intentions for the PA-2. This plan promotes future development and protects the character of existing stable communities.

5.0 Redevelopment Plan Actions

5.1 Outline of Proposed Actions

The construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan may include the clearance of obsolete or underutilized accessory structures; provisions for infrastructure necessary to service and support new development; and vacation of easements as may be necessary for redevelopment.

Once a redeveloper is selected the redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

- **Properties to be Acquired**

No acquisition of privately-owned property within the Plan Area will be necessary to effectuate the Redevelopment Plan.

- **Relocation**

No displacement or relocation of any residents or businesses within the Plan Area will be necessary to effectuate the Redevelopment Plan.

- **Infrastructure**

In addition to the new development described in the foregoing chapters, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation; and (3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

5.2 Other Actions

The Redevelopment Agreement between the Township and the redeveloper will contain the terms, conditions, specifications and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to the redeveloper's obligation to provide the infrastructure and

improvements required for the project, which may include, but shall not be limited to, the provision of water, sewer and stormwater service as well as sidewalks, curbs, streetscape improvements, street lighting, and on- and off-site traffic controls and roadway improvements required as a result of the project.

6.0 General Provisions

6.1 Amendment to Zoning Map and Development Regulations

The Zoning Map referenced in Chapter 250-9 of the Development Regulations of the Township of Westampton is hereby amended to reference this Redevelopment Plan. Additionally, the listing of zoning districts in Chapter 250-8 of the Development Regulations is hereby amended to include a reference to this Redevelopment Plan and Plan Area.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan shall supersede the Development Regulations of the Township of Westampton. In all other instances, the Development Regulations of the Township of Westampton shall remain in full force and effect.

6.2 Definitions

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with "Word Usage and Definitions" section in the Township's Zoning Regulations set forth in Chapter 250-5.

6.3 Adverse Influences

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

6.4 Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the Township Committee, or the

redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

6.5 Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Committee.

6.5.1 Completion of Redevelopment

Upon the inspection and verification by the Township of Westampton that the redevelopment within the Plan Area has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

6.5.2 Severability

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

7.0 Other Provisions

In accordance with N.J.S.A. 40A:12A-1 et seq., known as the Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.

- The Redevelopment Plan lays out the proposed land uses and building requirements for the Plan Area.
- The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.
- The Redevelopment Plan is substantially consistent with the Master Plan for the Township of Westampton. The Plan also complies with the goals and objectives of the Burlington County Master Plan and the New Jersey State Development and Redevelopment Plan.

8.0 Procedure for Amending the Approved Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. An escrow deposit of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from Westampton Township. The Township Committee, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.

Appendix E

Westampton Township Land Development Board Resolution #16-2014

TOWNSHIP OF WESTAMPTON LAND DEVELOPMENT BOARD

RESOLUTION #16-2014

RESOLUTION RECOMMENDING THE ADOPTION OF A REDEVELOPMENT PLAN FOR
BLOCK 902, LOTS 1, 2 AND 3, WHICH HAS BEEN DESIGNATED AS A
NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, by Resolution of the Township Committee of the Township of Westampton ("Township Committee") entered on May 13, 2014 the Township of Westampton Land Development Board ("Board") was directed to conduct a preliminary investigation to determine if three parcels of land located off of Hancock Lane in the Township of Westampton, known as Block 902, Lots 1, 2 and 3 (collectively, the "Study Area") constitute a non-condemnation area in need of redevelopment under the Local Housing and Redevelopment Law ("LRHL"), *N.J.S.A. 40A:12A-1 et seq.*

WHEREAS, a public hearing was held before the Board on July 2, 2014 to conduct a preliminary investigation into whether the Study Area constitutes a non-condemnation area in need of redevelopment; and the Board voted to recommend to the Township Committee that Block 902, Lots 1, 2 and 3 be designated as a Non-Condensation Area in Need of Redevelopment, as memorialized by Resolution 15-14, which is incorporated herein in its entirety.

WHEREAS, on July 8, 2014 the Township Committee considered the Board's recommendation at its regularly-scheduled meeting, and voted to designate the Study Area as a Non-Condensation Redevelopment Area under the LRHL, as memorialized in Resolution 88-14, which is incorporated herein in its entirety. The Clerk of the Township then transmitted a copy of the Resolution to the Commissioner of the Department of Community Affairs for review, and provided notice of the Committee's determination to those entitled to it.

WHEREAS, Jennifer Beahm, P.P., A.I.C.P. of CME Associates then prepared a Proposed Redevelopment Plan for the Board to review and provide its recommendations on the Plan pursuant to *N.J.S.A. 40A:12A-7*; and the Board has received and given due consideration to the Plan.

WHEREAS, the Board considered the Proposed Redevelopment Plan at its public meeting on August 5, 2014.

WHEREAS, the Board heard evidence in connection with the Proposed Redevelopment Plan.

WHEREAS, the Land Development Board provided the general public with an opportunity to comment on the Redevelopment Plan.

WHEREAS, the Board finds that the Proposed Redevelopment Plan promotes the general welfare by encouraging a variety of residential uses in the Township of Westampton "in order to meet the needs of all New Jersey citizens" as stated in *N.J.S.A. 40:55D-2(g)*, and proposes a type of design and layout which is appropriate and well-suited to the particular site as provided in *N.J.S.A. 40:55D-2(k)*.

WHEREAS, the Proposed Redevelopment Plan contemplates the construction of a substantial number of affordable housing units in the Township of Westampton which will provide housing opportunities for low- and moderate-income individuals.

WHEREAS, "[e]very municipality has a constitutional obligation to provide a reasonable opportunity for a variety and choice of housing, including low and moderate cost housing to meet the needs, desires and resources of all categories of people who may desire to live within its boundaries." Southern Burlington County N.A.A.C.P. v. Mount Laurel Tp., 67 N.J. 151, 179 (1975). The LRHL also provides that "[a] redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c. 222 (C.52:27D-301 et al.) and the housing element of the municipal master plan." *N.J.S.A. 40A:12A-7(b)*.

WHEREAS, this Plan proposes to redevelop the property into approximately 456 multi-family units together with a dog run and a recreational club house for residents.

WHEREAS, the Board finds that all the provisions of the Proposed Redevelopment Plan are either substantially consistent with the municipal master plan or designed to effectuate the master plan, for the reasons set forth in the Proposed Redevelopment Plan, which is incorporated herein in its entirety. In particular, the 2009 Visioning Statement for the Township of Westampton lists as a goal to "Provide quality housing choices within the community to satisfy existing residents and welcome new neighbors."

WHEREAS, the Board finds that the Proposed Redevelopment Plan articulates its relationship to definite local objectives as to appropriate land uses and complies with all other requirements of N.J.S.A. 40A:12A-7.

NOW THEREFORE, BE IT RESOLVED, that the Land Development Board of the Township of Westampton hereby **RECOMMENDS** to the Township Committee of the Township of Westampton that the Proposed Redevelopment Plan be adopted pursuant to the Local Housing and Redevelopment Law, *N.J.S.A. 40A:12A-1 et seq.*

BE IT FURTHER RESOLVED, that the Chairman and Secretary of the Land Development Board are hereby authorized to affix signatures to this Resolution memorializing the vote regarding this recommendation, and the Secretary is authorized to advertise the action taken by way of this Resolution in the Township's official newspaper and furthermore, to send certified copies of this Resolution to the Township Committee.

**TOWNSHIP OF WESTAMPTON LAND
DEVELOPMENT BOARD**

BY :

Ron Applegate, Chairman
Township of Westampton Land
Development Board

Date signed: August 5, 2014

Witnessed by:

Marion Karp, Secretary
Township of Westampton Land
Development Board

Appendix F

Westampton Township Committee Ordinance No. 9-2014

TOWNSHIP OF WESTAMPTON

ORDINANCE OF THE TOWNSHIP OF WESTAMPTON ADOPTING A REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 FOR BLOCK 902, LOTS 1, 2 AND 3

ORDINANCE NO. 9-2014

WHEREAS, on May 13, 2014 the Township Committee adopted Resolution No. 61-14 which designated a certain delineated area, commonly known as Block 902, Lots 1, 2 and 3 (the "Redevelopment Area") as a Non-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, on July 8, 2014, the Township Committee directed the Land Development Board to cause a redevelopment plan to be prepared for the Redevelopment Area, including an outline for the planning, development, redevelopment or rehabilitation of the Redevelopment Area pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, the Land Development Board has prepared a proposed redevelopment plan ("Redevelopment Plan"), incorporated in full herein by reference, for the Redevelopment Area and by motion at the Land Development Board's August 6, 2014 meeting, has transmitted it to the Township Committee, finding that all the provisions of the Redevelopment Plan are either substantially consistent with the municipal master plan and the 2009 Visioning Statement, or designed to effectuate the master plan and 2009 Visioning Statement, and recommending that it be adopted; and

WHEREAS, the Redevelopment Plan includes an outline for the planning, development, and redevelopment of the Redevelopment Area sufficient to indicate:

(1) its relationship to definite local objectives as to appropriate lands uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;

(2) proposed land uses and building requirements in the Redevelopment Area;

(3) there is no need for temporary or permanent relocation of residents in the Redevelopment Area;

(4) there is no property within the Redevelopment Area which is proposed to be acquired;

(5) any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan;

(6) no affordable housing units are to be removed as a result of implementation of the Redevelopment Plan;

(7) inclusion of affordable housing in accordance with the "Fair Housing Act" and the housing element of the municipal master plan;

(8) the relationship between the Redevelopment Plan and pertinent municipal development regulations.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Westampton that the Redevelopment Plan for Block 902, Lots 1, 2 and 3 is hereby approved; and

BE IT FURTHER ORDAINED that the Redevelopment Plan shall supersede any provision of the Westampton Township Zoning Ordinance and that the zoning district map included in the Township Zoning Ordinance is hereby amended to indicate the Redevelopment Area and incorporate the Proposed Redevelopment Plan; and

BE IT FURTHER ORDAINED that the Township Clerk forward a true copy of the adopted ordinance to the Burlington County Planning Board pursuant to N.J.S.A. 40:55D-16 and publish notice of this ordinance in accordance with N.J.S.A. 40:49-2.d.

I, Donna Ryan, Clerk of the Township of Westampton, hereby certify that the above is a true copy of an ordinance adopted by the Township Committee on the 9 day of Sept 2014

Donna Ryan
Donna Ryan, Clerk

Appendix G

Westampton Township Committee Resolution No. 106-14

TOWNSHIP OF WESTAMPTON
RESOLUTION NO. 106-14

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF WESTAMPTON AUTHORIZING THE EXECUTION
OF A REDEVELOPMENT AGREEMENT WITH WOODMONT PROPERTIES LLC

WHEREAS, New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., establishes that the Governing Body for a municipality may act as the redevelopment authority; and

WHEREAS, the Township Committee for the Township of Westampton, acting as the Township's redevelopment authority, by virtue of Ordinance No. 9-14, adopted a redevelopment plan designating Block 902, Lots 1, 2 & 3 as a non-condemnation area in need of redevelopment; and

WHEREAS, the Township Committee for the Township of Westampton is authorized to undertake redevelopment projects, and in furtherance thereof implemented the above-referenced redevelopment plan by way of Ordinance 9-14; and

WHEREAS, on September 9, 2014, the Township Committee for the Township of Westampton adopted Resolution No. 64-2014, designating Woodmont Properties LLC as the redeveloper for Block 902, Lots 1, 2 & 3 for the property and project; and

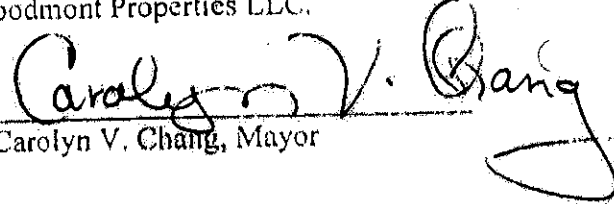
WHEREAS, the Township Committee for the Township of Westampton previously authorized the Solicitor to negotiate a redeveloper agreement, and an agreement has been negotiated and reviewed by the Committee, acting as the redevelopment authority;

NOW THEREFORE, BE IT RESOLVED by the Township Committee for the Township of Westampton as follows:

1. The Mayor, Township Administrator and Township Clerk are hereby authorized and directed to execute the redeveloper agreement with Woodmont Properties LLC on behalf of the Township of Westampton as attached hereto as Exhibit A, acting as the Township's redevelopment authority and subject to final review and approval by the Township Solicitor.
2. The Mayor, Township Administrator and Township Clerk are authorized and directed to take any and all steps as necessary to carry out the execution of the redevelopment agreement with Woodmont Properties LLC.



Donna Ryan, Township Administrator



Carolyn V. Chang, Mayor

Dated: October 14, 2014

Appendix H

Westampton Township Committee Resolution No. 46-19

TOWNSHIP OF WESTAMPTON

RESOLUTION DIRECTING THE TOWNSHIP OF WESTAMPTON LAND
DEVELOPMENT BOARD TO AMEND THE REDEVELOPMENT PLAN FOR BLOCK
902 LOTS 1,2 AND 3

RESOLUTION NO. 46-19

WHEREAS, Hovbros Burlington, LLC (the "Owner") was the owner of that certain property designated as Block 902 Lots 1, 2 and 3 on the tax maps of the Township of Westampton (the "Property"); and

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et seq. (the "LRHL"), the Township Committee of the Township of Westampton (the "Township") designated the Property as Non-Condernation Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, pursuant to Ordinance No. 9-2014, the Township adopted a Redevelopment Plan governing the redevelopment of the Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, on September 9, 2014, the Township adopted Resolution 98-14 which designated Woodmont Properties, LLC (the "Redeveloper") as redeveloper of the Property and subsequently engaged in negotiations for the redevelopment of the Property into multi-family housing rentals and related improvements (the "Redevelopment Project") which culminated with the execution of a Redevelopment Agreement dated November 20, 2014 between the Township and the Redeveloper (the "Redeveloper Agreement"); and

WHEREAS, the Township discovered that the mortgagee of the Property commenced foreclosure proceedings which ultimately resulted in a sheriff's sale of the Property; and

WHEREAS, given the fact that the Redeveloper failed to purchase and redevelop Property in accordance with the Redeveloper Agreement, and the Property has been lost in a foreclosure proceeding, the Township determined that the Redeveloper was in default of its obligations under the Redeveloper Agreement and terminated the Redeveloper Agreement pursuant to Resolution 141-18; and

WHEREAS, based upon changed circumstances, the Township Committee believes that it has become necessary to amend the Redevelopment Plan to provide for the redevelopment of the Redevelopment Area consistent with land uses the Committee believes are most desirable and beneficial to the Township; and

WHEREAS, the Township Committee desires to direct the Land Development Board to commence a process for the amendment of the existing Redevelopment Plan, in accordance with the LRHL, to consider land uses consistent with industrial

development and to transmit the proposed Redevelopment Plan to the Township Committee for its consideration.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee that:

1. The Land Development Board is hereby authorized and directed to commence a process for the amendment of the existing Redevelopment Plan, in accordance with the LRHL, to consider land uses consistent with industrial development and to transmit an amended Redevelopment Plan and Report to the Township Committee in accordance with the LRHL.
2. The Land Development Board's Report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Land Development Board deems appropriate.

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 5th day of March 20 19

Marion Karp
Marion Karp, Clerk

Appendix I

MODIV Tax Assessment Information, Block 902, Lots 1, 2, 3

New Search **Assessment Postcard** **Property Card**

Block: 902 Prop Loc: HANCOCK LANE
 Lot: 1 District: 0337 WESTAMPTON
 Qual: QFARM Class: 3B

Owner: HOVBROS BURLINGTON, LLC % COBA
 Street: 70 GRAY ROAD
 City State: WEST FALMOUTH ME 04105

Square Ft: 0
 Year Built: 0000
 Style: VL

Prior Block: 20 Acct Num:
 Prior Lot: 1 Mtg Acct:
 Prior Qual: QFARM Bank Code: 0
 Updated: 08/06/18 Tax Codes:
 Zone: OR-2 Map Page: 9

Additional Information

Addl Lots:
 Land Desc: 19.20AC
 Bldg Desc:
 Class4Cd: 0
 Acreage: 19.2

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 402.56 / 0.00

Sale Date: 07/09/04 Book: 6188 Page: 1

Sale Information
 Price: 2524620 NU#: 26

Sr1a Date Book Page Price NU# Ratio Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2019</u>	HOVBROS BURLINGTON, LLC % COBA 70 GRAY ROAD WEST FALMOUTH ME 04105	16900 0 16900	0	16900	3B
<u>2018</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
<u>2017</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
<u>2016</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
<u>2015</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
<u>2014</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
<u>2013</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
<u>2012</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B

*Click on Underlined Year for Tax List Page

New Search **Assessment Postcard** **Property Card**

Block: 902	Prop Loc: HANCOCK LANE	Owner: HOVBROS BURLINGTON, LLC % COBA	Square Ft: 0
Lot: 2	District: 0337 WESTAMPTON	Street: 70 GRAY ROAD	Year Built: 0000
Qual:	Class: 3B	City State: WEST FALMOUTH ME 04105	Style: VL
Additional Information			
Prior Block:	Acct Num:	Addl Lots:	EPL Code: 0 0 0
Prior Lot:	Mtg Acct:	Land Desc: 1.5AC	Statute:
Prior Qual:	Bank Code: 0	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 08/06/18	Tax Codes:	Class4Cd: 0	Desc:
Zone: OR-2	Map Page: 9	Acreeage: 1.5	Taxes: 402.56 / 0.00

Sale Date: 07/09/04	Book: 6188 Page: 1	Price: 2524620	NU#: 26
Sr1a	Date	Book	Page
			Price
			NU#
			Ratio
			Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2019</u>	HOVBROS BURLINGTON, LLC % COBA 70 GRAY ROAD WEST FALMOUTH ME 04105	16900 0 16900	0	16900	3B
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<u>2016</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
2015	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
2014	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
2013	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
2012	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B

*Click on Underlined Year for Tax List Page

[New Search](#) | [Assessment Postcard](#) | [Property Card](#)

Block: 902	Prop Loc: HANCOCK LANE	Owner: HOVBROS BURLINGTON, LLC % COBA	Square Ft: 0
Lot: 3	District: 0337 WESTAMPTON	Street: 70 GRAY ROAD	Year Built: 0000
Qual: QFARM	Class: 3B	City State: WEST FALMOUTH ME 04105	Style: VL
Additional Information			
Prior Block: 20	Acct Num:	Add Lots:	EPL Code: 0 0 0
Prior Lot: 1A	Mtg Acct:	Land Desc: 21.0972	Statute:
Prior Qual: QFARM	Bank Code: 0	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 08/06/18	Tax Codes:	Class4Cd: 0	Desc:
Zone: OR-2	Map Page: 9	Acreeage: 21.972	Taxes: 402.56 / 0.00

Sale Date: 07/09/04 Book: 6188 Page: 1 Price: 2524620 NU#: 25

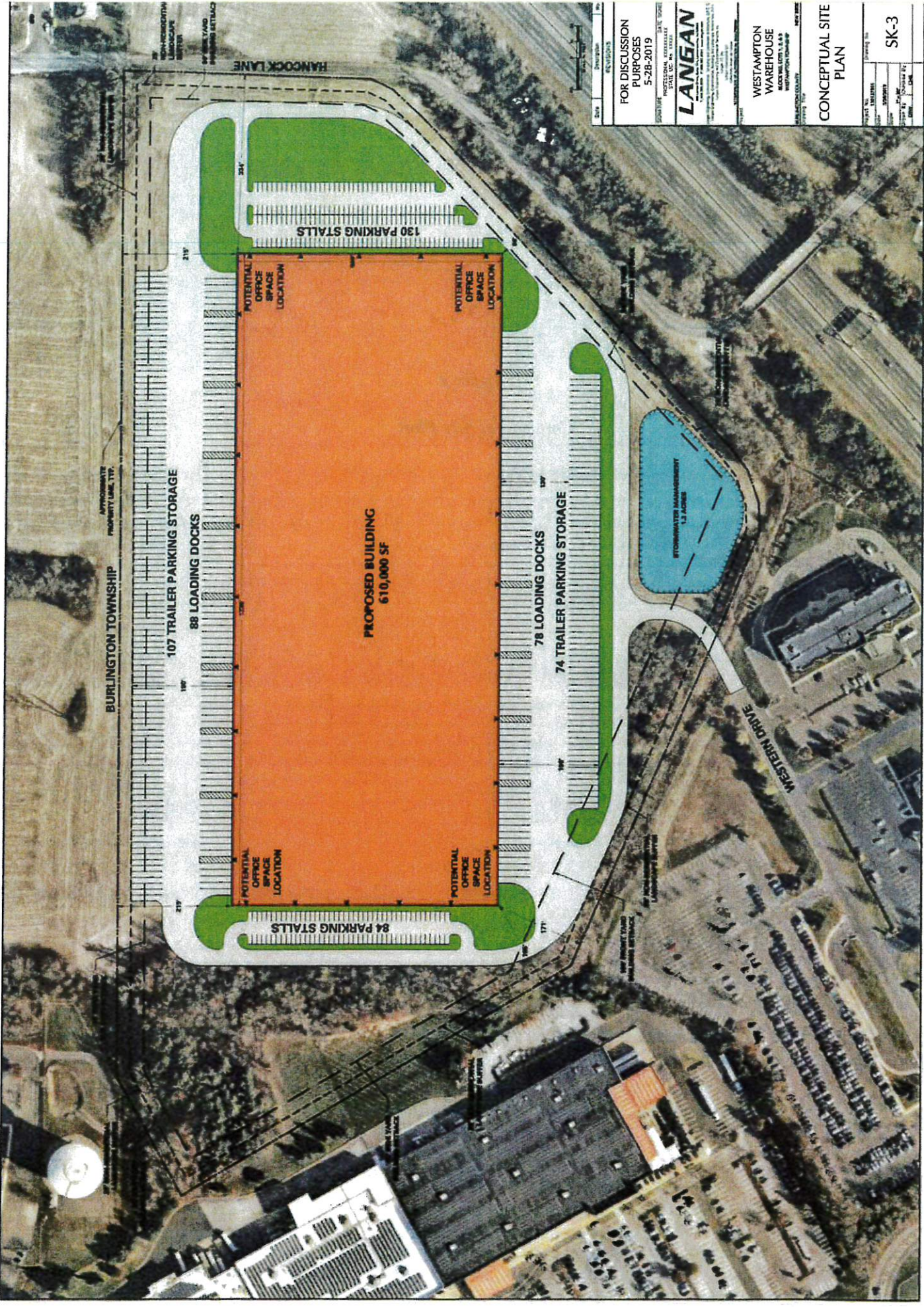
State Date Book Page Price Price NU# Ratio City Tax

TAX LIST-HHTC *

Year	Owner Information	Land/Imp/Ex	Exemption	Assessed	Property Class
<u>2019</u>	HOVBROS BURLINGTON, LLC % COBA 70 GRAY ROAD WEST FALMOUTH ME 04105	16900 0 16900	0	16900	3B
<u>2018</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
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<u>2013</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B
<u>2012</u>	HOVBROS BURLINGTON, LLC 900 BIRCHFIELD DR MT LAUREL, NJ 08054	16900 0 16900	0	16900	3B

*Click on Underlined Year for Tax List Page

Appendix J
Conceptual Site Plan



DATE	DESCRIPTION	BY

FOR DISCUSSION PURPOSES
5-28-2019

STATE OF NEW JERSEY
PROFESSIONAL ENGINEER
STATE LIC. NO. 13333

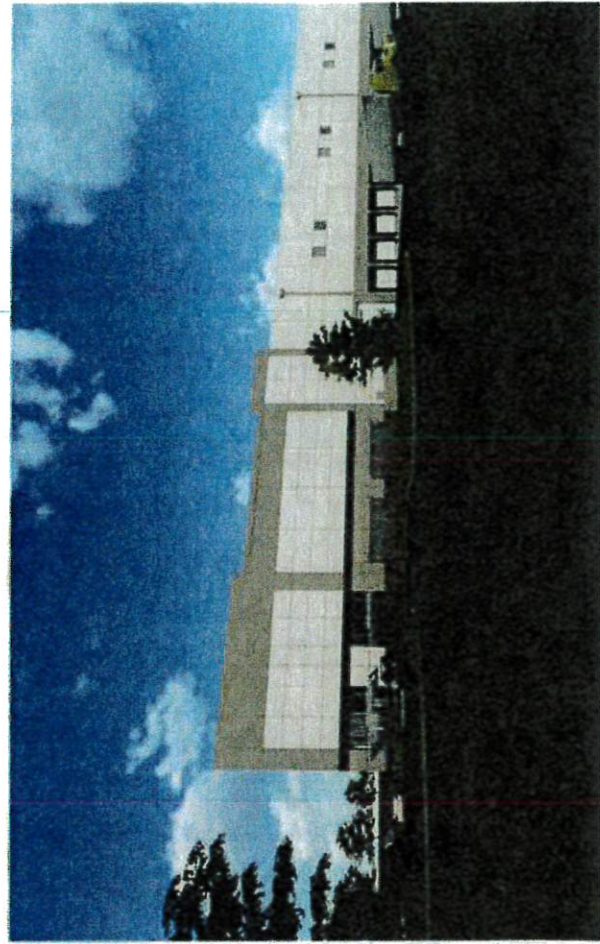
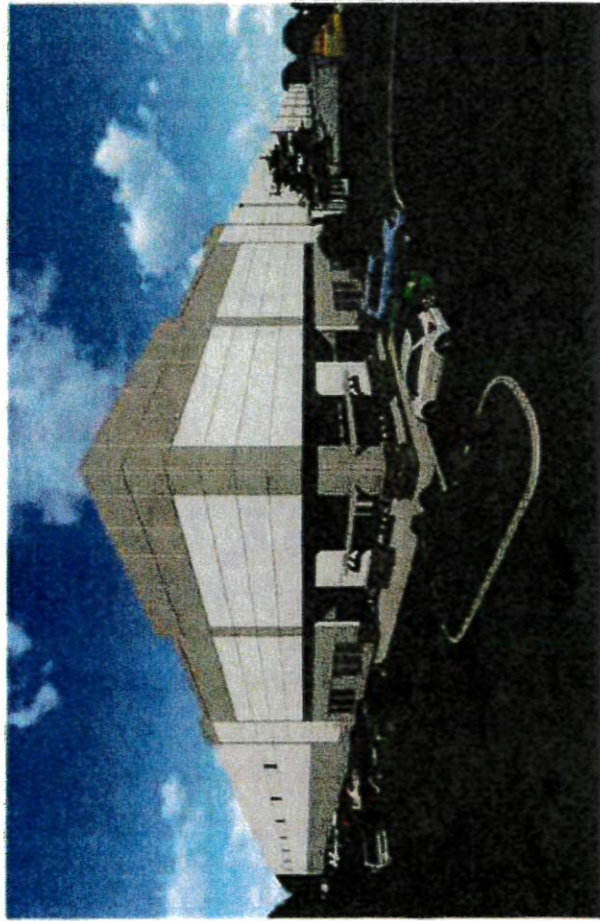
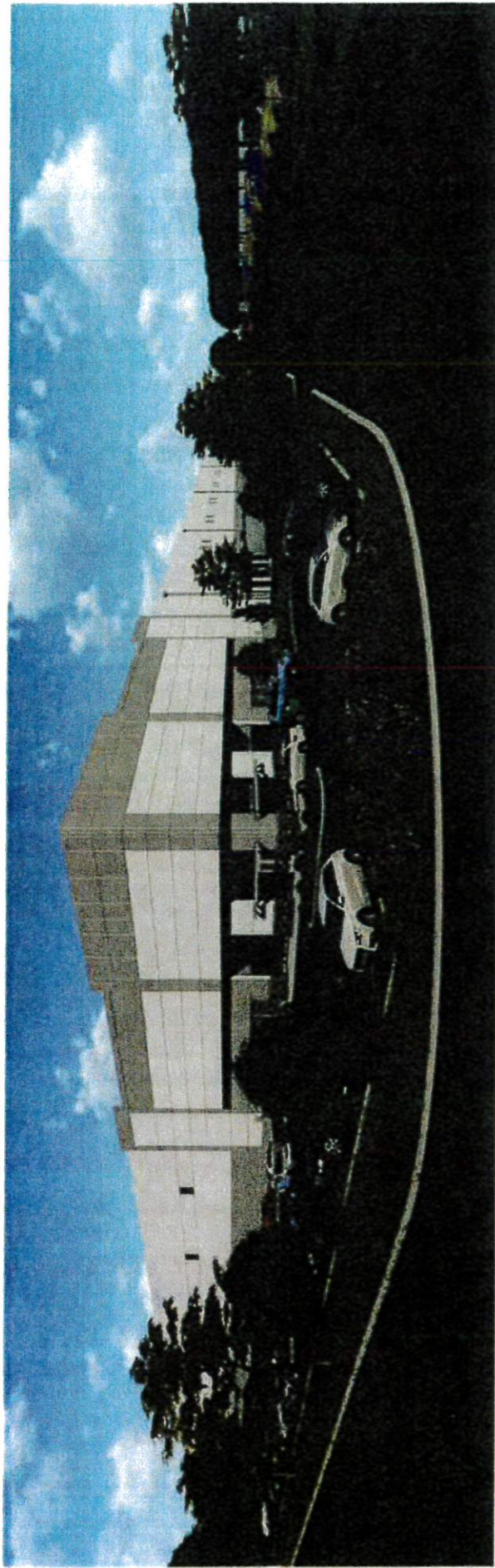
LANGAN
LANGAN ENGINEERING & ARCHITECTURE, P.C.
1000 WESTAMPTON ROAD, SUITE 200
WESTAMPTON, NJ 08063
TEL: 609-398-8800
WWW.LANGAN-PA.COM

WESTAMPTON WAREHOUSE
WAREHOUSE LOTS 1, 2 & 3
WESTAMPTON TOWNSHIP

CONCEPTUAL SITE PLAN

Project No. 19-0001
Drawing No. SK-3

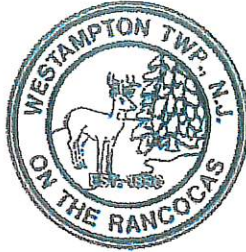
Appendix K
Sample Building Renderings



MRP INDUSTRIAL

BUILDING RENDERINGS
WESTAMPTON LOGISTICS CENTER
50 WESTERN DRIVE
WESTAMPTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

WARE MALCOMB
S:\M\MS\SD
05/17/2010
SD5.0
SHEET



Township Of Westampton

SITE PLAN REVIEW APPLICATION

SUBDIVISION APPLICATION

MINOR MAJOR

PRELIMINARY FINAL

CONSOLIDATED

DATE FILED 5/15/19
(for office use only)

BLOCK 203 LOT B49

1. GENERAL INFORMATION

A. Applicant Name DOLAN CONTRACTORS, INC.

Address 94 STEMMERS LANE, WESTAMPTON

Telephone Number 609-871-6200

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.

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

Purchaser under contract

Owner

Lessee

Other (specify)

SEE ATTACHED

Attorney MR. RUSS WHITMAN, ESQ.

Address 44 EAST WATER STREET, TOMS RIVER, NJ

Telephone Number 732-341-0010

D. Engineer/Surveyor: BERNIE WOTKOWIAK, PE
Address 94 STEMMERS LANE, WESTAMPTON, NJ
Telephone Number 609-871-6200

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 597 RANCOAS ROAD
- B. The location of the property is approximately 1,000 feet from the intersection of BEVERLY RANCOAS RD. and SPRINGSIDE RD.
- C. Existing use of the property AGRICULTURAL
Proposed use of property OFFICE / WAREHOUSE
- D. Zone in which property is located BUSINESS-1 B-1
- E. Acreage of property 17.82
- 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) N/A
- I. Are there deed restrictions that apply or are contemplated? N/A
(if yes, please attach a copy to application)

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

- J. Number of lots proposed 1 KNOWN AS LOT 8
- K. Was the property subject to a prior subdivision? Yes No N/A
(If so, list dates of prior subdivisions and attach resolutions)
- L. Number of lots created on tract prior to this application 2 EXISTING

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

N/A

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

COUNTY DRIVEWAY, REALIGNMENT
OF PRIVATE ROAD STEMMERS LANE,
ELECTRIC AND GAS, WATER AND
SEWER AND TELEPHONE.

O. List maps and other exhibits accompanying this application:

PLEASE SEE ATTACHED LIST

3. INFORMATION REGARDING THE APPLICATION

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

SEE ATTACHED LIST.

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.*

JAM

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

PLEASE SEE ATTACHED LIST.

5. AUTHORIZATION AND VERIFICATION

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

P. W. [Signature]
Signature of Applicant

5/15/19
Date

Michael J. Dolan
Signature of Owner

5/15/19
Date

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

*NOTE - NOTIFICATION / PUBLICATION PROOFS
ARE SENT SEPARATELY*

VJW

List of Maps and Other Exhibits Accompanying Application.

Block 203, Lots 8 & 9.

COPIES	DATE	NO	DESCRIPTION
12	5/13/2019	CS	Cover Sheet
12	5/13/2019	C1	Existing Conditions and Demolition Plan
12	5/13/2019	C2	Site Layout Plan
12	5/13/2019	C3	Grading and Drainage Plan
12	5/13/2019	C4	Utility Plan
12	5/13/2019	C5	Lighting and Landscaping Plan
12	5/13/2019	C6	Site Details
12	5/13/2019	C7	Site Details
12	5/13/2019	SE1	Soil Erosion and Sediment Control Plan
12	5/13/2019	SE2	Soil Erosion Notes and Details
8	5/15/2019		Drainage Calculations
12			Notices
12			Escrow
1			Fee \$
12			List of variances and Waivers

Dolan Contractors, Inc.

Block 203, Lots 8 & 9.

PROPOSED WAIVERS OR VARIANCES

1. A waiver is requested from the requirements of Section 215.19.A(5) that the sidewalks be installed along the frontage to allow no sidewalks, which is consistent with the rest of the Rancocas Park industrial development and Beverly-Rancocas Road.
2. A waiver is requested from the requirements of Section 250-22.Q(6)(a+b) that two thirds of all parking for office use be non employee and 10' wide and separated in order to permit all car parking spaces to be 9.5' wide as shown on plan. Due to the low quantity of actual non employee vehicles for the proposed use, this has been commonly approved by the board.
3. A variance is requested from the requirements of Section 250-15.D that the maximum impervious coverage be 55% to allow for an increase to 61%. The adjacent industrial zone does allow 80% impervious coverage. Most similar uses in the adjacent business parks are over 60% with a maximum at 77%.
4. A variance is requested from the requirements of Section 250-15.D that the minimum front yard setback be 75' to allow for a setback of 63'. The encroachment into this setback is for a corner of the building due to the irregularly shaped lot and encompasses a small area of 720sf.
5. A variance is requested from the requirements of Section 250-15.A.E.(1) requiring buildings used for flex space or office/service center, light industrial and warehousing to be located at least 250 feet from the right-of-way of Rancocas Road to allow the eastern building corner to be approximately 145 feet from the right-of-way. Due to the irregularly shaped lot, the western building corner is 433' feet from the right-of-way. This provides a larger average distance of 289 feet set back from the Rancocas Road right-of-way.
6. A variance is requested from the requirements of Section 250-15.D that the maximum building height be 35 feet to allow for a maximum building height of 45 feet. The adjacent industrial zone does allow 45 feet building height.
7. A variance is requested from the requirements of Section 250-15.G.(1) that the front, side and rear yard screen and buffers be 25 feet wide to allow for a reduced buffer in front of the building by approximately 13' for a distance of approximately 80 feet. Also in the rear yard there is a reduction in the buffer to 15 from the required 25 feet for a distance of 650'. Additional screening and buffering will be added to the overall site to compensate for the reduced buffer depth.

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD
NOTICE OF HEARING TO PROPERTY OWNERS

To Whom It May Concern:

In compliance with the Subdivision/Site Plan/Zoning Ordinance of the Township of Westampton, New Jersey, notice is hereby given to you that we, Dolan Contractors, Inc. have applied for Preliminary and Final Site Plan Approval for a minor consolidation subdivision and the construction of an office/warehouse/distribution facility and associated site improvements in Westampton Township on a portion of a lot which consists of approximately 17.82 acres of land located in the Business 1 (B-1) Zone, and identified as Lots 8 & 9, Block 203. The property is located at the intersection of Stemmers Lane and Beverly Rancocas Road.

The proposed improvements involve the construction of a 254,134 sf, 45' tall, office/warehouse facility similar to other existing facilities in Rancocas Park. Other improvements include 196 car parking spaces, a new driveway off Beverly Rancocas Road, truck loading area along with related loading dock doors, trailer parking, landscaping, lighting, fence, drainage, utilities and other improvements.

Requested variances are: Section 250-15.D - impervious coverage allowed is 55% and proposed is 61%, Section 250-15.D - building height allowed is 35' and proposed is 45' comparable to other facilities in the park, Section 250-15.A.E.(1) The Beverly Rancocas Road R.O.W. setback required is at least 250' and proposed is 145' minimum, with an average of 289' due to the irregularly shaped lot, Section 250-15.D - building setback allowed is 75' and proposed is 63' for a corner encroachment due to the irregularly shaped lot, Section 250-15.G.(1) screening and buffering required is 25' and some areas of the site are proposed at 15'. The applicant will seek any additional variances deemed necessary by the Board.

Requested waivers are: Section 215.19.A(5) that sidewalks be installed along the site frontage to allow for no sidewalks as is comparable to adjacent business sites; and from the requirements of Section 250-22.Q(6)(a + b) related to the number of required non-employee parking spaces and the width, length, and separation of parking spaces in order to permit all car parking spaces to be 9.5 feet wide. The applicant will seek any other waivers deemed necessary by the board.

This application shall be heard at the regular meeting of the Westampton Township Land Development Board on June 5, 2019 at 7:00 p.m. in the Westampton Township Municipal Building, 710 Rancocas Road, Westampton, New Jersey.

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

Date: 5/9/19

Dolan Contractors, Inc.

Bernie Wojtkowiak



WESTAMPTON TOWNSHIP
LAND DEVELOPMENT BOARD
NOTICE OF HEARING FOR PUBLICATION

PLEASE TAKE NOTICE THAT Dolan Contractors, Inc. has applied for Preliminary and Final Site Plan Approval for a minor consolidation subdivision and the construction of an office/warehouse/distribution facility and associated site improvements in Westampton Township on a lot which consists of approximately 17.82 acres of land located in the Business 1 (B-1) Zone, and identified as Lots 8 & 9, Block 203. The property is located at the intersection of Stemmers Lane and Beverly Rancocas Road.

The proposed improvements involve the construction of a 254,134 sf, 45' tall, office/warehouse facility similar to other existing facilities in Rancocas Park. Other improvements include 196 car parking spaces, a new driveway off Beverly Rancocas Road, truck loading area along with related loading dock doors, trailer parking, landscaping, lighting, fence, drainage, utilities and other improvements.

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Requested waivers are: Section 215.19.A(5) that sidewalks be installed along the site frontage to allow for no sidewalks as is comparable to adjacent business sites; and from the requirements of Section 250-22.Q(6)(a + b) related to the number of required non-employee parking spaces and the width, length, and separation of parking spaces in order to permit all car parking spaces to be 9.5 feet wide. The applicant will seek any other waivers deemed necessary by the board.

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

Date: 5/9/19

Bernie Wojtkowiak
Dolan Contractors, Inc.
94 Stemmers Lane
Westampton, NJ 08060



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

Barbara J Fegley, AICP, PF
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

Harry R. Fox, NICET III, CPSI

C. Jeremy Noll, PE, CME

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

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

June 6, 2019
#88024 01

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

Attn: Marion Karp, Secretary Land Development Board

Re: Dolan Contractors, Inc.
Block 203 Lots 8 & 9
597 Rancocas Road
**Preliminary and Final Major Site Plan Application
Minor Lot Consolidation, Bulk Variances and Waivers**

Dear Members:

An application has been received for approval of Preliminary and Final Site Plan, Minor Lot Consolidation, Bulk Variances and Design Waivers to construct a 254,134 square foot office/warehouse/distribution facility together with associated site improvements. The property is located at 597 Rancocas Road and within the B-1 Zone. It consists of two lots that together comprise 17.82 acres. The applicant is proposing to consolidate the lots as part of this application. Site improvements proposed in association with the building include 196 car parking stalls, a concrete loading area with 44 doors, 51 trailer parking stalls, lighting, landscaping and two retention basins. An existing road accessing Rancocas Road will be eliminated and replaced with a road having improved turning movements.

The following documents have been received with this application:

1. Plans prepared by Bernard Wojtkowiaki, PE dated 5/13/19 including:
 - a. Cover sheet, Sheet CS.
 - b. Existing Condition and Demolition Plan, Sheet C1.
 - c. Site Layout Plan, Sheet C2.
 - d. Grading and Drainage Plan, Sheet C3.
 - e. Utility Plan, Sheet C4.
 - f. Lighting and Landscaping Plan, Sheet C5.
 - g. Site Details, Sheet C6.
 - h. Site Details, Sheet C7.
 - i. Soil Erosion and Sediment Control Plan, Sheet SE1.

Stacey Arcari, PE, CME, PTOE, PP
Timothy Kaluhiokalani, LLA, PP, CPSI
Andrew J. Orsino, NICET III

John T. Potts, NICET III, W-2, T-2
José Ruiz-del-Valle, PLS
Charles Sabatini, PE, CME, CPWM, PP

John L. Scott, Jr., PLS, NICET III
Rohan Tadas, CHMM, LSRP
Neil Werket, RLA, LLA

Page two

- j. Soil Erosion Notes and Details, Sheet SE2.
2. Stormwater Management Report dated May 15, 2019, prepared by Bernie Wojtkowiak, PE.
3. Color Elevations of the proposed warehouse prepared by Dolan Contractors, Inc. dated 5/13/2019.
4. Stormwater Management Report dated May 15, 2019, prepared by Bernie Wojtkowiak, PE.
5. Westampton Township Application for Preliminary and Final Major Site Plan and Minor Consolidated Subdivision Review dated 5/15/19.
6. Notice of Hearing to Property Owners and Notice of Public Hearing dated 5/09/19.
7. Proposed Waivers or Variances.
8. Escrow Agreement
9. Letter of Transmittal from Dolan Contractors, Inc. dated 5/15/19.

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

Variances

1. Ordinance §250-15D permits a maximum impervious coverage of 55% whereas the plan proposes a coverage of 61%. A bulk variance is required.
2. Ordinance §250-15E(1) requires warehouses to be located a minimum of 250' from the right-of-way of Rancocas Road whereas the plan proposes a minimum setback of 145.75'. A bulk variance is required.
3. Ordinance §250-15G(1) and (2) require that buffers be planted to a depth of 25' along property lines where a nonresidential use abuts another nonresidential use. The trailer parking lot encroaches to within 15' of the rear property line and a driveway encroaches to within 14.44' near the southwest portion of the site. Bulk variances are required.
4. The applicant is requesting a d(6) use variance from ordinance §250-15D to allow a building height of 45' whereas a maximum height of 35' is permitted.

5. The applicant is requesting a variance from ordinance §250-15D to allow a front yard setback of 63.65' whereas a setback of 75' is required.
6. The Site Layout Plan labels a "Building Identification Sign" at the intersection of the new driveway with Rancocas Road. Ordinance §250-25J(2) permits one freestanding project identification sign along each existing perimeter street or highway for projects located in an industrial park. The sign shall identify only the name and logo of the entire project. Ordinance §250-25J(4) permits each warehouse one freestanding sign indicating either the name and the logo of the building, the address of the building, or both. Ordinance §250-25K provides sign requirements for warehouses not located in an industrial park. Additional information should be provided on the type of project and the type of sign that is proposed and the number of potential tenants in the building. Variances may be required. The proposed sign meets the size limitation under one standard but may not meet the other standard and without additional information and details showing exactly what is proposed on the sign, it may not meet the text requirements of either standard.

The applicant will be required to provide testimony to justify the requested variances. The applicant must demonstrate that the deviation from the zoning ordinance requirements will advance the purposes of the Municipal Land Use Law, that the benefits of the deviation will substantially outweigh the any detriment and that the proposal will not have any negative impact on the public good.

Design Waivers

7. Ordinance §196-8C(2) prohibits more than 20 parking spaces in a row without an intervening landscaped island of at least 200 square feet in size separating additional spaces in the row. The southerly light duty parking lot proposes rows of 56 and 46 spaces without an island. The easterly light duty parking lot proposes two rows of 42 spaces without an intervening island. Design waivers will be required.
8. Ordinance §250-15G(2) requires that buffers be planted to a depth of 25' along property lines where a nonresidential use abuts another nonresidential use. Each of the buffers is deficient with regard to the number of trees and shrubs required by Ordinance §196-8C(3)(c). The buffer required along the property's southerly and easterly property lines is deficient 14 canopy trees, 36 understory trees and 118 shrubs. The buffer required along the property's westerly property line is deficient by 21 canopy trees and 327 shrubs however it has an excess of 6 understory trees. The northerly property line is deficient 28 canopy trees, 7 understory trees and 305 shrubs. Design waivers will be required.

Page four

9. The applicant is requesting a design waiver from providing concrete sidewalk along the property's frontage as required by Ordinance §215-19A(5). Sidewalk is not proposed.
10. The applicant is requesting design waivers from Ordinance §250-22Q(6)(a) which requires non-employee parking stalls to have dimensions of 10' x 20' and Ordinance §250-22Q(6)(b) which states that two-thirds of all parking for office use may be considered employee parking. Employee parking spaces shall be 9' x 18.' The plan proposes 9.5' x 18' employee and non-employee parking stalls.
11. A design waiver is required from Ordinance §250-22Q(6)(b) which states that employee parking shall be physically separated from non-employee parking. No separation is depicted on the plan.

The applicant will be required to provide testimony justifying the design waiver.

General Comments

12. The applicant should provide testimony on operations of the proposed facility including:
 - a. Hours and days of operation.
 - b. Number of employees on the maximum shift.
 - c. Waste and recycling generated.
 - d. Truck Types, scheduling, and trip frequency for deliveries and shipping.
 - e. Waste removal.
13. The existing paved road servicing adjacent Block 203, Lot 6.01 is proposed for extension into the subject tract and access to the new drive from Rancocas Road. An access easement may be required.
14. The plan proposes to remove the existing driveway access to Rancocas Road that services Block 203, Lot 6.01 in order to construct the new access described above. The applicant should provide documentation that the owner of lot 6.01 has provided consent, if required.
15. Restoration of the proposed abandoned driveway described above is not shown on the plans. We recommend that the applicant incorporate the area into the landscape treatment implemented on the subject tract.
16. The "planting module" details should be revised to better integrate the plants depicted. Placement of individual plants should consider the size, color, and form of each species to create a cohesive design. Additionally, the trees and shrubs should be grouped and contained within planting beds.

17. Planting proposed at the site's main entrance between Rancocas Road and the modified driveway consists of a somewhat awkward placement of the planting modules cited above. Because of the high visibility of the entrance, a more cohesive planting plan specific to the area should be provided.
18. We recommend that additional berming be incorporated into the planting area described above to enhance buffering effectiveness.
19. The buffering proposed along the easterly perimeter of basin #1 is inadequate given its visibility from the existing paved road. The number of evergreen trees should be increased and supplemented understory trees such as Witchhazel, Serviceberry and Sweetbay Magnolia.
20. The American Holly proposed within the 10 wide planting area bordering the building facade typically attains widths in excess of 15'. We recommend replacing the American Holly with 'Dragon Lady' Holly (*Ilex x aquipernyi* 'Dragon Lady') which has widths of 8'.
21. The planting schedule should be revised to provide the actual plant height at the time of planting in addition to container size. The American Holly and Red Cedar listed should be a minimum height of 5'. The White Dogwood should have a height of 6-8' and the shrubs should have heights of 24-30".
22. The Red Cedar listed in the planting schedule should specify the cultivar "Emerald Sentinel" for its superior form and vigor.
23. The proposed site identification sign should be depicted on the Landscape Plan. Landscape treatment of the sign base area should be integrated with the site specific landscape detailing of the general area cited above.
24. The Identification Sign detail proposes two (2) 1'-5" panels to "match existing signs at Rancocas Park." If the Rancocas Park sign is part of a master sign program per Ordinance §250-25J(1), proposed color combinations and the locations and sizes of other signs should be provided.
25. The proposed sign detail should identify the materials used to construct the sign and clarify whether the concrete base is above ground level or below it. The ground surface should be depicted and identified.
26. A detail of a façade sign has not been provided. Testimony should be provided on the anticipated façade sign and whether it will meet Ordinance requirements.
27. The sight triangle associated with Rancocas Road and the new driveway should be depicted on the Landscape Plan.

Page six

28. The landscaping notes should include a requirement that any plant material that does not live shall be replaced within one (1) year or one growing season per Ordinance §250-22B(4)(d).
29. The applicant shall coordinate numbering of the consolidated lots with the tax assessor.
30. The plans depict an existing wetlands extending along the northern property line. The plan should reference the LOI number. A copy of the NJDEP LOI and plan should be submitted for review.
31. The Fire Marshal should comment on the ability of the facility to accommodate fire trucks and adequacy of Fire Lanes.

Outside Agency Approvals

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

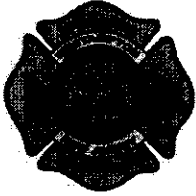
If you have any questions or require further information, please feel free to contact me.

Sincerely,



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

Cc: Gene Blair, Construction Code Official, via email
Louis Capelli, Esq., Board Solicitor, via email to lcapelli@floriolaw.com
Robert Swartz, Esq., via email to RSwartz@Floriolaw.com
James Winckowski, PE, CME, Board Engineer, via email
Bernard Wojtkowiak, PE, 94 Stemmers Lane, Westampton, NJ 08060
Russell Whitman, Esq., 44 East Water Street, Toms River, NJ 08753
Michael Dolan, 94 Stemmers Lane, Westampton, NJ 08060



Westampton Township Emergency Services

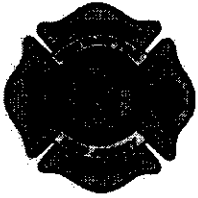
Raising The Standard In Community Service

780 Woodlane Road Westampton, New Jersey 08060

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

LAND DEVELOPMENT BOARD REVIEW

- DATE:** May 23, 2019
- ADDRESS:** 597 Rancocas Road
- PROPOSED USE:** Warehouse
- HYDRANTS:**
- 1) Located within 50' of FDC for sprinkled building.
 - 2) Water supply to construction site in service prior to construction
- FIRE PROTECTION SYSTEMS:**
- 1) FDC Signage to be 6 inch letters with a 1 inch stroke of contrasting reflective colors.
 - 2) Dumpster suppression/detection dependent on proposed location
 - 3) Exterior Fire Alarm horn/strobe
 - 4) Standpipes in service per floor prior to construction of additional floors for projects requiring same
 - 5) FDC required strobe lighting per Township Ordinance
 - 6) Map of Detection/Protection locations and floor plan upon completion
 - 7) FDC 5" Storz AND dual 3" inlets
 - 8) Fire Protection & Building Documents to be housed on site (PVC tube above door in FACP or Sprinkler Room)
 - 9) Standpipe connections in middle of building.
- APPARATUS ACCESS:**
- 1) Fire Lanes around structure/hazards with appropriate signage
 - 2) Height clearances as required (12 feet)
 - 3) Apparatus turning radius
 - 4) Hard solid base installed and maintained before and during any structural construction.
- BUILDING ACCESS:**
- 1) Knox Box installed per Township Ordinance at a mutually agreed upon location between Fire Department and Owner
 - 2) Emergency contact list at completion.
 - 3) Fire Department access during construction.



Westampton Township Emergency Services

Raising The Standard In Community Service

780 Woodlane Road Westampton, New Jersey 08060

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

4) Elevator has phase I/II standard Yale 3502 key

NOTES :

- 1) Bollards for utilities and exterior hazards such as CG in compliance with NJ IFC 312
- 2) Exterior labeling of hazards (NFPA 704)
- 3) Truss/solar panel signage
- 4) Proposed locations of exterior hazards (CG)
- 5) Emergency Responder Radio Coverage in compliance with NJ IFC 510 to be determined prior to issuance of CO.