

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

JUNE 6, 2018

REGULAR MEETING 7:00 P.M.

AGENDA

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

Pledge of Allegiance

3. Welcome to guests
4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Mumbower, Mr. Myers, Mr. Wisniewski, Solicitor Lou Capelli, Engineer Jim Winckowski, Planner Barbara Fegley, Secretary Marion Karp
5. Swear in Board Professionals
6. Approval of Meeting Minutes 5/2/2018
7. Resolutions: approval needed:
 - 9-2018 SBC Laundromat, Inc., Block 301, Lot 2 (483 Woodlane Road) – preliminary and final major site plan – (construction of 11,780 sq. ft. retail building and 4,671 sq. ft. car wash facility) – continued until 6/6/2018 meeting
 - 10-2018 Medallion Development Group, LLC, Block 1002.03, Lots 12 & 13 (215 Burrs Road) – minor subdivision, bulk variance – **DENIAL**
 - 11-2018 Provco Pinegood Westampton, LLC, Block 201, Lots 7.01 & 7.02 (580 Rancocas Road) – consolidated major site plan, minor subdivision, use & bulk variances (Wawa food market & fueling station)

8. Old Business:

None

9. New Business:

1. Rob Carter, Block 1002, Lot 2, (3 Gilbert Road) – variance (pole barn)

2. National DCP, LLC, Block 202, Lot 3 (20 East Park Drive) – site plan waiver (pre-fab guard shack & 40 x 60 open car port)
3. SBC Laundromat, Inc., Block 301, Lot 2 (483 Woodlane Road) – preliminary and final major site plan – (construction of 11,780 sq. ft. retail building and 4,671 sq. ft. car wash facility) – adjourned and continued from 4/4/18 & 5/2/18 meetings
4. Dolan Group VII, LLC, 80 Stemmers Lane, Block 203, Lot 7.01 – request for 1 year extension
5. Dolan Contractors, Inc., 97 Stemmers Lane, Block 203, Lot 6.04 – request for 1 year extension

10. Informal Applications: none

11. Correspondence:

The NJDEP has mandated continuing education requirements for Tier A municipal board and governing body members pertaining to storm water regulation. There is an interactive training tool which must be completed by current municipal board and governing body members by July 1, 2018 and by new members within six (6) months of their appointment. Here is the link to the NJDEP website that contains the interactive training tool:
<http://www.nj.gov/dep/stormwater/video/story.swf>. The training tool is called "Asking the Right Questions in Storm water."

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 2, 2018 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on May 2, 2018 at 7:00 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 5, 2018 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. Borger (arrives at 7:53 PM), Mr. Guerrero, Mr. Henley, Mr. Mumbower, Mr. Myers, Mr. Wisniewski; Solicitor Lentini, Engineer Jim Winckowski, Planner Barbara Fegley, Secretary Marion Karp
Absent: Mr. Freeman, Ms. Haas

Solicitor Teresa Lentini swore in the Board professionals.

The minutes of the April 4, 2018 meeting were approved as written.

Resolutions:

4-2018 SBC Laundromat, Inc., Block 301, Lot 2 (483 Woodlane Road) – preliminary and final major site plan – (construction of 11,780 sq. ft. retail building and 4,671 sq. ft. car wash facility) – continued until 5/2/2018 meeting – was memorialized

5-2018 Medallion Development Group, LLC, Block 1002.03, Lots 12 & 13 (215 Burrs Road) – minor subdivision, bulk variance – continued until 5/2/2018 meeting was memorialized

6-2018 Allie Diaz, Block 1405, Lot 10 (902 Holly Lane) – variance (construction of porch with insufficient front yard setback – was memorialized

7-2018 The Haven Church, Block 1201, Lot 20 (798 Woodlane Road) – use variance & site plan waiver – was memorialized. Jim stated that the applicants submitted their formal traffic study as had been requested.

8-2018 Redevelopment Need Study, Block 805, Lot 1 (2015 Route 541), GHM Properties – was memorialized

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Old Business:

SBC Laundromat, Inc., Block 301, Lot 2 (483 Woodlane Road) – preliminary and final major site plan – (construction of 11,780 sq. ft. retail building and 4,671 sq. ft. car wash facility). The applicants had submitted a letter requesting that their application be carried until the Board’s June meeting in order to further address some outstanding engineering issues.

Medallion Development Group, LLC, Block 1002.03, Lots 12 & 13 (215 Burrs Road) – minor subdivision, bulk variance. Rich Israel, applicant’s attorney was present again on behalf of the application. He gave a brief history of the application that was presented last month. Witnesses were sworn in by the Board Solicitor – Mark Malinowski, engineer; David Vasso, principal from Medallion Development Group; Andy Mura and Perri Wachter, Medallion Development Group. They are seeking a variance because two of the newly created lots do not meet the ordinance requirement of 150 feet width at the building line but would only be 126 feet in width at that point. Another variance is required due to the outbuildings remaining on the original lot that total more than 600 square feet in size on a lot less than 3 acres in size. The tennis court is to be removed before any construction takes place.

Ron Applegate asked why they didn’t create a flag lot and eliminate the need for a variance. They explained that the creation of a flag lot would necessitate the placing of the dwelling at the rear of the lot; this would require the clearing of more trees and much more grading due to the existing grade change than if no flag lot was created. They thought there were many negative impacts involved with the flag lot and none with their preferred subdivision. They are also requesting a waiver from the condition of having to install sidewalks; no other lots in the area have sidewalks. Engineer Jim Winckowski has no problem with the granting of the waiver.

The applicants agree to do the soil testing required in the engineer’s report; septic suitability is also a required condition. The subdivision will be perfected by deed. The heating source for the existing home is oil and the tank is in the basement.

Board Planner Barbara Fegley wrote a separate report dated 5/1/18; she has no further comments for the applicants this evening.

The meeting was opened to the public for comment. Dominic Coceano, 211 Burrs Road stated that he was in opposition to the proposed plan. He had prepared a plan that showed the existing conditions of the site. He said that there are many ways that they could still create 3 lots and still be compliant with no need for any variances. He explained that on Burrs Road there are only two lots with a 150 foot width at the building line and all the other lots are in fact wider. He brought forth a petition that he had which had approximately 50 signatures on it, all in opposition to the subdivision. He said it was a major change to those residents that live there. He was afraid that their privacy would be compromised with this subdivision plan as he has a pool in his backyard and

he was also concerned about the proximity of the septic system. They would like the Board to consider a different configuration than what the applicants had presented.

Jose Martinez, 17 Manor Drive – lives directly behind this property; he gets a lot of runoff from this property and it is ruining his driveway. Other than monetary gain, he sees no advantage to this plan; he thinks three septic systems and three homes are too much for this area; it should be no more than two. This will greatly affect everyone else and will reduce property values. The rear of the lot is already clear; there is no clearing of trees that is necessary. He wants the Board to take this into consideration.

Toni-Grant Beverly, 210 Burrs Road – she was here last month and she opposes the application. She thinks it will change the aesthetics in a negative way. She lives across the street from this property. She distributed photos of the neighborhood to the Board for their consideration.

Elizabeth Padron, 4 East Dogwood Court – she asked the Board what a flag lot was; they showed her the exhibit with the flag lot. She stated that a large tank of some type was recently dug up and was sitting in the yard; she is on the other side of property.

Bruce Marolli, 204 Dogwood Drive – has lived here for 28 years; his lot is 178 feet in width. He thinks these slim lots would downgrade the neighborhood and thinks the variance should be denied.

Mr. Israel spoke regarding Mr. Coceano's presentation; people don't like change. With respect to his concerns, he believes that Mr. Coceano's plan will place the homes closer to his own home. He thinks they can accommodate him by putting the driveway on the side of the lot closest to Mr. Coceano's lot. Septic systems would be placed in the front yards. The tennis court is being removed which amounts to over 7000 feet of impervious coverage. The applicants think their plan is the better option as far as impacts to the neighborhood. They will have more runoff with the flag lot consideration. He thinks the neighbors don't realize this.

Gene Blair stated that their plan would create less disturbance setting the houses closer to Burrs Road; Jim Winckowski concurs, as far as storm water management issues. Mr. Coceano's configuration will create more storm water runoff which they would have to manage. Placing the houses closer to Burrs Road would also have less of an impact on the properties that border this lot to the rear.

Septic systems will not be the mounded type. The applicants stated that they didn't realize they would have opposition to this and did not expect this. They are not looking to denigrate this site; they will enhance the neighborhood by building semicustom homes. They don't like the look of a flag lot and they didn't want to disturb the existing house and outbuildings. They don't want to fight with the neighbors.

Dave Barger isn't sure he wants to see a flag lot created here; it implies a greater density to him. The density is within the expectations of the ordinance; he is torn and

not opposed to the aesthetics of three houses roughly in line with each other. Gene Blair agrees with this; he is concerned about the runoff issue and thinks there will be less runoff if the homes are located closer to Burrs Road. Septic is subject to Burlington County Health Department approval. Jim Winckowski stated that development of these lots will not contribute to increasing storm water runoff; he recommends approval based on the condition of no net increase in runoff. This is a standard policy anyway; the applicants agree to provide this.

Gene stated that construction permits are required for the tank removal that has taken place.

Dave Barger made a motion to approve the applicant's plan as presented. There was no second to the motion made. Mr. Henley made a motion to deny the bulk variances, Mayor Wisniewski seconded the motion. Mr. Applegate, Mr. Blair, Mr. Henley, Mr. Guerrero, Mr. Wisniewski, Mr. Myers and Mr. Mumbower all voted yes; Mr. Barger voted no; Mr. Borger abstained. The motion to deny the variances passed.

New Business:

Provco Pinegood Westampton, LLC, Block 201, Lots 7.01 & 7.02 (580 Rancocas Road) – consolidated major site plan, minor subdivision, use & bulk variances (Wawa food market & fueling station). It shall be noted that the two members of the Township Committee, Mr. Henley and Mr. Wisniewski recused themselves and did not take part in the hearing because this application involves a "D" or use variance.

Tim Prime, applicant's attorney was present on behalf of the application. All applicant's witnesses were sworn in by the Board solicitor. There are bulk and signage variances involved in the application as well as the use variance. The proposed use is not permitted in the B-1 zone. The site is next to the existing TD Bank. The bulk variances are necessary due to insufficient buffering. There is a lighting variance being requested as well. Sign variances are necessary due to the front and rear entrances to the building. A variance is being requested for a changeable copy sign. There are two free standing signs proposed, one on Rancocas and one on Highland Drive to detail gas prices. There are some design waivers which will be dealt with by the engineer.

They had presented their application before the Historic Preservation Commission last Wednesday; the site is within 500 feet of the Historic District and a review is required. The HPC asked for the proposed stone façade to be changed to brick; they also wanted a change in the proposed gasoline dispensing canopy. They wanted an A frame canopy instead of a slanted one. There is some flexibility in what they can provide as far as prototype. Gene Blair agrees with the canopy change; however, he likes the stone façade better than the brick façade as requested by the HPC. Dave Barger thinks the brick will impart some historical aesthetic and prefers that.

Ahmad Tamous, engineer gave testimony on the site. Both lots have frontage on Rancocas Road, which is under County jurisdiction. The proposed Wawa is 5586

square feet with 16 fueling stations. Diesel and regular gas will be offered for sale; however, only for automobiles, not for trucks, due to the height of the canopy. 56 parking spaces are being provided, 3 are ADA spaces. The loading zone is on the east side of the building. They had met with the Township and their professionals for a work session and extended the sidewalk from the TD bank to the building. They are providing sidewalk along the frontage of the property. They are proposing a six foot high vinyl fence along with west and south sides of the property which would discourage foot traffic. Their revised plan significantly increases the proposed landscaping. The trash enclosure is located on the southwest side; it will match the building material and will be 37 by 16 feet in size with self-closing gates. Berms are proposed along Rancocas Road; the grade will be raised three feet which will help screen car lights.

Greg Richardson, Traffic Engineer testified before the Board. They looked at existing conditions. They focused on the intersection at Springside, Rancocas and Highland Drives but looked at other areas as well. They looked at peak hours in the AM and PM. About ¾ of the traffic is what they consider to be “pass by” trips, with the rest, 25%, a new trip. Based on results of the study they conducted, they believe the data to be extremely valid. Levels of service showed some degradation but overall the level of service remained the same. There is some increased queuing on the approach to the intersection when exiting onto Highland Drive. It would be beneficial to restripe the lanes at this location, as had been suggested.

Mike Redel, project engineer from Wawa testified regarding the history of the Wawa corporation. They have 800 stores in 6 states. They will work with the Township on the architecture. There are 5 different types of deliveries; fuel deliveries are automated and dispatched when levels are detected to be low. Dairy, fresh groceries and other items such as soda, chips, etc. are also delivered. The store will be open 24/7 and will have 40-50 employees. Trash pickup occurs 3 times a week. Recycling is collected twice a week and is compacted.

Elizabeth Leheny, Planner testified before the Board regarding the use variance they were seeking. The applicant must show special reasons as to why this location is particularly suited to the use, in spite of the current zoning. The location is particularly suitable as it is near the Route 295 interchange which is highly visible and accessible. It will attract a lot of pass by traffic. Convenience stores are a permitted use; it is rare these days to get one without gas sales. They go hand in hand. She believes the variance can be granted without substantial negative impact on the public good nor would it damage the zone plan. This site can adequately house the uses proposed and other commercial uses in the immediate vicinity.

Variances requested include insufficient front and side yard buffers; the proposed fence along the western and southern sides will be tan in color. A variance for exceeding foot candles is also being requested; the applicant stated they need increased levels of lighting for safety concerns. Landscaping is still a bit shy of meeting all ordinance requirements; they are requesting a waiver for the number of trees to be provided. Parking around the building requires a waiver; a 3 foot berm is being provided where a

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5 foot berm is required by ordinance.

Jim Winckowski commented regarding storm water management; he needs them to look at grading along the back corner of the site; they would look at this together. They would work on the storm water together and work things out. Pass by traffic is definitely a big component on these uses; especially since Rancocas Road is a county road. They want to see striping improvements to Highland Drive and lane assignments to help with queuing. They need to look at the condition of the paving as well, although Highland Drive is a private road and has never been brought up to township standards. The applicants agree to comply with all comments in the Board engineer's report. There was discussion regarding the light colors and the foot candles; they should be kept consistent throughout. Jim recommends that the Township look at their ordinance and consider revising it.

Board Planner Barbara Fegley stated that the applicants have tried to comply with the comments and have made many compromises.

Gene Blair brought up the impact the store would have on the Westampton Sports Complex snack bar; however, Wawa has gone above and beyond and have worked on things to make the Recreation director comfortable. There would be an access gate which would be under Township control. There was concern regarding the depositing of trash from Wawa on the township sports fields site but all the concerns have been alleviated.

The County is requiring a walkway along Rancocas Road; there are still some details to be worked out.

Dave Barger thinks a vinyl fence isn't the best choice; he thinks it will draw attention. He wondered if there was a different style fence that could be used. Tim Prime explained this isn't set in stone; it is a process that they are still working on. They are trying to mitigate the impact the Wawa will have on the Sports Complex. Dave was concerned about pedestrian safety along with walkway adjacent to Rancocas Road. They weren't sure at this point exactly where the county will want the walkway to be located. It probably wasn't the best idea to locate it directly along the road, but better to place it in somewhat, maybe on the other side of the proposed berm but nothing was decided at this point.

Dave Barger also had concerns regarding stacking at the entrance to the Wawa on Rancocas Road and cars attempting to exit TD Bank onto Rancocas Road. The applicants stated that they were willing to look at this area and perhaps widen it.

The applicants agree to comply with the Fire Official's comments contained in his report.

Two free standing signs are proposed, 20 feet in height, where 8 feet is allowed by ordinance. Jim Winckowski commented that this is an appropriate height for a monument sign. The applicants agree to a 40 square foot sign eight feet in height along

Highland drive; a taller sign would be hidden by the trees along Highland Drive. They would keep the 20 foot high sign along Rancocas Road.

At this point, the meeting was opened to the public. Nancy Burkley was sworn in before the Board. She is concerned about safety, lighting and traffic. She is worried about kids walking from the Sports Complex. She appreciates the berm but thinks that there will still be a lot of lights. They already get a lot of light from the Sports Complex.

Angela Zollner, Wills Avenue - is opposed to Wawa. She wanted to address signage and traffic. She asked if there was a way to have night lighting that wasn't as bright. Mr. Prime stated that it changes due to the ambient conditions and it would be dimmer at night and brighter during the day. She wanted to know if it could be restricted to not have a sign on Route 295 letting people know that a Wawa exists at that exit, so as not to attract more traffic.

Christopher Parente, 216 Main Street – is concerned about the noise this site will generate. He doesn't think this is a good location for the Wawa, it will affect Rancocas Village.

Robert Thorpe, Olive Street – is on the HPC, they met last week. The architecture changes suggested by the HPC are very important to him. The lighting is very important to him. He wants to protect the village as a resident and as a member of the HPC. He wants light shields installed to protect the people from the village. There is another Wawa right down the street; he doesn't think this one is necessary. If this is approved, Lukoil will be put out of business. He suggests putting a time limit on fuel sales; shut down sales at 10 PM. If trees are owed, why can't they plant the excess trees on the other side of the road on the property owned by the Township.

Rosemary Craft, 112 Bridge Street – they did a flyer campaign throughout the village. She is concerned with traffic, the students at the charter school and the Sports Complex.

Janet Curran, 123 Main Street – thinks this is a bad location for a Wawa. Rancocas Road is a nightmare already without adding more traffic to it.

Name unintelligible, 200 Bridge Street – lives on Bridge Street, there is a ton of traffic there already. People from Willingboro use it as a cut through. Something needs to be done.

Tim Prime – they have tried to accommodate and address the neighbor's and Township's concerns. They don't believe the traffic impact will be noticeable.

Dave Barger – asked if the applicants would be averse to working with the Township if the lighting does prove to be a problem down the road. They do agree to pay for installing the trees on the Township property if the Township would install them.

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Gene Blair does not agree with the brick treatment but thinks the stone approach is better. Tim Prime stated that they can do a combination; he is comfortable in leaving this issue open at this point in time. He doesn't think the application should rise or fall on this issue. Mr. Borger thinks this aspect needs to be decided tonight, with the application. The Board did a straw poll and decided that it would be brick.

Mr. Guerrero made a motion to approve the application, Mr. Blair seconded the motion. Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Guerrero, Mr. Myers and Mr. Mumbower voted yes.

Open Meeting for public comment

Due to the late hour, no comments were made.

Comments from the Board

Due to the late hour, no comments were made.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

RESOLUTION: 9-2018

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: SBC Laundromat, Inc.

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

PROPERTY ADDRESS: 483 Woodlane Rd – Block 301, Lot 2

ZONING DISTRICT: Commercial “C” Zoning District

DATE OF HEARING: May 2, 2018

WHEREAS, SBC Laundromat, Inc. (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting preliminary and final major site plan approval for the construction of an 11,780 sf retail building and 4,671 sf carwash facility in the Commercial “C” Zone. The property is located at 483 Woodlane Road, Westampton, New Jersey, designated as Block 301, Lots 2 on the Township Tax Map (“Subject Property”); and

WHEREAS, the Board had jurisdiction to hear this matter (the “Application”) under the New Jersey Municipal Land Use Law; and

WHEREAS, the Application was previously carried from the April 4, 2018 Board meeting to the May 2, 2018 Board meeting; and

WHEREAS, prior to the May 2, 2018 Board meeting, the Applicant submitted a letter requesting the Application be continued to the next-regularly scheduled public Board meeting in June to allow the Applicant to address additional issues; and

WHEREAS, the Board announced the Applicant’s request at the May 2, 2018 meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting; and

WHEREAS, in light of the Board’s announcement to the public at the May 2, 2018 public meeting, the Board determined that the Applicant would not be required to notice and advertise the Application again for the June meeting; and

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton that the Applicant’s request for preliminary and final major site plan approval for the construction of an 11,780 sf retail building and 4,671 sf carwash facility in the Commercial “C” Zone was and is hereby **CONTINUED**, subject to the testimony and

representations set forth on the record by the Applicant, and any conditions set forth herein.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Gary Borger, Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____

RESOLUTION: 10-2018

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Medallion Development Group, LLC
BOARD'S DECISION: Denied Request for Bulk Variance Relief
PROPERTY ADDRESS: 215 Burrs Road – Block 1002.03, Lots 12 & 13
ZONING DISTRICT: Residential “R-1” Zoning District
DATE OF HEARING: April 4, 2018; May 2, 2018

WHEREAS, Medallion Development Group, LLC (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting minor subdivision approval with bulk variance relief pursuant to *N.J.S.A. 40:55D-70c* to permit the subdivision of an approximately 6-acre sized property in the Residential “R-1” Zone. The property is located at 215 Burrs Road, Westampton, New Jersey, designated as Block 1002.03, Lots 12 and 13 on the Township Tax Map (“Subject Property”); and

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

WHEREAS, the Application came before the Board at the regularly-scheduled public meeting held on April 4, 2018. The Applicant was represented by Richard Israel, Esq. The Board heard testimony from the Applicant’s witnesses and professionals as to the nature, purpose, location, and description of the proposed minor subdivision and requested variance relief; and

WHEREAS, the Board discussed the Application, the Board Professionals offered recommendations, and the Board entertained public testimony during the April 4, 2018 meeting as set forth in the minutes of the Board dated April 4, 2018. Prior to the Board rendering a decision to grant or deny the Application, it was determined that the Applicant’s notice was defective and did not meet the requirements of *N.J.S.A. 40:55D-11*; and all Board members voted to continue the Application, which was memorialized by Board Resolution 5-2018, adopted at the May 2, 2018 Board meeting; and

WHEREAS, at the May 2, 2018 Board meeting, the Applicant was again represented by Richard Israel, Esq., who introduced and summarized the history of the Application for the Board. The Board heard testimony from the following professionals and witnesses who were sworn in and provided testimony in favor of the Application: the Applicant’s engineer, Mark Malinowski, PE; David Vasso, principal of the Applicant; and Andy Mura and Perri Wachter. The Applicant’s professionals and witnesses testified as to the nature, purpose, location, and

description of the proposed minor subdivision and requested variance relief; and

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

WHEREAS, based on all the evidence submitted to the Board and testimony presented at the April 4, 2018 and May 2, 2018 public hearings, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Applicant, Medallion Development Group, LLC, proposes to consolidate Block 1002.03, Lots 12 and 13 and subdivide the consolidated parcel into three (3) new lots identified on the Minor Subdivision Plan as Lots 12.01, 13.01, and 13.02. The Subject Property is commonly known as 215 Burrs Road and lies within the Residential "R-1" Zoning District.
2. The Subject Property totals approximately 5.9 acres and fronts Burrs Road. Existing Lot 13 contains a 2-story frame dwelling and two detached, 1-story frame garages which are approximately 2,079 sq ft and 1,386 sq ft, as well as a driveway. Lot 12 contains a tennis court. Proposed Lot 12.01 will contain 1.68 acres; proposed Lot 13.01 will contain 2.64 acres; and proposed Lot 13.02 will contain 1.58 acres. The existing improvements on Lot 13 will be retained while the tennis court on Lot 12 will be removed.
3. Proposed Lots 12.01 and 13.02 will have a lot width at the building of 126.19 ft whereas Chapter 250, Article IV, Section 250-7 Table I of the Township Zoning Ordinance requires a minimum lot width of 150 ft at the building line in the R-1 Zone. In addition, Chapter 250, Article VII, Section 250-22A(1) of the Township Zoning Ordinance limits the size of accessory buildings in any zone to no more than 600 sq ft unless the property is greater than three (3) acres in size. Proposed Lot 13.01 will have an area of 2.64 acres, therefore the existing 2,079 sq ft and 1,386 1-story frame garages will be rendered non-conforming.
4. The Application therefore requires the grant of four (4) *N.J.S.A. 40:55D-70c* bulk variances in connection with the minor subdivision approval to permit: (1) the lot width of 126.19 ft at the building line of Lot 12.01; (2) the lot width of 126.19 ft at the building line of Lot 13.02; (3) a 2,079 sq ft 1-story frame garage on proposed Lot 13.01 containing 2.64 acres; and (4) a 1,386 sq ft 1-story frame garage on proposed Lot 13.01 containing 2.64 acres.
5. The Applicant's witnesses and professionals testified that the variances are needed to allow the minor subdivision to be approved as presented, explaining that while there may be another plan permitting the subdivision that does not require the grant of the requested variances, the Applicant's proposed minor subdivision plan with variance relief better protects the privacy of nearby neighbors, results in better stormwater management, and that there will be no adverse impact on the community and Township Master Plan owing to the density of the proposed minor subdivision and other variables.
6. The Board Engineer, Jim Winckowski, PE, CME, presented and discussed his March 24, 2018 and May 2, 2018 Review Letters, incorporated by reference herein, noting that he did

not object to the Applicant's request for a waiver from having to install sidewalks. The Applicants agreed, as a condition of approval, to comply with all the recommendations and conditions set forth in the Board Engineer's Review Letters.

7. The Board Planner, Barbara J. Fegley, AA, AICP, presented and discussed her March 27, 2018 and May 1, 2018 Review Letters, incorporated by reference herein. The Applicant agreed, as a condition of approval, to comply with all the recommendations and conditions set forth in the Board Planner's Review Letters.

8. After testimony presented by the Applicant's witnesses and professionals, the matter was opened to the public for comment, and the following members of the public were sworn in and appeared to testify:

a. Dominic Coceano, 211 Burrs Road – testified in opposition to the Application; presented a plan showing the existing conditions of the Subject Property and explained there are a variety of ways that the Applicant could create three lots and comply with the Township's Zoning Ordinance without the need for variance relief; Mr. Coceano further testified that: (1) only two lots on Burrs Road are 150 ft in width and most are much wider; (2) presented a petition signed by about 50 citizens all in opposition to the subdivision; (3) would be a major change and compromise the privacy of neighbors; and (4) was concerned about the proximity of the septic systems.

b. Jose Martinez, 17 Manor Drive – testified in opposition to the Application because he lives directly behind the Subject Property and gets a lot of runoff on his property; does not feel there is any benefit to the subdivision to the Township other than monetary gain for the Applicant; does not believe there should be more than two homes and two septic systems on the lot; and that no clearing of trees is necessary.

c. Toni-Grant Beverly, 210 Burrs Road – testified in opposition to the Application; believes the subdivision as configured will change the aesthetics of the neighborhood in a negative way and distributed photographs of the neighborhood to the Board for consideration.

d. Ruth Bonano, Elizabeth Padron, 4 East Dogwood Court – questioned the Board as to the possibility of including a flag lot and showed a photo of a large tank that was recently dug up and sitting in the yard of the Subject Property.

e. Bruce Marolli, 204 Dogwood Drive – testified in opposition to the Application; has lived in the community for almost 30 years and thinks the slim lots would downgrade the neighborhood.

9. In response to the public testimony, Mr. Israel explained that the alternate plan proposed by the public will have a greater impact on the neighborhood, including increased stormwater runoff, and that the Applicant is willing to accommodate the members of the public by making certain changes to the subdivision configuration.

10. With regard to the requested bulk variance relief from Chapter 250, Article IV, Section 250-7 Table I of the Township Zoning Ordinance requiring a minimum lot width of 150 ft at the building line in the R-1 Zone whereas the Application proposes a minimum lot width at the building line of 126.19 ft for proposed Lots 12.01 and 13.02, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that:

a. the Applicant has failed to satisfy its burden to establish the positive criteria necessary for the grant of either *N.J.S.A. 40:55D-70c(1)* or *N.J.S.A. 40:55D-70c(2)* bulk variance relief; that is, the Applicant has not shown that imposing the Zoning Ordinance requirements will result in peculiar or exceptional practical difficulties or hardship to the Applicant in light of the proposed alternate minor subdivision configuration presented by the public that does not require departure from the Township Zoning Ordinance; nor has the Applicant shown that deviation from the Township Zoning Ordinance will advance any particular purpose of the MLUL in light of the proposed alternate minor subdivision configuration presented by the public; and

b. the Applicant has failed to satisfy burden to establish the negative criteria necessary for the grant of either *N.J.S.A. 40:55D-70c(1)* or *N.J.S.A. 40:55D-70c(2)* bulk variance relief; that is, the requested variance relief will be a substantial detriment to the public good, specifically: the narrow lot widths are much narrower than all other lots on Burrs Road that are much wider than the required 150 ft at the building line, resulting in non-uniform and aesthetically displeasing residential development inconsistent with the Township's Master Plan; the privacy, safety, and general welfare of the neighbors and community will be jeopardized by the grant of the variance relief due to the proposed housing configuration and location of required septic systems.

11. The Board further finds that the requested variance relief:

a. relates to a specific piece of property, namely the Subject Property;

b. that the purposes of the MLUL would not be advanced by a deviation from the zoning ordinance requirements.

c. that the variance cannot be granted without substantial detriment to the public good, specifically.

d. that the benefits of the deviations would not substantially outweigh the detriment and that the variances will substantially impair the intent and purpose of the zone plan and ordinance.

12. Because the Applicant's request for bulk variance relief for the lot widths of Lots 12.01 and 13.02 were denied, the Board did not vote on any further aspect of the Application.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton that the Applicant's request for bulk variance relief to permit a minimum lot width at the building line of 126.19 ft for proposed Lots 12.01 and 13.02 in the Residential "R-1" Zone upon motion duly made by Mr. Henley and seconded by Mayor Wisniewski, was and is hereby **DENIED** for the reasons stated by the Board on the record and as set forth herein.

ROLL CALL VOTE

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

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Gary Borger, Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____

DATE FILED: 5/11/18 (for office use only)

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD
APPLICATION FOR VARIANCE OR APPEAL

To the Westampton Township Land Development Board:

The petition of Rob Carter,
who resides at 3 Gilbert Rd Westampton, NJ 08060,
respectfully shows:

1. A variance is requested with respect to land designated on the Westampton Township Tax Map as Block 1002, Lot(s) 2.
2. The property is located 3 Gilbert Rd Westampton, NJ 08060 Phone # (609) 261-1824 in a R-1 zone district, the street number is 3.
- 2a. A variance is sought from Section(s) 250-22A(1) of the Zoning Ordinance to permit the construction of a pole barn 36 x 54 x 12 feet in size on a lot smaller than 3 acres.
- 2b. Applicant appeals from the decision of N/A on _____, based upon Sections _____ of the Zoning Ordinance for the reasons outlined on paragraph 9.
3. Rob Carter, who resides at 3 Gilbert Rd Westampton, NJ 08060, is the present owner of the property. Applicant's interest in the property is Home owner.
4. No variance, conditional use, or special permit has ever been granted with respect to this property, except N/A.

5. The last previous use or occupancy of the property was by N/A

who used the property for _____

6. The dimensions of the property are _____

a. Frontage: 299.79' b. Depth: 248.59'

The total area of the property is _____

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

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

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

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

The addition of this building would increase the market value of property in Westampton

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

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

Vehicle storage / Work shop

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

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

9c: Impact would be positive (can move my Trucks inside the pole barn and out of yard/driveway)

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

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


Applicant

STATE OF New Jersey :

ss.

COUNTY OF Burlington :

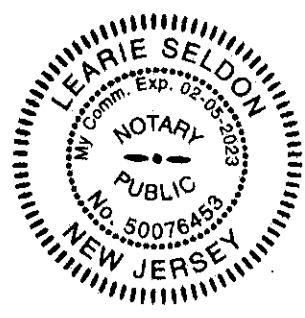
Robert Carter, of full age, being duly sworn according to law on his/her oath deposes and says:

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

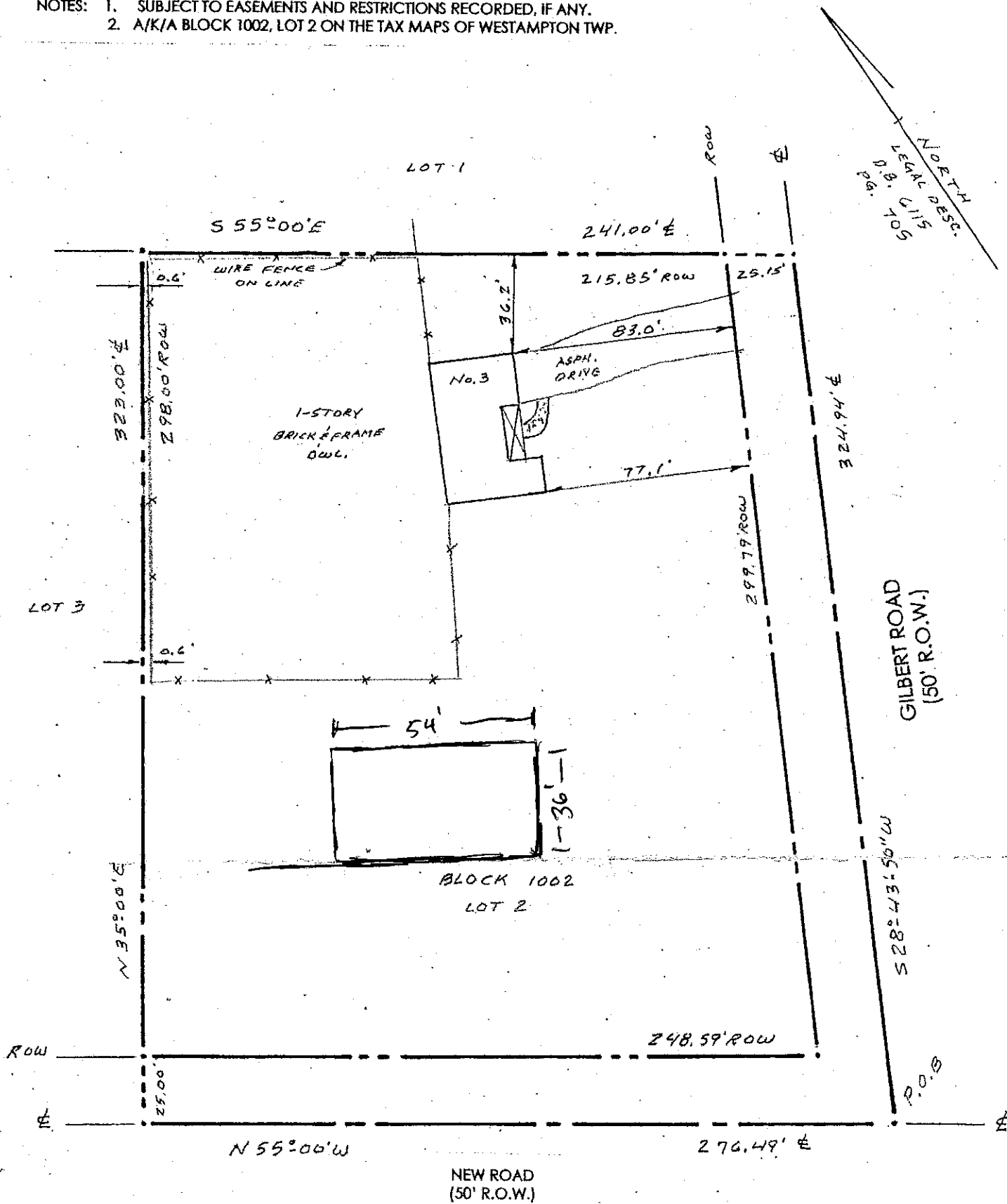
[Signature]
Applicant

Sworn to and Subscribed :
before me this 11 day :
of May, 2018.

[Signature]
Notary Public of



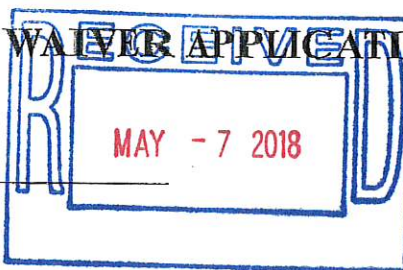
- NOTES: 1. SUBJECT TO EASEMENTS AND RESTRICTIONS RECORDED, IF ANY.
 2. A/K/A BLOCK 1002, LOT 2 ON THE TAX MAPS OF WESTAMPTON TWP.



TO: ROBERT AND TEDDILEE CARTER &

WESTAMPTON TOWNSHIP

SITE PLAN WAIVER APPLICATION



Date Filed (for office use only): _____

Block: 202 Lot: 3

Applicant Name: National DCP LLC Email: pete.reilly@natdcp.com

Address: 20 East Park Drive, Westampton, NJ 08060 Phone: 609-845-2776

Present Owner's Name GLP West\Northeast\Midwest,LLC

Address: 20 East Park Drive Westampton, NJ 08060

Location of Site: 20 East Park Drive, Westampton, NJ 08060

Zoning Classification: Industrial Present Use: Distribution(Food Warehouse)

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

Erect a pre-fab guard shack, on a concrete pad. The proposed guard shack will have 110 -208 volts electric in it for lights, heating, and AC. All work is to be done by a licensed contractor. The

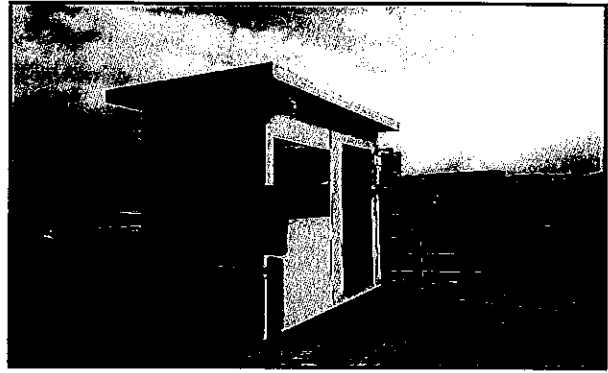
proposed guard shack is to help reduce cost of our on time delivery.

Erect a 40 x 60 open car port. Car port to be installed by licensed contractor and install per factory specs. Car port to house our drivers hand trucks. Hand trucks currently housed in storage trailers. This will save money and be more sightly to the property.

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

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

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



4' X 6' X 8' PRE ASSEMBLED GUARDHOUSE

OPTIONS:

NONE

CLARIFICATIONS & EXCLUSIONS:

- Permitting (If Required) By Others
- Foundations and/or Footers By Others
- Equipment Rental Provided By Customer

Shipment: Approximately 3-4 weeks after PBI receipt of signed approvals.

CLASS A EXTERIOR WALLS- RATED FOR 90 MPH WIND LOADS (BINDER POST) STEEL BOTH SIDES OF WALL (S/S): 20 LF @ 8 FEET TALL

The walls shall be 3" thick composite sandwich panels. The outside and inside facings shall be 26 gage galvanized stucco embossed steel pre-painted white (other colors available upon request). The core shall be 2.865" of one pound density polystyrene laminated using a structural adhesive. Wall panels shall be insulated to a minimum of R-11. Every 4' will have an aluminum extruded binder post with snap cover to house all the electrical components. All binder posts, window trim and doors are painted to match the wall covering.

POLYSTYRENE CORE:

The polystyrene core shall have the following mechanical properties:

Shear strength (flatwise)	18 -22 PSI
Shear Modulus (flatwise)	280 - 320 PSI

The water absorption rate shall be less than 4%

R-Value: 11

STC Value: 32

ROOF

1/12 PITCH PANELIZED SHED ROOF W/ 9" OVERHANG: 26 SQUARE FEET

The roof shall be 3" thick composite sandwich panels. Both sides shall be stucco-embossed aluminum pre-painted white. The core shall be of 1 lb. density polystyrene foam. The entire panel shall be laminated together using a solvent free two-part polyurethane adhesive and pressure. The panels shall have formed edge

connectors that are capable of being friction locked without mechanical fasteners using a full-length joint without through metal connectors. The joint shall allow lateral expansion and contraction.

DOORS

20 GAUGE INSULATED STEEL WITH 1/2 GLASS: 1 EACH

The door(s) shall be 36"w X 84"h X 1 3/4" thick and shall be constructed of 20 gauge hot dipped galvanized steel, mill treated for proper paint adherence. The door shall have top and bottom channel of 16 gauge steel projection welded to door skins on no less than 2" centers. The top channel is to be flush while the bottom channel is to be inverted. The hinge preparations are to be 9 gauge steel reinforcements projection welded to the door skins in six places each. Hinge preparation is to be cut through the doors and provided with reversible filler plates to allow building site handling. Standard hinge preparation is to be 4-1/2" regular weight .134" hinge, conforming to ANSI A1567, three preparations. The door frame shall be 16 gauge single "rabbit" commercial quality steel. The frame shall be pre-mortised for application of matching hinges and striker set of the door. The door shall be supplied with all necessary hardware as to meet local and state code requirements. The door shall be fabricated as to include **1/8" tempered safety glass** in the upper half. The window shall measure approximately 22"w X 36"h. Each door includes a sweep, threshold, satin chrome leverset and weather-stripping. All leversets are keyed alike.

WINDOWS

PICTURE WINDOW: 1 EACH

Picture windows shall be nominal 3'8" wide X 3' high (Other sizes used and available to fit certain building sizes). They shall be installed 42" off the floor. Window will be glazed with 1/4" **clear tempered glass** and shall be an integral part of the wall panel. The window shall be non-opening, and the entire window frame shall be painted in accordance with AAMA Specification 603.8.

HORIZONTAL SLIDING WINDOW: 2 EACH

Horizontal sliding windows shall be a nominal 3' wide x 3' high. They shall be installed 42" off the floor. Window will be glazed with 1/2" **insulated tempered glass**. The window shall be an integral part of the wall panel. One side shall be stationary; the other half shall slide. The window shall have an integral locking mechanism with cam latch. The entire window frame shall be painted in accordance with AAMA Specification 603.8.

ELECTRICAL

MODULAR (WIRED) ELECTRICAL PACKAGE: 1 EACH

The electrical package shall consist of a **(1)** wall switches; **(1)** duplex receptacles; **(1)** 110 volt 2x4 lay-in fluorescent fixtures (75 fc at desk height) with pre-wired electrical modules. Switches and receptacles are flush mounted in 2x4 handy boxes with modules consisting of MC cable with #12 AWG solid copper conductors. For switches and receptacles, the conductors tie into the apparatus in the usual fashion. Each module has a "power-in" tap, which plugs into a distribution or extender cable. As a circuit is filled, a "home run" is then made to the breaker box. Lighting is handled in a similar fashion, with the switch module acting as the "home run". Also, included shall be **(1)** 2x4 handy boxes for telephone/data connections no faceplate – wiring by others. NOTE: Tubes are not included, and final hookup of power to the breaker box must be made by a licensed electrician. This package meets NEC (current edition).

PBI WILL PRE-WIRE THE RECEPTACLES, LIGHTS, SWITCHES AND HVAC UNIT TO A PBI SUPPLIED LOAD CENTER ATTACHED TO THE BUILDING. FINAL TIE-IN AND DATA/COMMUNICATIONS ARE BY OTHERS.

125 AMP SINGLE PHASE 120/240 Volt 8 SPACE MAIN LUG LOAD CENTER GE TLM812SCUD or equal

The electrical service shall include an indoor load center of sufficient amperage and circuit capacity as to handle all lighting loads, receptacles and Panel Built supplied HVAC systems. NOTE: The entire electrical system for the modular building shall be in accordance with the National Electrical Code and shall meet all N.E.C. requirements.

HVAC

AIR CONDITIONING - COOLING & HEATING: 1 EACH

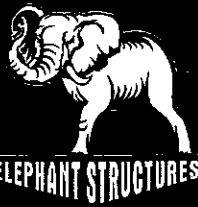
The air conditioner shall be **9,000** BTU's of cooling and **11,500** BTU's of heating. The unit shall be a through-the-wall type with panel prep and receptacle prep included. The unit shall be 230/208V, 60HZ, 20AMP

FLOORING

2" TALL STEEL FORK LIFTABLE BASE: 1 EACH

Finished floor shall be **1/8" diamond plate** over a structural steel base. The base will include a welded angle tab at each corner for attachment to existing concrete surface. Entire base shall be powder coated black.

NO PLUMBING



ELEPHANT STRUCTURES

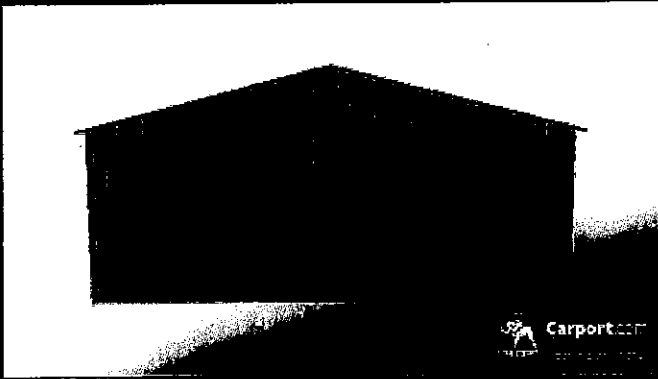
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METAL BUILDING GARAGE

CALL NOW: (855) 227-7678

Monday - Thursday, 8:30 to 9:00 Eastern, Friday 8:30 to 7:00, and Saturday 10:00 to 3:00.



COMMERCIAL METAL BUILDING GARAGE

This 40' wide metal building garage from **Elephant Structures** is perfect for anyone looking for a storage building at a great price. The garage has dimensions of 40' wide x 60' long x 14' tall, and is manufactured with commercial-grade galvanized steel framing and heavy duty roof panels. The versatile structure is great for use as a large garage, warehouse, retail storefront, rec center, and much more! All of our durable buildings are guaranteed to meet local codes and loadings.

If you are looking for a quality storage building, this metal building garage is a great solution at an affordable price. We manufacture buildings up to 60' wide, at any length you need. You can also customize your structure to fit your needs. Give us a call today!

GET INSTANT PRICING ONLINE. PRICE MAY VARY BY ZIP CODE

WIDTH	LENGTH	HEIGHT	GARAGE DOOR	WALK IN DOOR	WINDOWS
40	60	14	2	1	4

- ROOF STYLE VERTICAL
- ROOF COLOR BROWN
- METAL TRIM BROWN
- CERTIFICATION YES
- FRAME GAUGE 14 GAUGE
- WALL STYLE CLOSED
- WALL ORIENTATION VERTICAL
- WALL COLOR BEIGE
- END STYLE CLOSED
- END ORIENTATION VERTICAL
- END COLOR BEIGE
- GARAGE DOORS TWO (2) 10'X10'
- ACCESS DOORS ONE (1) 36"X80"
- WINDOWS FOUR (4) 30"X30"

40' WIDE x 60' LONG x 14' TALL

LAND/CEMENT FOUNDATION MUST BE LEVEL



- Cement should be 1 ft. shorter than roof length.
- Cement must be level and square from corner to corner.
- Return trip fees will apply if building is not installed.



In order to get the highest quality installation, we ask to have the site prepared and ready to go on the day of installation. There should be no electrical wires less than 15 feet above the peak height and confirm no underground utilities will be impacted by the installation process (must be 4' or more beneath the impacted areas for ground installation). Remember, all of our structures come with free installation and free delivery.

INSTALLATION SURFACES



GRASS



WOODEN DECKING/DOCKS



GRAVEL



CONCRETE



DIRT

SCAN TO VIEW ONLINE



AVAILABLE PAINT COLOR CHOICES



Beige



Brown



Forest Green



Tan



Sandstone



White



Dark Gray



Light Gray

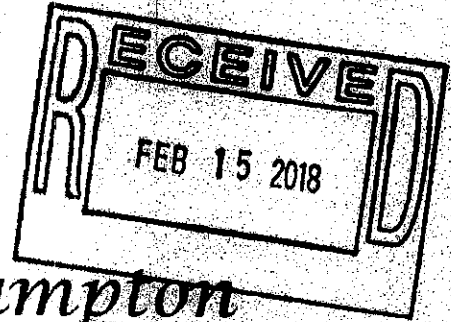


Slate Blue

• FREE DELIVERY & FREE INSTALLATION!



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Township Of Westampton

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

DATE FILED _____
 (for office use only)

BLOCK 301 LOT 2

1. GENERAL INFORMATION

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

Address c/o JAY CHUNG, 1534 12TH ST

Telephone Number 917-371-0676 FOOT LEE, NJ 07024

B. The Applicant is a:

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

OWNERS:
 SEOUNG JAE CHUNG, MANAGER
 HA EUM CHUNG, MAJORITY OWNER
 OF APPLICANT + LAND OWNER

*If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

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

Purchaser under contract _____ OWNER IS S.J., B.R. KING, INC.
 Owner _____
 Lessee _____
 Other (specify) DEVELOPER

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

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

2. INFORMATION REGARDING THE PROPERTY

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

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

- G. The type of proposal is: New Structure Expanded area ___ Improved Parking Area ___ Alteration to Structure ___ Expansion to Structure ___ Change of Use ___ Sign ___
- H. Name of business or activity (if any) _____
- I. Are there deed restrictions that apply or are contemplated? NO
(if yes, please attach a copy to application)

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

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

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

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

EXTENDING WATER + SEWER

O. List maps and other exhibits accompanying this application:

① PRELIM + FINAL SITE PLANS

② ARCHITECTURAL PLANS

3. INFORMATION REGARDING THE APPLICATION

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

SEE ATTACHMENT

4. CHECK LIST AND WAIVER REQUESTS

A. Please refer to the Ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.*

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

INFILL DEVELOPMENT IN EXISTING

SHOPPING

5. AUTHORIZATION AND VERIFICATION

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

[Signature]
Signature of Applicant *'s atty*

2/15/2018
Date

[Signature]
Signature of Owner *'s atty*

2/15/2018
Date

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



Westampton Township Emergency Services

780 Woodlane Road

Westampton, New Jersey 08060

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

www.westamptonfire.org

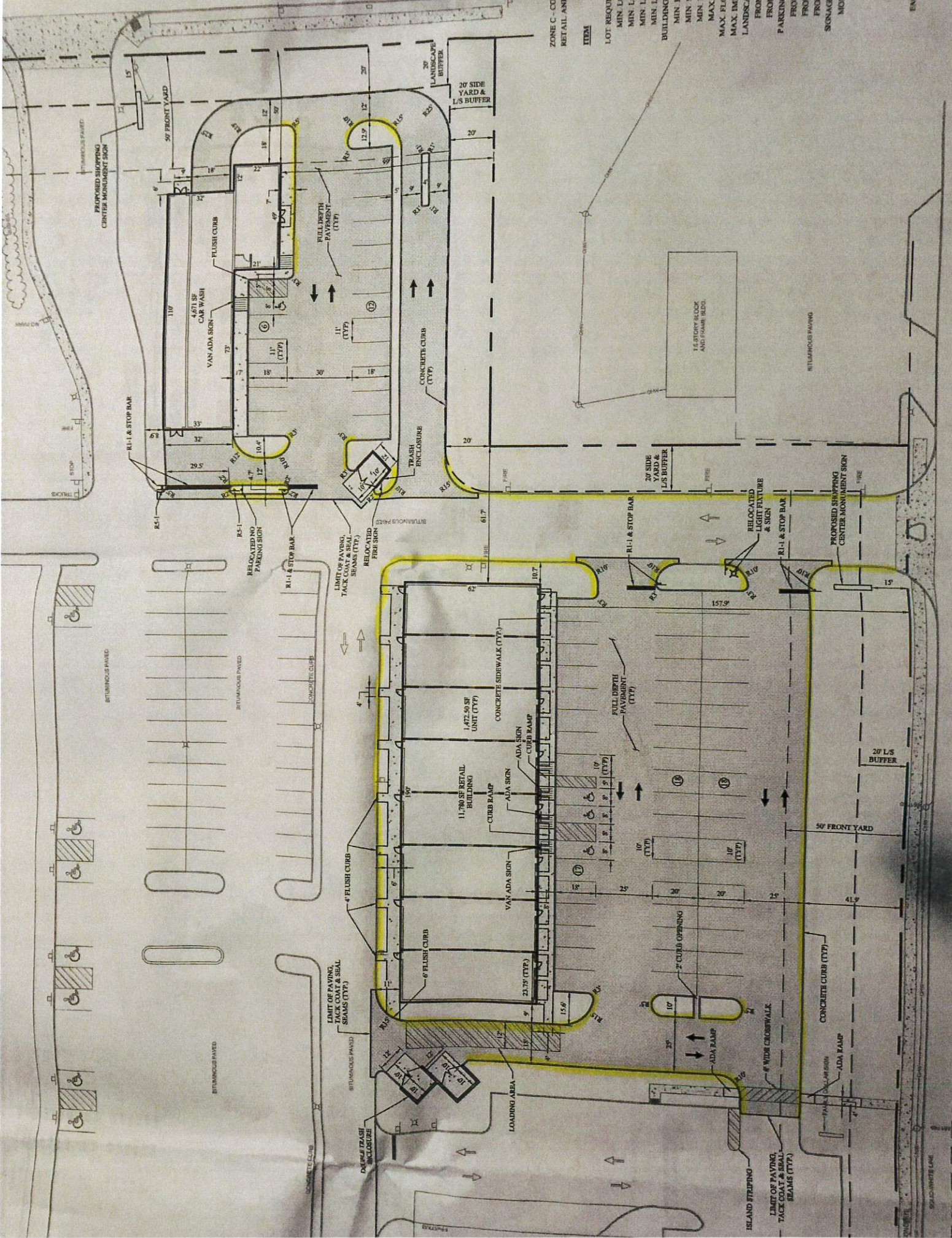
LAND DEVELOPMENT BOARD REVIEW

DATE: March 12, 2018
ADDRESS: 483 Woodlane Road
HYDRANTS: N/A
FIRE PROTECTION SYSTEMS: Exterior Horn/Strobes, 5" Stortz for FDC, FDC signage and lighting as per Township Fire Prevention Ordinance
APPARATUS ACCESS: Attached highlighted Fire Lanes
BUILDING ACCESS: Knox Box as per Township Fire Prevention Ordinance
NOTES Solid base prior to construction to allow emergency vehicles in and out of project in event of emergency.

Respectfully,

A handwritten signature in black ink, appearing to read "Craig Farnsworth, II".

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



- ZONE C - COMMER
RETAIL AND CA
- ITEM**
- LOT REQUIREME
 - MIN. LOT A
 - MIN. LOT F
 - MIN. LOT W
 - MIN. LOT D
 - BUILDING SETE
 - MIN. FRONT
 - MIN. SIDE
 - MIN. REAR
 - MAX. BLDG
 - MAX. FLOOR A
 - MAX. IMPERV
 - LANDSCAPE B
 - FROM AN
 - FROM AN
 - PARKING SET
 - FROM AN
 - FROM SID
 - FROM RU
 - SIGNAGE
 - MONUMENT
 - MAX
 - MAX
 - MAX
 - MIN
 - MIN
 - MAX
 - MAX
 - ENCLOSURE
 - MAX

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

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

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



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

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

G. Jeffrey Hanson, PE, CME

Joseph S. Hirsch, PE, CME, CFWM

Joseph P. Orsino, CPT

Marc H. Selover, LSRP, PG

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

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Telephone (856) 235-7170 • Fax (856) 278-9230 • www.eriinj.com

May 31, 2018
#88011 01

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

Attn: Marion Karp, Land Development Board Secretary

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

Dear Members:

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

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

The following documents have been received with this application:

1. Plans prepared by The Petit Group, LLC, dated 2/13/18, including the following:
 - a. Cover Sheet, Sheet 1 of 10.

Stacey Arcari, PE, CME, PTOE, PP
Harry R. Fox, NICET III, CFSI
Timothy Kambickalind, LLA, PE, CFSI
Matthew V. Livinas, PE, CME

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

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

- b. Existing Conditions & Demolition Plan, Sheet 2 of 10.
- c. Site Plan, Sheet 3 of 10.
- d. Grading & Utility Plan, Sheet 4 of 10.
- e. Landscaping & Lighting Plan, Sheet 5 of 10.
- f. Soil Erosion & Sediment Control Plan, Sheet 6 of 10.
- g. Soil Erosion & Sediment Control Note & Details, Sheet 7 of 10.
- h. Construction Details, Sheet 8 of 10.
- i. Construction Details, Sheet 9 of 10.
- j. Construction Details, Sheet 10 of 10.
2. Site Plan prepared by The Pettit Group, LLC, Sheet 3 of 12, revised 5/17/18.
3. Plans prepared by N.E.E.D Architecture LLC dated 2/07/18, revised 4/24/18, including the following:
 - a. Preliminary Plans & Elevations, Sheet A-100.
 - b. Preliminary Plans & Elevations, Sheet A-200.
 - c. Preliminary Elevations, Sheet A-201.
4. Color views of the proposed Kings Car Wash, N.E.E.D Architecture LLC dated 4/24/18.
5. Proposed signs prepared by Signarama including:
 - a. Kings Car Wash Channel Letter Sign.
 - b. Westampton Marketplace sign enlargement.
 - c. Springdale Road Sign-Existing and Proposed.
 - d. Woodlane Road Sign-Existing and Proposed.
6. Westampton Township Application for Preliminary & Final Site Plan Approval dated 2/15/18.
7. Submission letter prepared by Patrick F. McAndrew, Esq. dated 2/15/18.

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

Variances & Waivers

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

4. A variance is required from ordinance §250-25J(2) to permit two overall project identification signs, one along each existing perimeter street to include the name of each tenant in Westampton Marketplace. The ordinance states that the signs shall identify only the name and the logo of the entire project.
5. A variance is also required from ordinance §250-25J(2) for the maximum size of the signs which is 100 square feet. The proposed signs on Woodlane Road and Springsdale Road are approximately 268.33 square feet each.
6. A variance is required from §250-25J(2) to allow two (2) monument identification signs on Woodlane Road where a maximum of one (1) freestanding sign is permitted on each perimeter street. The two signs include an existing Family Dollar monument sign and a proposed monument sign to replace the existing monument sign at the eastern driveway to the Marketplace.
7. Ordinance §250-25J(2) limits freestanding project identification signs to identify only the name and logo of the entire project and to a maximum size of 100 square feet. The Westampton Marketplace monument signs that were approved in 2007 were limited to 15' high and 10' wide. For retail signs, the base of the base of the sign is excluded from the calculation but there doesn't appear to be the same exclusion for shopping center signs. Resolution #39-2007 that approved the signs stated that the Board does not normally permit tenant names on signboards but it granted an exception for Westampton Marketplace and the signs were approved, limited to a maximum of 5 tenant panels for the largest tenants. The panels were to be a uniform color of beige, cream or other neutral background but not white. A color depiction of the sign approved in 2007 is attached to this letter. The monument signs proposed in this application are 16.77' high and 16' wide (268.33 square feet each) with 18 tenant panels on each sign. Variances are required.
8. In addition to the proposed monument signs, two Menu Boards are proposed at the Order Station to the Car Wash. Additional information is required on the size and message of these signs but it is likely variances are required for these signs.
9. A condition of the planner's reviews in 2007 was that annual planting beds should be provided around the base of each of the signs. This condition is recommended for all the replacement signs. A site visit confirmed the Woodlane Road and Springside Road signs do not contain planting beds surrounding the signs.
10. Based upon screen and buffer planting requirements outlined in ordinance §196-8B(3)(c)(1) & (2) to screen parking areas, the Landscape Plan is deficient in the number of canopy trees, understory trees, and shrubs required to be planted along Woodlane Road and Springside Road. We recommend the applicant's landscape architect work with our office to provide a more effective screen of the parking areas.

11. The applicant is requesting a design waiver to allow parking setbacks of 5 feet from the carwash and 8 feet from the retail building. Ordinance §196-8A requires a minimum setback of 12 feet.

The applicant will require bulk variances for deviation from the ordinance requirements listed above. Under the terms of the Municipal Land Use Law, the applicant must show that the variance can be granted without substantial detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance. Testimony should be provided.

General Comments

12. The applicant should provide testimony on the days and hours of operation for each facility.
13. The applicant should provide testimony on operational aspects of the car wash including whether there will be a hand drying area. If so it should be delineated on the plan.
14. The site plan depicts a relocated light fixture within a landscape island located in the easterly portion of the parking lot servicing the retail building however there does not appear to be a new light fixture associated with it on the lighting plan. The designer should clarify his intent.
15. The applicant should provide testimony detailing the hours the lighting will operate at capacity as well as the times and photometric levels to be implemented for site security when the facility is closed.
16. Traffic signs identifying one-way drives should be provided on the car wash facility. We also recommend providing directional signage identifying the access drive to the car wash.
17. In accordance with ordinance §250-25J(1), the applicant should submit a master sign program that shows proposed color combinations. Signarama sign drawings were submitted but they show white panels with red letters for every tenant and the existing sign includes mostly beige panels with individualized lettering and logos for tenants. Additional information should be supplied.
18. The identification signage detail should identify proposed colors, construction materials and means for lighting.

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

Outside Agency Approvals

28. Any approval granted by the Board should be conditioned on the applicant obtaining the following approvals:
 - a. Construction Code Official.

Page six

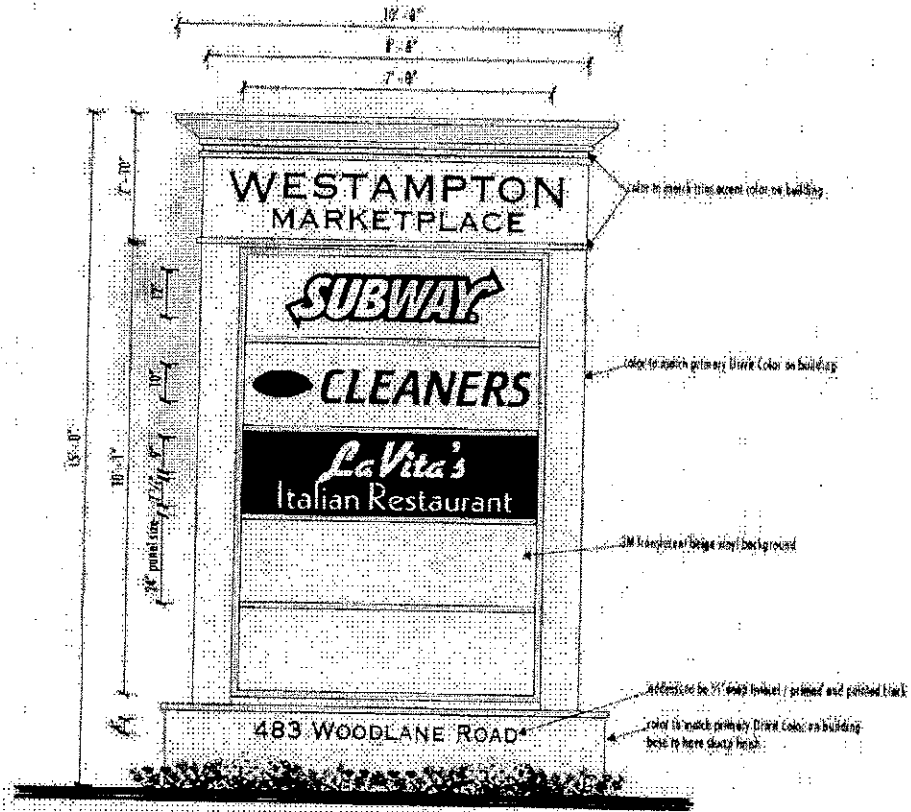
b. All others having jurisdiction over this application.

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

Sincerely,


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

Cc: Gene Blair, Construction Code Official, via email
Louis Capelli, Esq., Board Solicitor, via email
James Winckowski, PE, CME, Board Engineer, via email
Patrick F. McAndrew, Esq., PO Box 88, Haddon Heights, NJ 08035
John Pettit, PE, The Pettit Group, LLC, 497 Center Street, Sewell, NJ 08080
N.E.E.D. Architecture, LLC, Sangmok Kim, AIA, 7 West 36th Street, 14th Floor, New York, NY
10018
SBC Laundromat, Inc., c/o Jay Chung, 1534 12th Street, Fort Lee, NJ 07024



Double Sided Internally Illuminated Monument Sign / Two (2) Sides

- sign fabricated in aluminum w/ 1 1/2" aluminum tube framing and 100 aluminum extrusion
- header section to have raised and aluminum panels w/ backed up acrylic sign / sign in high white
- 3716" high impact polycarbonate letters w/ aluminum "T" bar and vinyl divider slits
- letters to apply to be 3M translucent vinyl overlay (font graphics not included)
- 1/2" aluminum base w/ zinc finish
- internally illuminated w/ 120V 800 mA fluorescent lighting
- sign mounted on two (2) 4" steel poles set w/ square concrete footer
- O/L tested and labeled



Springfield Road Sign



Woodlane Road Sign

Approved by: _____
Date: _____

2007 APPROVED
SIGNAGE

1010 S. 1st St. W.
Grand Rapids, MI 49504
Phone: 616-941-1111 Fax: 616-941-1112

Client:	Washington Marketplaces
Address:	Woodlane & Springfield Rd
Location:	Washington NJ
Project:	Internally illuminated monument sign
Scale:	3/8" = 1'-0" Drawing # 9854
Date:	04-29-07 Revisions 10-21-07

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



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

May 24, 2018

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

Attn: Marion Karp, Administrative Officer

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

Dear Chairman and Board Members:

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

- Plans entitled "Preliminary/Final Major Site Plan, Block 301, Lot 2, Westampton Township, Burlington County, New Jersey," consisting of ten (10) sheets, prepared by John M. Pettit, PE, of The Pettit Group, LLC., dated February 13, 2018, revised May 17, 2018;
- Architectural Plans, consisting of three (3) sheets, prepared by N.E.E.D. Architecture LLC, dated February 7, 2018, revised April 24, 2018;
- Stormwater Analysis, prepared by John M. Pettit, PE, of The Pettit Group, LLC., dated March 2018, revised May 2018;
- ADS HDPE Pipe Specification;
- Completed application forms.

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

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

S:\Westampton\Project Files\CWAL0301.02 SBC Laundromat, Inc\18-05-21 SBC Laundromat - Eng Rvw #2.doc



Westampton Township Land Development Board
 Re: S.B.C. Laundromat, Inc.
 Preliminary/Final Major Site Plan Review #2

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

Based upon our review, we offer the following comments for the Board's consideration (**UPDATED COMMENTS IN BOLD**):

Variance Relief

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

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

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

Stormwater Management

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

The Applicant has provided a revised Stormwater Management Report to demonstrate compliance with the current stormwater control ordinance of the Township. It is noted in the report that a soil boring in the area of the proposed underground infiltration system remains to be provided. It is recommended that the soil boring be provided to verify



Westampton Township Land Development Board
Re: S.B.C. Laundromat, Inc.
Preliminary/Final Major Site Plan Review #2

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

depth to seasonal high groundwater and infiltration rates prior to the signing of the site plan should the application be approved by the Board.

- 2) ~~Reinforced Concrete Pipe (RCP), should be utilized for the storm sewers in parking areas and drive aisles where less than 2 feet of cover is provided between the top of the pipe and bottom of the pavement sections. The Applicant has provided sufficient information to demonstrate adequate cover will be provided for HDPE pipe.~~
- 3) ***The existing inlet downstream from Inlet #6 should be eliminated with connection made to the existing storm pipe via a new inlet or manhole at the bottom of the proposed slope.***

Parking & Circulation

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



Westampton Township Land Development Board
Re: S.B.C. Laundromat, Inc.
Preliminary/Final Major Site Plan Review #2

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

- ~~7) The Applicant's Engineer should clarify where the proposed handicap parking signage will be mounted, especially for the retail building.~~

Traffic Impact

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

Grading

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

Utilities

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

Landscape & Lighting

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



Westampton Township Land Development Board
Re: S.B.C. Laundromat, Inc.
Preliminary/Final Major Site Plan Review #2

May 24, 2018
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Architectural

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

Outside Agency Approvals

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

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

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

Very truly yours,
CME Associates

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

JW/aa

cc: Gene Blair, Construction Code Official
Lou Cappelli, Esq, Board Solicitor
Barbara Fegley, PP, Board Planner
S.B.C. Laundromat, Inc., Applicant
Patrick F. McAndrew, Applicant's Attorney

Hand Delivered

May 22, 2018

Ms. Marion Karp
Westampton Township
710 Rancocas Road
Westampton, NJ 08060



94 Stemmers Lane
Westampton, NJ 08060

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

Re: Resolution # 11-2017
Application of Dolan Group VII, LLC
80 Stemmers Lane
Block 203, Lot 7.01

Resolution # 12-2017
Application of Dolan Contractors, Inc.
97 Stemmers Lane
Block 203, Lot 6.04

Dear Ms. Karp:

We are writing to request a further extension of one year on the above referenced resolutions, each of which expires on June 30, 2018.

The application of Dolan Group VII, LLC contemplates the construction of a non-residential building of 89,996 square feet addition to the existing floor area. The applicant requests an extension of this approval of one year to June 30, 2019.

The application of Dolan Contractors, Inc. contemplates the construction of a non-residential building of approximately 69,000 square feet of floor area. The applicant requests an extension of one year to June 30, 2019.

We are enclosing copies of the approval resolutions for each of these projects. We understand that there is no need to advertise this application.

Please let me know if you require anything further on this application. Thanks very much for your cooperation.

Sincerely,

A handwritten signature in black ink that reads 'Bernie Wojtkowiak'.

Bernie Wojtkowiak, PE.

CC: Westampton Township Attorney, Mr. Louis Cappelli, Jr. Esq.
Mr. Russell Whitman, Esq.

RESOLUTION: 12-2017

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Dolan Contractors, Inc.
BOARD'S DECISION: Granting One Year Extension of Preliminary and Final Site Plan Approval
PROPERTY ADDRESS: 97 Stemmers Lane – Block 203, Lot 6.04
ZONING DISTRICT: Industrial – “I”
DATE OF HEARING: June 7, 2017

WHEREAS, Dolan Contractors, Inc. (“the Applicant”) was previously granted Preliminary and Final Major Site Plan Approval (“Approval”) to construct a non-residential building of approximately 69,000 square feet at 97 Stemmers Lane, Westampton, New Jersey, and designated as Block 203, Lot 6.04 on the Township Tax Map (“Subject Property”) by the Westampton Land Development Board (“the Board”); and

WHEREAS, the Applicant’s Approval was granted on September 5, 2007, and the resolution granting the Approval was memorialized on October 3, 2007 under Resolution #32-2007; and

WHEREAS, the Applicant was previously granted a one (1) year extension of approval at the regularly scheduled public meeting held on April 6, 2016, and the resolution granting said extension of approval was memorialized on May 4, 2016 under Resolution #8-2016;

WHEREAS, the Applicant now seeks an additional one (1) year extension of approval to June 30, 2018 (the “Application”);

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

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

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 97 Stemmers Lane, Westampton, New Jersey and is owned by Dolan Contractors, Inc. The Subject Property is designated as Block 203, Lot 6.04, and lies in the "P" – Industrial District.

2. The Applicant is seeking a one (1) year extension of approval to June 30, 2018 of Amended Preliminary and Final Major Site Plan Approval to construct a 69,000 square foot building at the Subject Property.

3. After presentation by the Applicant's professionals, the matter was opened to the public for comment. No member of the public appeared to testify.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton that the Applicant's Application requesting a one (1) year extension to June 30, 2018 of Preliminary and Final Major Site Plan Approval to construct a non-residential building of approximately 69,000 square feet at the Subject Property upon motion duly made by Mr. Lopez and seconded by Mayor Daniels, was and is hereby **GRANTED**, subject to the testimony and representation set forth on the record by the Applicant, and any conditions set forth herein.

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

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
2. At any time within 45 days after the adoption of this resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon presentation 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;
3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to

any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. § 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law;

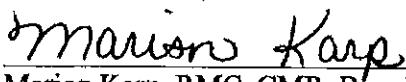
4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed;
5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required;
6. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer and Planner;
7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law;
8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution;
9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein;
10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Barger				x
Blair	x			
Daniels	x			
Guerrero	x			
Lopez	x			
Mumbower	x			
Gehin-Scott	x			

WESTAMPTON LAND DEVELOPMENT BOARD

BY: 
Dave Barger, Chairman

ATTEST: 
Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: 8/2/17

RESOLUTION: 11-2017

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Dolan Group VII, LLC

BOARD'S DECISION: Granting One Year Extension of Amended Preliminary and Final Site Plan Approval

PROPERTY ADDRESS: 80 Stemmers Lane – Block 203, Lot 7.01

ZONING DISTRICT: Industrial – “I”

DATE OF HEARING: June 7, 2017

WHEREAS, Dolan Group VIII, LLC (“the Applicant”) was previously granted Amended Preliminary and Final Major Site Plan Approval (“Approval”) to construct an 89,996 square foot building addition to the existing warehouse and a 4,000 square foot addition of office space onto the existing warehouse at 80 Stemmers Lane, Westampton, New Jersey, and designated as Block 203, Lot 7.01 on the Township Tax Map (“Subject Property”) by the Westampton Land Development Board (“the Board”); and

WHEREAS, the Applicant’s Approval was granted on December 7, 2011, and the resolution granting the Approval was memorialized on January 4, 2012 under Resolution #19-2011; and

WHEREAS, the Applicant was previously granted a one (1) year extension of approval at the regularly scheduled public meeting held on May 4, 2016, and the resolution granting said extension of approval was memorialized on September 7, 2016 under Resolution #11-2016;

WHEREAS, the Applicant now seeks an additional one (1) year extension of approval to June 30, 2018 (the “Application”);

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

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

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 80 Stemmers Lane, Westampton, New Jersey and is owned by The Dolan Group VIII, LLC. The Subject Property is designated as Block 203, Lot 7.01, and lies in the "I" – Industrial District.

2. The Applicant is seeking a one (1) year extension of approval to June 30, 2018 of Amended Preliminary and Final Major Site Plan Approval to construct an 89,996 square foot building addition to the existing warehouse and a 4,000 square foot addition of office space onto the existing warehouse at the Subject Property.

3. Mike Dolan, as principal of the Applicant, was sworn in and testified as to the nature of the Application and requested relief. Mr. Dolan testified that granting the Application would allow the Applicant to attract tenants and have the Subject Property ready to be leased as needed for an additional year.

4. After testimony presented by the Applicant and the Applicant's professionals, the matter was opened to the public for comment. No member of the public appeared to testify.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton that the Applicant's Application requesting a one (1) year extension to June 30, 2018 of Amended Preliminary and Final Major Site Plan Approval to construct an 89,996 square foot building addition to the existing warehouse and a 4,000 square foot addition of office space onto the existing warehouse at the Subject Property upon motion duly made by Mr. Lopez and seconded by Mr. Mumbower, was and is hereby **GRANTED**, subject to the testimony and representation set forth on the record by the Applicant, and any conditions set forth herein.

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

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
2. At any time within 45 days after the adoption of this resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon presentation 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;

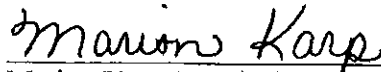
3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. § 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law;
4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed;
5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required;
6. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer and Planner;
7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances; zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law;
8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution;
9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein;
10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Barger				x
Blair	x			
Daniels	x			
Guerrero	x			
Lopez	x			
Mumbower	x			
Gehin-Scott	x			

WESTAMPTON LAND DEVELOPMENT BOARD

BY: 
Dave Barger, Chairman

ATTEST: 
Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: 8-2-17