

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

JUNE 7, 2017 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, 2017 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. Daniels, Mr. Freeman, Mr. Guerrero, Mr. Lopez, Mr. Mumbower, Ms. Berkley, Mr. Gehin-Scott, Solicitor Lou Capelli, Engineer Jim Winckowski, Planner Tamika Graham, Secretary Marion Karp
5. Approval of minutes – 5/3/2017
6. Swear in Board Professionals
7. Resolutions: approval needed:
 - 6-2017 Dolan Contractors, LLC, Block 203, Lot 7 (90 Stemmers Lane) – major site plan and bulk variance(warehouse building expansion) – continuation of application until June 7, 2017 meeting
 - 7-2017 A. Duie Pyle, Inc., Block 202, Lot 2 (45 East Park Drive) – preliminary and final site plan approval (installation of security fencing, parking lot modifications)
 - 8-2017 Dolan Contractors, Inc., Block 203, Lot 1.03, 2 & 3 (32 Springside Road) – amended final site plan (improvements to include guard booths, driveway with acceleration lane onto Ikea Drive, fencing, patio, site lighting, landscaping, trash compactor, truck staging area and entrance barrier gate
 - 9-2017 Virtua Health, Inc., Block 1201, Lot 20 (798 Woodlane Road) – site plan waiver (mobile Farmer's Market)
8. Old Business:
 - a. Dolan Contractors, LLC, Block 203, Lot 7 (90 Stemmers Lane) – major site plan and bulk variance (warehouse building expansion) – continued from May 3, 2017 LDB meeting

9. New Business:

- a. Dolan Group VII, LLC, 80 Stemmers Lane, Block 203, Lot 7.01 – request for 1 year extension
- b. Dolan Contractors, Inc., 97 Stemmers Lane, Block 203, Lot 6.04 – request for 1 year extension
- c. KCA Westampton, LLC (Wawa), 76 Springside Road, Block 203, Lot 5 – preliminary and final major site plan, conditional use & bulk variances

10. Informal Applications:

None

11. Correspondence:

- a. Jim & Shirley Jacobs – letter re: Dolan Contractors site plan (Camuto)

12. Open meeting for public comment

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

14. Adjourn

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MAY 3, 2017 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 3, 2017 at 7:00 P.M. The meeting was called to order by Chairman David Barger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 5, 2017 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Barger, Mr. Blair, Mr. Borger, Mr. Daniels, Mr. Freeman, Mr. Guerrero, Mr. Lopez, Mr. Mumbower, Mr. Gehin-Scott, Solicitor Lou Cappelli, Planners Sam Agresta and Tamika Graham, Engineer Jim Winckowski, Secretary Marion Karp
Absent: Mr. Applegate

The minutes of the April 5, 2017 meeting were approved with a minor change as suggested by Chairman Barger.

Solicitor Cappelli swore in the Board professionals.

Resolutions:

5-2017 Dolan Contractors, LLC, Block 203, Lot 7 (90 Stemmers Lane) – major site plan and bulk variance (36,150 sq. foot building expansion) – continuation of application until May 3, 2017 meeting – was memorialized

Old Business:

Dolan Contractors, LLC, Block 203, Lot 7 (90 Stemmers Lane) – major site plan and bulk variance (36,150 sq. foot building expansion) – continued from April 5, 2017 LDB meeting. Russ Whitman was the attorney representing the applicant. They had presented this application at the April 5th LDB meeting but had elected to continue the application due to the Board requesting further information which was not provided at the time. The plan has been modified in that the proposed addition has been reduced in size in order to eliminate the variance; the 50 foot setback requirement has now been met. The prospective tenant was present at this evening's meeting. Board Solicitor Capelli asked if the revised plans had been delivered so that the public could have ten days to review them; Russ Whitman answered that they had not. Board Engineer Jim Winckowski had received a plan set yesterday afternoon and hasn't had time to review them. Board Planner Tamika Graham stated that her office received the plans via email late on Monday night and they hadn't time to review them

either. Solicitor Cappelli answered that there is no way getting around the ten day time frame for the plans to be available for the public to review. Mr. Whitman explained that Mr. Barnett had flown in from California for the meeting and asked if he would be permitted to address the Board anyway.

Don Barnett, CEO of Sunbasket, was sworn in before the Board. He explained how Sunbasket works – they are a home meal delivery company that prepares/packages the ingredients for meals that people cook. They put together meal kits; customers choose from a variety of options. All ingredients are fresh and pre-portioned and healthy. All packaging is sustainable packaging; the service is delicious, convenient and healthy. They just recently had their one year anniversary and are presently located in Highland Business Park; they have run out of room and need to expand. Chairman Dave Barger stated that the Board's chief concerns relate to employee counts, shifts and traffic and that they would like information regarding those.

Mr. Barnett stated they are moving towards more automation; however they will continue to grow to approximately 300 to 350 employees; currently they have 250 employees. They run on 2 shifts; one shift operates from 5:30 AM to 2:30 PM and the second shift runs from 3 PM to 11:00 PM. These shifts were designed very carefully to avoid traffic and to accommodate workers with children. Mr. Barnett stated that they don't envision ever going to a 3 shift operation.

They are an assembly operation and not a distribution operation; there are currently 5 to 10 truck deliveries per day. Outbound deliveries are via FedEx or UPS, which are included in these truck counts.

They have a trash compactor and have about 1% food waste which is very low. They give excess produce to local charities or food banks as well as to their employees.

They ship on Saturday, Sunday, Monday or Tuesday so customers have their meals early in the week. Trucks come in the middle of the day. All trucks would have to exit onto Ikea Drive and not Woodlane Road.

The meeting was opened to the public for comment. There was no comment and the meeting was closed.

Russ Whitman asked if the meeting could be continued until the next month. Engineer Jim Winckowski asked that they set up a technical review meeting with all the professionals before the next month's LDB meeting; Russ Whitman agrees with this.

Mr. Guerrero made a motion to continue the application; the motion was seconded by Mr. Borger. All Board members voted yes.

New Business:

A. Duie Pyle, Inc., Block 202, Lot 2 (45 East Park Drive) – preliminary and final site plan approval (installation of security fencing, parking lot modifications). The applicant's attorney, Michael Floyd was present on behalf of the applicant. Tim Koch and Tom Bayshard, engineer, were sworn in before the Board. The site plan proposes security fencing and parking lot changes and additions. Mr. Koch gave a brief overview of the company. It is a family owned company, fourth generation. They have been located in Westampton since 2014 on the old New Century site; they have just about doubled their employment numbers since that time. The security need is driven by their customers that require controlled access. Product that is delivered varies tremendously, from perfume to items sold at home improvement stores such as Home Depot. They have even done some business with Amazon.

The number of parking spaces are being reduced by 63 spaces; they aren't even half utilizing the facility at this point. There are 125 employees at this facility; 35 office employees; 36 dock workers, 51 drivers and 3 fleet maintenance employees. They open Sunday night at 11 PM and are open 24 hours through Friday at 11 PM. They have 51 tractor trailers and have recently purchased 24 smaller trucks that can get down smaller streets. These trucks allow them to attract other customers to the industry. There is a trash compactor on site and they comply with local recycling ordinances.

Certain customers are requiring the security fencing; they can't expand the business into this facility until they get the fencing the customers desire. Jim Winckowski asked if there is a specific need for barbed wire fencing; Mr. Koch explained it is really an industry standard. They aren't requesting any variances for the height of the fence; it won't be taller than the 8 foot allowed by ordinance. Their specialty is next day delivery of product.

Tom Bayshard gave a brief overview of the site; it is about 32 acres in size and is in the industrial zone. Access into the site is via East Park Drive; the fence will be installed around the entire site; they are also proposing fencing in their reconfigured car parking lot. The majority of the spaces on site are 9 feet by 18 feet; this is a preexisting, non-conforming condition. All chain link fence will have 3 strand barbed wire on top; there is ornamental fence made of aluminum at the front of the reconfigured parking area. The front row of parking against the building has been eliminated. It will be striped and signed for no parking.

Emergency and maintenance vehicles will be able to circulate on the site according to Mr. Bayshard. The car parking lot gate is controlled via an id card. Mr. Lopez asked if installing this fencing would contribute to economic growth; Mr. Koch stated that it most definitely would.

Mr. Koch stated that they fenced in the car lot for safety reasons; they had a fatality in

another facility; they don't want trucks cutting through the car lot. Mr. Koch stated that he had spoken with the Township Fire Official and they agree to comply with any concerns the Fire Official might have.

There is an erosion problem coming off the Route 295 right of way; they will construct a retaining wall in order to help contain this; they are going to use bin blocks (long rectangular concrete blocks) that are on the site. You can't see into the facility when traveling on Route 295, the hill is too steep. Board Engineer Jim Winckowski has no issues with this either from an engineering or aesthetic standpoint.

Mr. Freeman asked how high the barbed wire is; the fence is six feet and the barbed wire is one foot for a total of seven feet in height. He asked if any CDS might be stored at this site, Mr. Koch stated that they could be.

The applicant submitted a response letter today that addressed the engineer's letter point by point. Jim Winckowski explained that he will need an as built survey before CO to make sure ADA conditions are complied with.

Planner Tamika Graham asked for explanation on a pedestrian path; Mr. Koch explained that it leads to the smaller shop building that is onsite.

The applicant agrees to work with the Board professionals to add additional landscaping screening where aesthetically necessary. They are limited by space as to what they can plant. The PSE&G easement is in the front of the building and they periodically come and cut everything down.

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

Mr. Lopez commented on the detail of the submitted plan. The only variance is for parking space size which is preexisting.

Two separate votes were taken; the first vote was for the grant of the variance. Mr. Lopez made a motion to approve; the motion was seconded by Mr. Daniels. All voted yes.

The second vote taken was for approval of the site plan. Mr. Daniels made a motion to approve; Mr. Lopez seconded the motion. All voted yes.

Dolan Contractors, Inc., Block 203, Lot 1.03, 2 & 3 (32 Springside Road) – amended final site plan (improvements to include guard booths, driveway with acceleration lane onto Ikea Drive, fencing, patio, site lighting, landscaping, trash compactor, truck staging area and entrance barrier gate. Chairman Dave Barger is recusing himself due to a past recusal and Dave Guerrero is recusing himself as well due to him being noticed on the application. Bill Freeman stepped in to run the meeting

as Chairman. Russ Whitman was representing the applicant; William Stevens, engineer, Mike Dolan and Bernie Wojtkowiak were sworn in by Solicitor Cappelli.

Mr. Stevens described the items in the amended application which they believe to be fairly small amendments. He reviewed the Board professional's letters. Trucks will enter on Springside Road and exit onto Ikea Drive; they believe this to be the safest way of ingress/egress. They have a staff of 170 employees; truck deliveries will be 50 per day.

Mike Dolan explained that the dedication of Ikea Drive is taking place and will be accomplished by a deed of dedication. The Board and town always wanted the trucks to exit onto Ikea Drive. There will be gates at the entrance to the site but they don't want to move them back in order to allow a tractor trailer to pull in there; perhaps they could set them only so that a car could back out and negotiate it but they feel it is too dangerous to allow trucks to do so. Jim Winckowski explained that this is an operational issue and there is no standard, but it should be the safest. John Mumbower asked about signage on the gate; the applicants indicated that they could put a sign on it denoting the facility is closed.

The applicants believe the turning movements to be adequate; plans will be revised to show the exit gates on Ikea Drive swinging the correct way. They think this plan is a safer plan with exiting truck traffic on Ikea Drive. Trucks must turn right when exiting onto Ikea Drive; cars will be permitted to turn either way.

Impervious coverage will increase but is diminimus for storm water management. Jim Winckowski thinks they will not need a variance for this; a variance was granted at preliminary approval which covers this increase since they aren't exceeding it.

The berm has been built exactly as proposed on the plans. They eliminated a curbed island in the parking lot for safety and snow plowing issues. They don't want to provide curb stops but prefer to just stripe the lot so they won't have snow plowing issues. Jim Winckowski sees no need for the wheel stops. A trash compactor will be located near the front of the site on the north side; they distributed a detail of the compactor to the Board.

They don't believe the guard houses will be an issue with the stacking of tractor trailers; they are providing room for staging. The berms will be wrapped around the driveway of the site and they are adding some aesthetic landscaping. There will be a fountain in the pond which will aerate it. An eight foot high retaining wall has been constructed at the southwest corner of the site which will hide headlights. Decorative style fence is at the top of this wall and will be installed around the pond.

Nine parking spaces were added to the front of the building to make up for the nine lost in order to install the employee patio area. They will make the requested changes to the landscaping plan; minor modifications will be made to the lighting plans. There is no change to the sign details from the originally approved plans. They will be happy to add

Westampton Township to the signage as requested by Bill Freeman.

Mayor Daniels finds that the changes address safety and quality of life concerns. He thinks the improvements show that the applicant has worked hard to comply to lessen concerns that the Board and the residents have had.

The meeting was opened to the public for comment. Shirley Jacob, 113 Sharpless Boulevard. She appreciates the hard work that has gone into this project; she is thankful for the berm, it takes care of most of the visual issues. She sees a bit of the building and would like to see more landscaping at the top. The berm doesn't take care of any of the sound issues; she hears the construction taking place on the site. She is thrilled with the new exit onto Ikea Drive although the berm ends before the exit and there is nothing to buffer the sound. She wants the exit moved further south, away from the residential area.

David Guerrero approached the podium to comment. Solicitor Cappelli said that case law goes both ways when making the decision if David Guerrero can speak, who recused himself. There is no financial interest or other interest, although he lives within 200 feet; he could argue that it is his constitutional right. Russ Whitman stated that Mike Dolan has no objection to the testimony. Dave Guerrero gave a history of the building and its approvals. He stated that the berm does little to affect noise; he thinks it is a good idea for trucks to exit on Ikea Drive but not at that location in the northeast corner due to the noise they will generate.

Mike Eaton, 115 Sharpless Blvd., thinks overall Mike Dolan has done a fabulous job with the building. He wishes it wasn't there but it could be worse. He echoes his neighbor's concerns with the noise. He played a recording of noises (vehicles backing up) from the Ikea warehouse and stated he hears this until 11 PM at night. He is concerned that the noise from the new warehouse will be even worse.

Gary Goldberg, 131 Sharpless Blvd. – thinks the exit should be moved further south and also thinks the entrance onto Springside Road is a deathtrap. He is afraid of the noise that the trash compactor will make; he thinks it is too near the residences. He thinks the trees are spaced too far apart. The berm that faces the homes looks like a war zone; nothing is growing. He feels vibrations from the heavy equipment. He asked how many shifts will be operating; there will be two shifts according to the engineer. It is a standard five day work week.

Jim Jacob, 113 Sharpless Blvd. – commended Mr. Dolan for addressing the exiting of the trucks, he is glad Ikea agreed to this. They have been so worried about the exiting of traffic onto Springside Road. They don't like the placement of the exit however and think it's too close to the homes. He wants to see it moved to the southeast corner. He has a concern about the employee patio on the north side of the building; they hear the Ikea employees laughing, playing horseshoes all hours of the evening. Perhaps there could be a limitation in the evening; maybe it could be restricted for use during regular business hours.

Gary Goldberg asked if the guard booths were going to be manned 24 hours a day. Also will there be signs on Springside Road restricting trucks use of air brakes.

Janet Curran, 123 Main Street – commented regarding the exit onto Ikea Drive and traffic.

Mike Dolan responded to the resident's questions. He thanked the residents for acknowledging their efforts. The berm isn't perfect but he believes it is effective. The acceleration and deceleration lane on Springside Road allows for the trucks to slow down and he thinks it is a good solution; they would put a closed sign on the gate to dissuade trucks. They have worked with the Mayor, Deputy Mayor and Gene Blair and have made many improvements. The compactors are quiet and the benefit is that it cuts down on visits for trash pickup from about 6 times a week to once a week. Ikea has loading docks that face the residents, which Camuto will not. He will revisit the patio area due to the resident's concerns; they want to be sensitive to them. The guard house will function as a safety measure and will be occupied for limited hours. The exiting guard will operate during later hours. One of the most difficult things was where to locate the exit on Ikea Drive; there is a bend on it that limits the placement due to sight distance. The driveway needs to be accessible to cars, they don't want them entering right in the middle of the truck loading dock area. It is safest at this location and is the only and best safe solution.

Mr. Lopez wanted to speak about landscaping and the gaps that are evident. Mike Dolan explained that a 30 foot high berm would become less stable when watered and it will be hard for trees to grow up there. Silt fence can now be removed and the soil raked out which will allow water to penetrate easier and avoid ponding. They will be re-seeding shortly on bare patches. They are agreeable to cut down the lighting to accommodate the resident's concerns. They are shoebox style lights and they will fit them with special lenses to help with glare. They will try to extend the berm a bit further down towards the northeastern side. A big reason for truck idling is refrigerated trucks and they won't have that condition; additionally, their staging is at the front of the site, away from the residents.

Mayor Daniels thanks the residents who came out and spoke tonight; although he lives in Spring Meadows, he doesn't live on the street that abuts the site. He visited the area and actually heard more noise from a lawnmower in the area than from the equipment at the construction site. There has to be a balancing act; economic growth helps with keeping taxes stable. On Monday they were able to pass a zero increase budget. He extended his thanks to Mike Dolan for trying to accommodate the resident's requests.

Gilbert Gehin Scott asked if they could move the Springside entrance; Mike Dolan explained that it is a County road and it is fixed, they can't move it. The Ikea access is the safest place for another entrance/exit to the site. He can't be flexible because of this.

Abe Lopez has mixed feelings about this project; he feels both for the residents and the business owner. The terrible accident that happened made it clear that we need the Ikea Drive entrance for relief. He wants to impress upon the residents to please reach out to the Township if they are having noise problems with the Ikea warehouse; we will handle the situation. This application is not what it was when it started.

Mayor Daniels made a motion to approve the application; the motion was seconded by Mr. Lopez. All Board members voted yes. Russ Whitman asked for approval to proceed at risk. The Board granted the approval as well by acclamation.

The Board took a five minute recess.

Informal Applications

Virtua Health, Inc., Block 1201, Lot 20 (798 Woodlane Road) – site plan waiver (Mobile Farmer’s Market). Robert Baranowski is the attorney representing the applicant. The mobile farmer’s market is a van/truck parked near the Virtua Thrift store once a week for two to three hours. Suzanne Ghee was sworn in and explained that Virtua is rolling out a mobile farmer’s market program, the first of its kind. They want to provide an access point for the community in order to buy fresh produce at a discount of 50%, in partnership with Whole Foods. There is a registered dietician on the bus. They had a kickoff in Camden City on Saturday. They chose the site due to the location of the Virtua Thrift store.

They are proposing parking alongside the curb facing the Virtua Thrift Store. Customers would access the van from the sidewalk. Wednesdays from 1 – 4 PM is their proposed time slot.

Mayor Daniels wanted to thank them; he asked when they would like to start; she would like to start next week if possible. Mr. Lopez said he would be interested in helping if they needed help. Ms. Berkley asked what their method would be for advertising since right across the street is Social Services. They offer SNAP benefits as well.

Mr. Borger made a motion to approve the site plan waiver; Mr. Lopez seconded the motion. All Board members voted yes.

Correspondence

American Association of Buddhist Education, 109 Second Street – 2017 Summer Retreat. Solicitor Cappelli explained the activities of the monks and nuns. He asked if there have been any complaints and if there was a financial benefit to those housing them. He sees no evidence of such. His recommendation is to not having them come before the Board for any kind of approval. If evidence does arise maybe the Board could rethink it. The building in question was a church previously; the two houses in question are owned by the parsonage. It is somewhat of an extended family; they are

practicing a religion; no talking is allowed. It is a short term stay and is on an annual basis. The Board decided that they would not act on this unless it became a problem which was highly unlikely.

Comments from the Board

No further comments were made.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

May 11, 2017

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 # 11-2016
Application of Dolan Group VII, LLC
80 Stemmers Lane
Block 203, Lot 7.01

Resolution # 8-2016
Application of Dolan Contractors, Inc.
97 Stemmers Lane
Block 203, Lot 6.04

Dear Ms. Karp:

I am writing to ask for a further extension of one year on the above referenced resolutions, each of which expires on June 30, 2017.

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, 2018.

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, 2018.

I am enclosing copies of the approval resolutions for each of these projects. I understand that there is no need to advertise this application. Could you let me know if this understanding is not correct?

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

Sincerely,


Russell Whitman, Esq.

C: Westampton Township Attorney, Louis Cappelli, Jr. Esq.

Resolution # 11-2016
WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

Applicant: Dolan Group VII, LLC
Property Address: 80 Stemmers Lane, Block 203, Lot 7.01
Zoning District: I - Industrial
Board Decision: Granting One Year Extension of
Amended Preliminary and Final Site Plan Approval
Date of Hearing: May 4, 2016

WHEREAS, the Applicant, Dolan Group VII, LLC, as owner of the premises in the Township of Westampton, County of Burlington, State of New Jersey, located at 80 Stemmers Lane and designated as Block 203, Lot 7.01 on the tax maps of the Township of Westampton, has filed an application pursuant to N.J.S.A. 4-0:55D-52 for a one-year extension of the prior preliminary and final site plan approvals.

WHEREAS, after a public hearing held on May 4, 2016, the following initial findings of facts were made, to wit:

1. On December 7, 2011, the Applicant was granted 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 and office space area which, prior to the expansion contained 133,484 square feet of warehouse space and 26,624 square feet of office space. The property is located in the I - Industrial District on a site containing 13.9 acres of land. The Resolution granting said amended approvals was memorialized on January 4, 2012 under Resolution # 19-2011.
2. Since the approvals were granted, the Applicant has enjoyed the benefit of the automatic extensions provided by the Permit Extension Act, N.J.S.A. 40:55D-136.1, et seq.
3. There has been no change in the zoning with regard to this property since the approvals were granted in 2011.
4. The Applicant was represented by Russ Whitman, Esquire.
5. Mr. Michael Dolan, a Principal of the Applicant, testified on behalf of the Applicant, Dolan Group VII, LLC.
6. The Land Development Board presented the testimony of Mr. James Winckowski, P.E., the Board Engineer and Mr. F. Robert Perry, P.P., the Board Planner.
7. No residents and/or members of the public testified at the public hearing in this matter.
8. No new variances or waivers were requested with regard to this application.

WHEREAS, Mr. Dolan testified that since the approvals were granted in 2011, no additional construction has begun with regard to any improvements granted consistent with the amended site plan approval.

WHEREAS, Mr. Dolan testified that he seeks a one-year extension of the approvals pursuant to N.J.S.A. 40:55D-52 in order to provide protection against any change in zoning of this property for an additional year.

WHEREAS, Mr. Dolan testified that no further construction has occurred because of the economic downturn in 2008.

WHEREAS, Mr. Dolan testified that since the economy has now improved, he is seeking to attract businesses to locate or expand at this site.

WHEREAS, Mr. Dolan testified that he has a large investment in this property and he seeks to have the zoning remain in place for one additional year which will provide comfort to prospective tenants that this property can still be developed as approved.

WHEREAS, from the submissions made by the Applicant, the testimony and evidence presented, and based upon the entire record, the following findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in paragraphs 1 - 8 are hereby incorporated by reference herein as further findings of facts.
2. Mr. Dolan testified that since the approvals were granted in 2011, no construction has begun with regard to any improvements granted consistent with the amended site plan approval.
3. Mr. Dolan testified that he seeks a one-year extension of the approvals pursuant to N.J.S.A. 40:55D-52 in order to provide protection against any change in zoning of this property for an additional year.
4. Mr. Dolan testified that no further construction has occurred because of the economic downturn in 2008.
5. Mr. Dolan testified that since the economy has now improved, he is seeking to attract other businesses to locate or expand at this site.
6. Mr. Dolan testified that he has a large investment in this property and he seeks to have the zoning remain in place for one additional year which will provide comfort to prospective tenants that this property can still be developed as approved.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony presented at the hearing, **BE IT RESOLVED** by the Land

Development Board of the Township of Westampton, New Jersey that the application by Dolan Group VII, LLC for an extension of the prior amended preliminary and final major site plan approval for a period of one year is hereby **GRANTED** by a vote of seven (7) in favor and none (0) opposed, with one (1) recusal, for the reasons set forth on the record in this matter and subject to the following conditions:

1. All agreements, conditions and/or representations which were made by or on behalf of the Applicant or imposed upon the Applicant as set forth in this matter and as contained in the "WHEREAS" recital paragraphs of this Resolution and/or as contained in the prior Resolutions, including Resolution # 19-2011, which are all incorporated herein by reference; must be fully satisfied by the Applicant in accordance with their terms unless specifically revised or amended by this approval.
2. The Applicant's extension as set forth herein shall expire on June 30, 2017 consistent with the provisions of the Permit Extension Act, N.J.S.A. 40:55D-136.1, et seq.
3. The Applicant is hereby notified that prior to the issuance of any zoning or building permits:
 - a. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
 - b. Any and all conditions that are made a part of this approval, including those noted by the consultants to the Board, must be satisfied by the Applicant.
 - c. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Township prior to the signing of the plans by the Township. Any inspection escrow and performance bonds required for this application and an estimate for all on/off site improvements including structures shall be reviewed and approved by the Board engineer.
 - d. Zoning approval must be obtained by the Applicant.
4. The approval may be subject to the review and approval of any outside agencies that may be required.
5. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Board, at its sole option, to rescind the approvals being granted by this Resolution and/or to advise the Township to revoke any permits which have been issued to the Applicant.

BE IT FURTHER RESOLVED, that this Resolution will be published within 10 days of the date of the adoption of this Resolution in the Burlington County Times, which is designated

as the official newspaper of the publication of the Township of Westampton Land Development Board.

Roll Call Vote

	Ayes	Nays	Abstentions	Recusals
Mr. Barger				
Mr. Applegate	X			X
Mr. Blair	X			
Ms. Berkley	X			
Mr. Borger	X			
Ms. Coe	X			
Mayor Daniels	X			
Vice-Mayor Lopez	X			

Westampton Land Development Board

By: William Freeman
William Freeman, Acting Chairman

Attest:

Marion Karp
Marion Karp, RMC, CMR
Westampton Township Land
Development Board Secretary
Date Memorialized: 9/7/16

RESOLUTION: 19-2011

WESTAMPTON TOWNSHIP LAND USE DEVELOPMENT BOARD

APPLICANT'S NAME: The Dolan Group VII, LLC
APPLICATION FOR: Amended Site Plan Approval; Bulk "C" Variances
PROPERTY ADDRESS: 80 Stemmers Lane, Westampton, New Jersey 08060;
Block 203/Lot 7.01
DATE OF HEARING: December 7, 2011

A RESOLUTION MEMORIALIZING WESTAMPTON LAND USE BOARDS DECISION FOLLOWING A PUBLIC HEARING ON DECEMBER 7, 2011 TO APPROVE AN APPLICATION OF THE DOLAN GROUP VII, LLC FOR AN AMENDED SITE PLAN APPROVAL AND ASSOCIATED BULK "C" VARIANCES FOR RELIEF FROM ORDINANCE SUBSECTION 250-20D, 250-20E and 250-22.O, AS WELL AS, A SITE PLAN WAIVER FROM SUBSECTION 215.19.A.(5) FOR THE PROPERTY LOCATED ON 80 STEMMERS LANE, WESTAMPTON, NEW JERSEY IDENTIFIED AS BLOCK 203/LOT 7.01 OF THE TAX MAPS OF THE TOWNSHIP OF WESTAMPTON AND LOCATED IN THE INDUSTRIAL "I" ZONING DISTRICT.

WHEREAS, the Applicant, The Dolan Group, VII, LLC, appeared along with its attorney, Russ Whitman, Esquire, before the Westampton Township Land Development Board ("Board") on December 7, 2011, seeking approval of an amended site plan construct a 89,996 square foot building addition and a 4,000 square foot office addition onto the existing warehouse building of 133,484 square feet and a 26,624 square foot office space area, thereby creating a need for a variety of bulk "c" variances from Ordinance § 250-20D, § 250-20E and § 250-22.O, as well as, a design waiver from § 215.19.A.(5) for the property identified as 80 Stemmers Lane, Westampton, New Jersey, Block 203, Lot 7.01 on the Tax Map for the Township of Westampton and within the Industrial "I" Zoning District;

WHEREAS, the Board made a determination to deem the application complete and Jurisdiction proper to bring this matter before the Land Development Board as the Applicant had provided the necessary documentation to demonstrate notice was published in the Burlington County Times as well as notice of the hearing was issued to property owners within 200 feet of the subject property in accordance with the New Jersey Municipal Land Use Law;

WHEREAS, the subject property consists of 13.90 acres with frontage along Stemmers Lane to the West and New Jersey Interstate 295 to the East and accessed through a private roadway;

WHEREAS, The Board considered the following submissions of the Applicant for review:

- 1.) A completed site plan review application for the Township of Westampton received on November 7, 2011;
- 2.) A site plan entitled "Building addition for Vertis, Block 203, Lot 7.01, Township of Westampton, Burlington County, New Jersey", prepared by Bernard Wojtkowiak, PE, of The Dolan Contractors, Inc., dated November 11, 2011;
- 3.) A site plan expansion color rendering identified as "SK1A" prepared by The Dolan Contractors, Inc. and dated November 17, 2011; and
- 4.) An architectural addition elevation prepared by The Dolan Contractors, Inc. identified as "SK2" and dated November 10, 2011;

WHEREAS, the Board also considered the review letters of the Board Professionals and the Township Fire Official, identified as follows:

- 1.) Review letter prepared by the Board Engineer, James Winckowski, P.E. of CME Associates, dated December 1, 2011;
- 2.) A memorandum prepared by the Board Planner, Harry W. McVey, P.P., AICP, of Louis Glass Associates, dated November 22, 2011; and
- 3.) And a plan review letter prepared by the Fire Official for the Township of Westampton, John P. Augustino, dated November 28, 2011;

WHEREAS, the Board considered § 250-20(D) and the associated Schedule of Area, Yard and Bulk requirements located in Table 2 of the Westampton Township Zoning Ordinances, as well as, § 250-20.E governing the parking and loading requirements for the site, § 250-22.O requiring principle buildings to have frontage on a public street and § 215.19.A.(5) governing sidewalk placement on the property;

WHEREAS, the Applicant provided testimony to the Board regarding the purpose of the application, specifically, relating to the fact that the proposed improvements to site are to accommodate a potential tenant identified as Vertis, whose principle business is commercial printing, advertising inserts, direct marketing inserts, media placement and marketing;

WHEREAS, Vertis will be seeking to occupy the building and consolidate their business locations to the proposed site;

WHEREAS, the Applicant engineer, provided testimony and feedback to the review letters of the Board Professionals associated with the application;

WHEREAS, with respect to the memorandum of the Board Planner, it was noted that the variance request for the Floor Area Ratio ("FAR") was not required since the Industrial ("I") Zone does not contain a FAR requirement;

WHEREAS, with respect to Section C. entitled "Site Plan Comments" of the Board Planners review letter, the Applicant expressed agreement with the language stated therein, and commented with respect to Section C.8, that a trash enclosure would be located at the existing areas and would be noted on a revised plan;

WHEREAS, with respect to section C.9 of the said letter, the Applicant indicated that a monument sign will be installed in compliance with the sign ordinance that clearly state the property address;

WHEREAS, the Applicant further testified with respect to Section C.12 of the Board Planner's letter, that there would be approximately 50 employees during the day shift an about 20 for the second and third shifts and the number of drop off and deliveries for trucks based on the tenants business operations to be in the range of 20-30 truck stops per day;

WHEREAS, with respect to the review letter of the Board Engineer, dated December 1, 2011, Sections 5. a through d, the Applicant expressed a willingness to comply the recommendations stated therein;

WHEREAS, with respect to Section 5. e, the Board Engineer expressed concern that a segment of the existing pipe along the entire length of the south and of the structure near the southern warehouse wall would need to be possibly relocated, rather than just the existing "E" inlet at the midpoint of the side of the building;

WHEREAS, the Applicant advised and agreed that with respect to Board Engineer's concerns, field conditions would be evaluated and addressed on the plan so that any variation and/or need for relocation would be noted on the plan and confirmed with the Board Engineer;

WHEREAS, with respect to Section 5. i, of said review letter, the Applicant advised that "future car parking" for the area along the east side of the proposed addition is anticipated to be 30 spaces and with respect to the lighting on the parking lot area, it was noted that lighting is currently on the site and additional lighting would be added to the wall of the building to provide light for the future parking area;

WHEREAS, with respect to Section 5.k, the issue was resolved by the Applicant prior to the public hearing, and with respect to Section 5. l, the Applicant noted that the sidewalk and the stairway to be installed for the two proposed doorways would be in compliance with the applicable building code requirements to be noted on the revised site plan;

WHEREAS, with respect Section 5. m, the Applicant engineer agreed to check the site conditions concerning the sidewalk along the side of the proposed building and that if any steps are needed due to steep slopes the plan would be revised accordingly;

WHEREAS, with respect to Section 5. p, the Applicant agreed to revise the plan to show the security fencing proposed at the southern access driveway and with respect to Section 5. r, the plans will be corrected to reflect actual square footage of the proposed floor area;

WHEREAS, with respect to Section 5.s, the Applicant testified there would be a total of 21 loading dock doors located on the proposed plan and the plan would be revised accordingly;

WHEREAS, with respect to Section 6, the Applicant agreed to provide the Township with copies of all documentation associated with obtaining outside agency permits and/or approvals for the project;

WHEREAS, following the review of the Board Planner letter the Applicant stated on the record that they will be agreeable to the recommendations of the plan review letter of the Township Fire Chief, John P. Augustino, dated November 28, 2011;

WHEREAS, following the presentation of the Applicant, the Board opened the meeting to the public at which time no members of the public appeared;

WHEREAS, the Board considered all of the above stated factual findings, documents, submissions, testimony and correspondence to obtain a preliminary and final site plan approval along with associated Bulk "C" Variances and a Design Waiver, to allow for the proposed construction of an 89,996 square foot building addition and a 4,000 square foot office addition on the existing building on the property identified as 80 Stemmers Lane, Westampton, New Jersey, Block 203, Lot 7.01 on the Westampton Township Tax Maps and identified in the "T" Zoning District; and

NOW, THEREFORE, BE IT RESOLVED, upon a framing of the motion, the said Motion was brought to the Board by Mayor Camp and a seconded by Mr. Maybury, wherein by a vote of 8 to 0, the Land Use Board of the Township of Westampton granted the Applicant the following:

- 1.) A Preliminary and Final Amended Site Plan Approval for the construction of an 89,996 square foot building addition and a 4,000 square foot office addition on the existing building identified as 80 Stemmers Lane, Westampton, New Jersey, as shown by the site plan entitled "Building Addition for Vertis, Block 203, Lot 7.01, Westampton Township, Burlington County, NJ" prepared by The Dolan Contractors, dated November 11, 2011, as well as the architectural elevations prepared by The Dolan Contractors, Inc., dated November 10, 2011 pursuant to the changes to be implemented to the said plans following the comments made by the Board Professionals and agreed to by the Applicant;
- 2.) A Bulk "C" Variance to allow for the building to have a front set back of 82.51 feet, wherein § 250-20(D) governing the industrial "T" Zone requires a minimum front yard building set back of 100 feet;
- 3.) A Bulk "C" Variance to allow for a total of 170 parking spaces to be placed on the property, with an additional 30 parking spaces to be added at a later time, if needed, wherein § 250-20.E requires 184 spaces;
- 4.) A Bulk "C" Variance from § 250-22.O governing the requirement that every principal building within the Industrial Zone shall have frontage on a public street, where it has

been noted by the Board that the location of the property is on a private street designed and approved to service the industrial park traffic; and

- 5.) A design waiver from § 215.19.A.(5) governing the requirement that sidewalks be placed on both sides of the street frontage of the property, wherein based on the location of the subject property no sidewalks were proposed.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that relief afforded to the Applicant as set forth herein is subject to the additional terms and conditions:

- 1.) That the Applicant complies with the language set forth in the plan review letter of John P. Augustino, Fire Official for the Township of Westampton, dated November 28, 2011;
- 2.) That the Applicant comply with the recommendations as set forth in the Board Planners report dated November 22, 2011 with the exception of items C13, which is not applicable;
- 3.) That the Applicant complies with the conditions and recommendations set forth in the Board Engineers letter dated December 1, 2011;
- 4.) That the final site plan be revised in accordance with the noted corrections needed and that the storm water management plan be revised specifically with respect to ensure that the basin on the site will support the modifications that may be in place following a review of the site conditions governing the possibility of relocating a segment of the existing pipe along the length of the subject section of the warehouse wall, as noted in section 5E of the Board Engineers board review letter;
- 5.) That the Applicant provide the Board Professionals with copies of any and all documentation associated with the application submitted to all outside agencies, including but not limited to the Burlington County Planning Board, Burlington County Soil Conservation District, Willingboro Municipal Utilities Authority, Westampton Township Fire Official;
- 6.) That the application, all exhibits, testimony, maps and other documents submitted and relied on by the Applicant, are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to be the Board, on 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 rescind its approval and rehear the Application, either upon application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
- 7.) At any time 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 proper showing of a materially misleading submission, material misstatement, materially

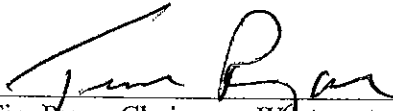
inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate;

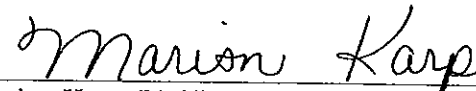
- 8.) The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in 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;
- 9.) 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;
- 10.) 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;
- 11.) 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;
- 12.) The Applicant must maintain an escrow account with the Township and 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. The Applicant's escrow account must be current prior to any permits being issued, or construction or other activity commencing on the approved project; and
- 13.) The Applicant assumes all risks should the applicant pursue 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.
- 14.) The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Blair	x			
Applegate	x			
Camp	x			
Maybury	x			
Ryan	x			
Sampson	x			
Welsh	x			
Freeman	x			
Carugno				x

WESTAMPTON TOWNSHIP LAND
DEVELOPMENT BOARD

BY: 
Tim Ryan, Chairman, Westampton
Township Land Development Board

ATTEST: 
Marion Karp, RMC, CMR - Westampton Township
Land Development Board Secretary

DATE MEMORIALIZED: 1-4-12

Resolution # 8-2016
WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

Applicant: Dolan Contractors, Inc.
Property Address: 97 Stemmers Lane, Block 203, Lot 6.04
Zoning District: I - Industrial
Board Decision: Granting One Year Extension of
Preliminary and Final Site Plan Approval
Date of Hearing: April 6, 2016

WHEREAS, the Applicant, Dolan Contractors, Inc., as owner of the premises in the Township of Westampton, County of Burlington, State of New Jersey, located at 97 Stemmers Lane and designated as Block 203, Lot 6.04 on the tax maps of the Township of Westampton, has filed an application pursuant to N.J.S.A. 4-0:55D-52 for a one-year extension of the prior preliminary and final site plan approvals.

WHEREAS, after a public hearing held on April 6, 2016, the following initial findings of facts were made, to wit:

1. On September 5, 2007, the Applicant was granted preliminary and final major site plan approval to develop a 69,010.38 square foot building containing 5,420 square feet of office space and 62,856 square feet of warehouse space. The property is located in the I - Industrial District on a site containing 8.58 acres of land. The Resolution granting said approvals was memorialized under Resolution # 32-2007.
2. Since the approvals were granted, the Applicant has enjoyed the benefit of the automatic extensions provided by the Permit Extension Act, N.J.S.A. 40:55D-136.1, et seq.
3. There has been no change in the zoning with regard to this property since the approvals in 2007.
4. The Applicant was represented by Russ Whitman, Esquire.
5. Mr. Michael Dolan, a Principal of the Applicant, testified on behalf of the Applicant, Dolan Construction, Inc.
6. The Land Development Board presented the testimony of Mr. James Winckowski, P.E., the Board Engineer and Mr. F. Robert Perry, P.P., the Board Planner.

7. No residents and/or members of the public testified at the public hearing in this matter.
8. No new variances or waivers were requested with regard to this application.

WHEREAS, Mr. Dolan testified that since the approvals were granted in 2007, no construction has begun with regard to any improvements granted consistent with the site plan approval with the exception of the installation of site prep for utilities and installation of curbing.

WHEREAS, Mr. Dolan testified that he seeks a one-year extension of the approvals pursuant to N.J.S.A. 40:55D-52 in order to provide protection against any change in zoning of this property for an additional year.

WHEREAS, Mr. Dolan testified that no further construction has occurred because of the economic downturn in 2008 and that the initial tenant who considered locating at this site chose not to proceed because of the economy.

WHEREAS, Mr. Dolan testified that since the economy has now improved, he is seeking to attract other businesses to locate at this site.

WHEREAS, Mr. Dolan testified that he has a large investment in this property and he seeks to have the zoning remain in place for one additional year which will provide comfort to prospective tenants that this property can still be developed as approved.

WHEREAS, Mr. Dolan testified that the Applicant will agree to install additional landscaping along the frontage of this property as a condition of approval for the extension.

WHEREAS, no members of the public testified with regard to the within application.

WHEREAS, from the submissions made by the Applicant, the testimony and evidence presented, and based upon the entire record, the following findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in paragraphs 1 - 8 are hereby incorporated by reference herein as further findings of facts.
2. Mr. Dolan testified that since the approvals were granted in 2007, no construction has begun with regard to any improvements granted consistent

with the site plan approval with the exception of the installation of site prep for utilities and installation of curbing.

3. Mr. Dolan testified that he seeks a one-year extension of the approvals in order to provide protection against any change in zoning of this property for an additional year.
4. Mr. Dolan testified that no further construction has occurred because of the economic downturn in 2008 and that the initial tenant who considered locating at this site chose not to proceed because of the economy.
5. Mr. Dolan testified that since the economy has now improved, he is seeking to attract other businesses to locate at this site.
6. Mr. Dolan testified that he has a large investment in this property and he seeks to have the zoning remain in place for one additional year which will provide comfort to prospective tenants that this property can still be developed as approved.
7. Mr. Dolan testified that the Applicant will agree to install additional landscaping along the frontage of this property as a condition of approval for the extension.
8. No members of the public testified with regard to the within application.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony presented at the hearing, **BE IT RESOLVED** by the Land Development Board of the Township of Westampton, New Jersey that the application by Dolan Contractors, Inc. for an extension of the prior preliminary and final major site plan approval for a period of one year is hereby **GRANTED** by a vote of eight (8) in favor and none (0) opposed, with one (1) recusal, for the reasons set forth on the record in this matter and subject to the following conditions:

1. All agreements, conditions and/or representations which were made by or on behalf of the Applicant or imposed upon the Applicant as set forth in this matter and as contained in the "WHEREAS" recital paragraphs of this Resolution and/or as contained in the prior Resolution # 32-2007, which is attached hereto and incorporated herein by reference; must be fully satisfied by the Applicant in accordance with their terms unless specifically revised or amended by this approval.

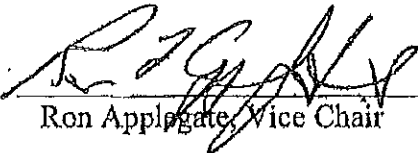
2. The Applicant shall revise its plans to include additional landscaping along the frontage of its property.
3. The Applicant's extension as set forth herein shall expire on June 30, 2017 consistent with the provisions of the Permit Extension Act, N.J.S.A. 40:55D-136.1, et seq.
4. The Applicant is hereby notified that prior to the issuance of any zoning or building permits:
 - a. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
 - b. Any and all conditions that are made a part of this approval, including those noted by the consultants to the Board, must be satisfied by the Applicant.
 - c. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Township prior to the signing of the plans by the Township. Any inspection escrow and performance bonds required for this application and an estimate for all on/off site improvements including structures shall be reviewed and approved by the Board engineer.
 - d. Zoning approval must be obtained by the Applicant.
5. The approval may be subject to the review and approval of any outside agencies that may be required.
6. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Board, at its sole option, to rescind the approvals being granted by this Resolution and/or to advise the Township to revoke any permits which have been issued to the Applicant.

BE IT FURTHER RESOLVED, that this Resolution will be published within 10 days of the date of the adoption of this Resolution in the Burlington County Times, which is designated as the official newspaper of the publication of the Township of Westampton Land Development Board.

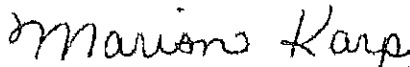
Roll Call Vote

	Ayes	Nays	Abstentions	Recusals
Mr. Barger				X
Mr. Applegate	X			
Mr. Blair	X			
Mr. Freeman	X			
Mr. Attaway	X			
Mr. Borger	X			
Ms. Coe	X			
Mayor Daniels	X			
Vice-Mayor Lopez	X			

Westampton Land Development Board

By: 
Ron Applegate, Vice Chair

Attest:



Marion Karp, RMC, CMR
Westampton Township Land
Development Board Secretary
Date Memorialized: 5-4-16

Land Use Board for the
Township of Westampton
RESOLUTION # 32-2007

ON THE APPLICATION OF DOLAN CONTRACTORS,
INC., FOR PRELIMINARY AND FINAL SITE PLAN
APPROVAL FOR THE DEVELOPMENT OF A
WAREHOUSE/OFFICE BUILDING ON PROPERTY
IDENTIFIED AS BLOCK 203, LOT 6.04.

BE IT RESOLVED by the Land Use Board for the Township of Westampton,
County of Burlington, and State of New Jersey that:

Section 1. Approval: The Board grants preliminary and final site plan approval for
the development of property identified as Block 203, Lot 6.04, for a warehouse/office
building, subject to the findings, determinations and conditions set forth below.

Section 2. Findings, Determinations and Conditions:

A. Findings: Applicant is the developer of industrial buildings within the
Township of Westampton. The present application seeks to develop a 69,010.38 square-
foot building containing 5,420 square feet of office space, and 62,856 square feet of
warehouse space. Located in the I-Industrial District the site contains 8.58 acres of land.
The site will be serviced by public sewer, water, electric, telephone and gas utilities. The
building is being developed on speculation with no specific tenant in mind. It is
anticipated that the end uses will be similar to other tenants in the business park.
Applicant proposes 57 parking spaces for the site, which is substantially more than

required by the Ordinance. The additional parking spaces addresses the potential that the building will be occupied by multiple tenants. The plan has been revised from that initially submitted to present a plan that requires no specific waivers or variances other than those normally entertained by the Board on similar applications by the applicant. At the request of the Board, the applicant considered reversing the building to have the loading docks facing Stemmers Lane instead of the rear property line. Due to site constraints, this change proved infeasible. At the request of the Board, applicant has increased the drive aisle width for the front drive to 24 feet to accommodate two-way traffic.

Applicant is requesting several waivers from strict compliance with Ordinance standards. Applicant has requested a waiver from the requirement contained in Section 21 5.19 .A (5) that sidewalks be installed along the frontage of the site. Given the location of the site in Rancocas Park and the limited nature of access to other areas which might benefit from pedestrian connections, this waiver has routinely been granted by the Board. It is granted here as it relates to the construction of a sidewalk on Stemmers Lane. A sidewalk is required along Woodlane Road and is to be extended along the westerly side of Stemmers Lane to the site's driveway.

A waiver is requested from the requirements of Section 250-15 .G (and the corresponding Sections 196-8 A. and 196-8 B) that non-residential use to non-residential use plant buffer/screen be at least 25 feet due to existing street paving. The buffer is

encroached by a 10-foot paved area for a distance of approximately 405 feet along the westerly property line for a distance of 38 feet along the outside edge of the curved drive being encroached by varying amounts ranging from 0 feet to 10 feet. The buffer is encroached by the existing street, 20 feet wide for a distance of 840 feet inside the easterly property line. The Board grants the non-residential to non-residential use landscape buffer along the easterly property line (Stemmers Lane). The Board finds that the landscape plan demonstrates a reasonable area between Stemmers Lane and the front parking area to permit the required landscaping and buffering. A waiver of the buffer at the rear of the building is not approved. A combination of buffer plantings and fencing to properly buffer future commercial uses from the loading docks is required. It is understood that applicant will construct a 6-foot high chain link fence and install plantings as approved by the Board Planner to meet this condition.

A waiver is requested from the requirements of Section 250-22. Q. (6) (a & b) that two-thirds of all parking for office use for non-employees be 10-foot wide and separated in order to permit all car parking spaces to be 9.5 feet wide as shown on the plan. It is anticipated that this site will have very few non-employee visits. Further, these spaces are limited to the south due to existing grades in the wetland buffer area. Applicant's request is granted.

A waiver is requested from the requirements of Section 250-22. Q. (4) (a) that aisles and driveways for parking at an angle of 90° have a minimum width of 25 feet to

allow for a 20-foot drive aisle for single row parking along the east side of the building. This waiver is denied. For two-way traffic a minimum 24-foot-wide drive aisle is required. Applicant has agreed to increase its width.

A waiver is requested from the requirements of Section 196-8.A that parking areas be at least 12 feet from the building to allow for an 8-foot separation along the eastern side between the building and parking area. With applicant's agreed-upon revisions, the Board finds that a better civic design is achieved warranting relaxation of the above standard. A waiver is granted subject to its approval by the fire official.

B. Professional Reports. During the hearings the Professional Reports of the Township Planner and Board Engineer were submitted, reviewed, and commented upon by the applicant. Applicant has agreed to abide by the terms and conditions contained in these reports. Their provisions are incorporated within the findings made under this Resolution, and compliance shall be a condition of the approval.

C. Fire Marshall's Report. The approval granted by this Resolution is conditioned upon applicant complying with the terms and conditions of the Fire Marshall's Report submitted during the review process.

D. Retaining Wall. Although a waiver to permit less than a 25-foot non-residential to non-residential buffer along the of the rear property line is no longer required, primarily due to reducing the width of the paved area behind the building, applicant, to the extent possible and approved by the Board Planner, is to relocate the

retaining wall closer to the new curb location. This relocation will permit a wider area for landscaping adjacent to the rear property line and allow a more typical off-set between the rows of Leyland Cypress.

E. Additional Landscaping. Applicant shall provide additional landscaping as required by the Board Planner within Planner's report.

F. Light Fixtures. The Board staff recommended use of "shoebox" light fixtures for all wall-mounted lights. Applicant noted that "shoebox" fixtures did not come in the size to fit the low voltage used for the mounted light fixtures. In lieu thereof, applicant has agreed to use 70-watt metal Halide mini-floods. This is acceptable.

G. Affordable Housing Fees. Applicant shall pay pursuant to the Township's COAH Plan the required affordable housing fees as and when specified within the Ordinance.

H. Conditional Approvals

1. Conditions Precedent.

(a) Whenever any application for development is approved subject to specified conditions intended to be fulfilled before the approval becomes effective, said conditional approval shall lapse and become null and void unless all specified conditions, other than those contemplated by N. J. S. 40:55D-22.b. are fulfilled within 190 days of the date of conditional approval.

(b) Proof that applications have been filed with all other agencies

having jurisdiction over any aspect of the application for development shall forthwith be filed with the municipal agency.

(c) The fulfillment of all other conditions precedent shall forthwith be reported in writing to the municipal agency, which may cause such reports to be verified in an appropriate manner. Only upon fulfillment of all conditions shall any plan be signed or any required building permit, occupancy permit or zoning permit be issued.

(d) When all conditions have been fulfilled with respect to any minor or major site plan, applicant shall, within 30 days of the fulfillment of all such conditions, submit its map for signature by the Board Engineer or any such approval shall lapse and be of no force and effect; provided, however, that the applicant may, for good cause shown, obtain an extension either before or after the lapse of said 30 day period within the reasonable exercise of the Board's judgment.

2. Conditions Subsequent.

(a) Whenever any application for development is approved subject to conditions, which by their terms are incapable of being fulfilled, or are not required to be fulfilled prior to the final approval of the application, the performance of which are not guaranteed by bonds or securities of any type, failure to fulfill any such condition within six months from the date of the final approval of the application for development shall be grounds for the issuance of a stop work order by the enforcing official and the withholding of any zoning permit, certificate of occupancy or any other approval until

such condition or conditions are fulfilled.

(b) Nothing herein contained shall be construed as preventing the municipal agency from specifying a longer period of time within which any specific condition must be fulfilled, or from granting, upon an ex parte application, an extension of time for good cause shown.

(c) The fulfillment of all conditions shall be reported in writing to the municipal agency which may cause such reports to be verified in an appropriate manner. Only upon fulfillment of all conditions shall any subdivision map or site plan be signed or any required building permit, occupancy permit, zoning permit or other required approval be issued.

(d) For purposes of calculating the time period within which conditions must be fulfilled such time periods shall commence from the date on which the resolution of approval was adopted.

I. Other Agency Approval. Nothing contained in this Resolution shall be deemed to waive or modify the requirement that applicant obtain from any and all other agencies having jurisdiction over the same any and all approvals required by law, and this approval is specifically conditioned upon applicant obtaining those approvals.

Dated: 10-3-07

Land Use Board for the
Township of Westampton

By: 
Dan Breslin, Chairman

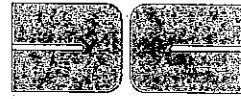
Attest:

Marion Karp
Marion Karp, Secretary

Date Approved: 9-5-07

Date Memorialized: 10-3-07

MEMO



DOLAN

CONTRACTORS, INC

94 Stemmers Lane
Westampton, NJ 08060

609/871-8200
FAX: 609/871-8345

To: Mr. James Winckowski, PE, CME.
CME Associates,

Marion Karp
Administrative Officer

From: Bernie Wojtkowiak
Dolan Contractors, Inc.

Re: **Supplemental Review of Stormwater Management**
Dolan Contractors, Inc.
Major Site Plan – Review #1
Block 203, Lot 7
Location: 90 Stemmers Lane
Zone: I (Industrial)
Westampton Township, Burlington County, NJ

Date: May 26, 2017

CC: Ms. Tamika Graham, Mr. Russell Whitman- Esq., Mr. Bill Stevens, PE., Louis Cappelli, Esq., Mike Dolan, Dolan Group VIII, LLC

Response to Drainage Review Dated May 2, 2017

Pursuant to our phone meeting, we have revised our approach to modeling the storm water management system for this project. The project consists of adding 2.3 acres of impervious coverage to the 90 Stemmers Lane site so we have revised this analysis to simply model that increase. Our proposal to mitigate this increase in storm water flow is to provide a series of weirs in the swale along the projects eastern boundary. This will provide increased storage and allow for infiltration. Further to our conversation, we have determined that the water surface elevation in the existing pond is 43.0. Our idea of modeling the existing pond to provide infiltration above the water surface did not work. The lower outlets of structure had been blocked for some time and we found that it did raise the water surface elevation and that infiltration was reduced by sedimentation along the perimeter of the pond. We have revised the plan to go with your suggestion of ponding water in the existing swale to provide infiltration.

In response to the comments raised in your report we would offer the following:

- a) All of the storm water improvements on 86 Stemmers Lane have been constructed. The outlet structures and discharge pipe have been added to this plan. The analysis was performed assuming full build out of the upstream drainage area.
- b) We do not have complete copies of the previously proposed stormwater management reports.
- c) The drainage improvements for 86 Stemmers Lane have been added to the plan.
- d) The drainage area maps have been added to the set. See plans SE1, DA1, DA2 and DA3. The methodology utilized was to model current existing conditions and assume the building at 86 Stemmers Lane is constructed to determine existing flow. A second model was then prepared to determine the increase in flow caused by the 90 Stemmers Lane improvements. A third model was then made to show the effect of adding weirs to the eastern swale. The result of this analysis shows compliance with Municipal and State standards.
- e) The time of concentration calculations have been added to the report.
- f) The drainage areas have been revised to be consistent.
- g) We have revised the calculations to use a minimum of 15 minutes which in our opinion is ultra – conservative for a 30 + acre drainage area. The time of the concentration is consistent from pre to post calculations so that only the change of cover type is relevant for this analysis.
- h) The drainage area maps have been added to the plan set. See plans SE1, DA1, DA2 and DA3.
- i) We believe the 6.75 in/hr infiltration rate used in this analysis is conservative but agree to provide additional testing to verify the same.
- j) The applicant is proposing no change to the existing basin at 86 Stemmers Lane.
- k) The revision to the outlet structure at 86 Stemmers Lane has been removed from the plan.
- l) The revision to the wet pond outlet structure at 90 Stemmers Lane has been removed from the plan.
- m) Water surface elevation in the existing pond is maintained by groundwater elevation.
- n) The exfiltration rate has been removed from the wet pond calculations.
- o) The pipe calculations have been added to the report.

MEMO



94 Stemmers Lane
Westampton, NJ 08060

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

To: Remington Vernick & Arango Engineers, Inc.
Mr. John J. Cantwell, PE, PP
Mr. John M. Petrongolo, PP
Ms. Tamika Graham, PP

From: Bernie Wojtkowiak
Dolan Contractors, Inc.

Re: Dolan Contractors, Inc.
Major Site Plan – Review #1
Block 203, Lot 7
Location: 90 Stemmers Lane
Zone: I (Industrial)
Westampton Township, Burlington County, NJ

Date: May 26, 2017

CC: Louis Cappelli, Jr. Esq., Jim Winckowski, PE, Board Engineer
Russell Whitman, Esq., Mike Dolan, Mrs. Marion Karp, Dolan Group VIII, LLC

Please find our responses/comments below in reference to your letter dated March 29, 2017 (Attached).

The Building setback variance is not requested due to smaller addition.

II. SUBMISSION INFORMATION

The requirements for preliminary and final site plan details are included under Section 196-9 of the Development Regulations. The following applicable items that are underlined have not been provided. Testimony should be provided to justify any requested waivers. The Board may either declare the plan incomplete or waive the outstanding items:

THE BUILDING SETBACK VARIANCE MENTIONED IN THE APPLICATION IS NO LONGER REQUESTED DUE TO A SMALLER ADDITION.

1. All roads, driveways, watercourses and existing buildings within 200 feet of the tract.

DC Reply: An Existing Conditions Plan Detail has been added to plan CS to satisfy this requirement.

2. The zoning of the site and the lots adjacent to it and the tax plate, block and lot numbers and the owner of record.

DC Reply: An Existing Conditions Plan Detail has been added to plan CS to satisfy this requirement.

3. Test borings distributed over the tract to a depth of 10 feet showing soil types, depth of water and date of boring, if same are necessary in the opinion of the Board.

DC Reply: See attached soils report. There is an existing building on site. This investigation will be done to building code.

4. Design concerns of any topographic problems.

DC Reply: No problems. Wetlands to rear of lot.

5. Location of all utilities shall be shown, including water supply, sewers, gas and electric services, lighting, illumination and refuse storage area.

DC Reply: See Utility Plan – Plan C4 and C5 for lighting and C2 for refuse storage.

6. Construction details, including dimensions and materials of pavement, curbs and walks and details of all special features, including but not limited to inlets, manholes, headwalls, lights, hydrants, valves, traffic control devices, fencing, play equipment, etc.

DC Reply: See construction details on plans C6, C7 and SE2. Details are also included on other plans to lesser degree.

III. ZONING REQUIREMENTS

- A. Use: The applicant's proposed use is in conformance with the permitted use of the Industrial zone.

DC Reply: Agreed.

- B. Area and Bulk Requirements:

DC Reply: Lot depth is approximately 721'.

Code Reference	Item	Required	Proposed	New Lot Size	Status
250-20D	Minimum Lot Area	5 acres	22.17 acres		C
250-20D	Lot Depth	350 ft.	721		C
250-20D	Lot Width	300 ft.	961'		C
250-20D	Max. Lot Coverage	80%	26.9%		C
250-20D	Building Height	45 ft.	35 ft.		C
	Principal Bldg. Setback				

250-20D	Front Yard	100 ft.	144 ft.		C
250-20D	Rear Yard	50 Ft.	149 ft.		C
250-20D	Side Yard	50 ft.	52 ft.		C
250-20D	Off-Street Parking	99 Spaces (see Note #1)	300 spaces		C

C - Conformance. V - Variance requested.

- C. Note: Parking requirements: One parking space per 250 square feet of gross floor area for offices and one parking space for 5,000 square feet of gross floor area for distribution centers and warehouses.

DC Reply: Agreed.

IV. PERFORMANCE STANDARDS

A. Parking, Loading and Circulation

- 1) Per Section 250-20E, one parking space per 250 square feet of gross floor area for offices and one space for 5,000 square feet of gross floor area for distribution centers and warehouses is required. A total of 48 spaces are required for the shop portion and 37 spaces for the warehouse. A combined total of 85 spaces is required, whereas the applicant proposes 241 new spaces. Plans indicate 34 spaces for office and shop spaces and should be revised to reflect the total amount required by the ordinance. Testimony should be provided regarding the conditions by which the applicant needs to exceed the parking by more than double the required amount.

DC Reply: The facility operator employs more workers than the standard used by the ordinance. Parking is provided for all employee vehicles. Based on the plan there are 99 parking spaces required by ordinance. 300 parking spaces are proposed.

- 2) The applicant should clarify the figures needed to calculate parking as it appears the square footage on the plans and those shown on the zoning table do not match. The 12,000+ square footage for office space on the cover sheet does not match the site plan or floor plan.

DC Reply: The existing and proposed office space not including the sanitation room was used for the 15,921 sf value. The 11,156 sf is the added office space not the total office space.

- 3) It appears that some of the parking spaces are being proposed in front of an existing loading dock. Applicant should clarify if this loading dock will be eliminated.

DC Reply: This is correct. The dock doors are to be made inoperable or removed.

- 4) Our office questions the use of bumper blocks in the proposed parking area, as these blocks can become tripping hazards and maintenance issues, and appear unnecessary.

DC Reply: Bumper blocks are removed. Head to head spaces are 20' long.

- 5) Per Section 250-22.Q.6, the size of required nonresidential parking spaces shall be 10 feet by 20 feet. Parking spaces may be reduced to depth of 18 feet if the parking spaces abut a pedestrian walkway, but the required width shall not be reduced. The applicant proposes 88 spaces that are 9 feet by 20 feet and 93 spaces that are 9.5 feet by 20 feet and 60 parking spaces that are 9 feet by 18 feet. Plans should be revised or a variance required.

Additionally, up to two-thirds of all parking for office use may be considered employee parking, and can be reduced to a dimension of 9 feet by 18 feet. Employee parking shall be physically separated from nonemployee parking. Testimony should be provided regarding the number of spaces out of the 241 new spaces that may be designated for employees only.

DC Reply: Variance requested. 163 spaces are 9.5' or greater in width. The remaining 137 spaces are 9' wide. Employee and non-employee are parking are separated by a drive aisle.

B. Pedestrian Circulation

1. The plan proposes an additional sidewalk between the front of the building and the expanded row of parking. Applicant should clarify whether curb and sidewalk are proposed the entire length of the existing and proposed building.

DC Reply: Sidewalk is proposed for the entire length. Curb is proposed for part of the front. See plan C2.

2. It appears that the sidewalk between the bank of 8 parking spaces in the middle of the parking area is significantly reduced in width due to the proposed parking stall. This should be addressed and an adequate sidewalk width should be dimensioned on the plan.

DC Reply: Sidewalk is 4' wide and reconfigured with the parking stall. See plan C2.

C. Planting Design

1. Per Section 196-8.8(1), in the Industrial Zone, a 50-ft. landscape buffer is required in the front yard and a 25-ft. buffer is required along all

property lines. A 48-ft. buffer is proposed in the front yard and the northwest side yard has a 10-ft. buffer. Plans should be revised or a waiver requested. The south side yard has a 2-ft. buffer, but this is an existing, nonconforming condition.

Dolan Reply: Waiver requested due to existing conditions.

2. The planting requirements of Section 196-8.8(3) are based on modules measuring 50 ft. x 25 ft. Assuming a 500-ft. frontage with a 50-ft. buffer, 20 modules are required. Each front yard module requires 2 canopy trees, 3 understory trees, and 15 shrubs. For 20 modules, a total of 40 canopy trees, 60 understory trees, and 300 shrubs are required. A portion of the front yard is located within a PSE&G easement and will not be able to accommodate this number of trees. Additional planting should be provided where possible and a waiver requested.

DC Reply: See revised plan C5. We have enlarged the proposed landscaping beds to the property line to the north by adding 3 canopy trees, 10 understory trees, and 20 shrubs. Waiver is requested.

3. Per Section 196-8.C, a landscape island shall be provided for every 20 parking spaces and each island shall have one tree or shrubs where utilities prohibit trees. Plans should be revised or a waiver requested.

DC Reply: Plantings are proposed where possible on islands. Waiver requested. See revised plan C5.

4. Proposed landscape materials should be identified and should be clearly differentiated from existing plant materials.

DC Reply: Agreed. See revised plan C5.

5. A berm should be provided for the proposed landscaped bed along the street frontage to match the existing berm.

DC Reply: Agreed. See revised plans C3 and C5.

6. In the planting notes, references to bare root trees and Ikea Drive should be eliminated.

DC Reply: Agreed. Reference removed. See revised plan C5.

7. The planting details should be revised such that:

- The rootball is placed atop undisturbed subgrade;
- Stakes and guy wires shall only be used if conditions merit;
- The central leader of deciduous trees shall not be cut;
- Three (3) inches of double-shredded hardwood mulch should be provided and should not come in contact with the trunk;

- Trunk flare should be visible at time of planting; and
- Remove all non-biodegradable materials from the rootball, including wire baskets.

DC Reply: Agreed. All details revised. See revised plan C5.

D. Lighting

1. An isogrid should be provided and should extend to the 0.0 footcandle level.

DC Reply: See plan revised C5. Isogrids provided show to 0.5 for that spacing minimum.

2. A curbed island should be provided in lieu of the bollards for the P4 fixture in the parking field.

DC Reply: See plan C5. A curbed island is provided fixture label is P4.

3. Lighting fixtures to be removed should be clearly identified on the plan.

DC Reply: Agreed. See revised plan C5.

4. Testimony should be provided that the proposed light fixtures will substantially match the existing fixtures to remain.

DC Reply: Existing fixtures in the rear loading dock area of the facility to remain. Proposed light fixtures in the front are all upgraded to LED. Proposed and existing fixtures do not substantially match.

E. Trash Enclosure (Solid Waste Management)

It appears that no trash enclosure is existing or proposed. Applicant should address solid waste disposal.

DC Reply: Agreed. A trash enclosure for solid waste and recycling is added in rear of the building. See plans C2 and C7 for the detail.

F. Signage

Testimony should be provided as to whether any new signage is proposed, including directional signage related to truck deliveries or designated employee parking. All signage should adhere to the requirements of Section 250-25.

DC Reply: New stop signs and no parking fire lane signs are provided within the car parking area. No other signage is proposed.

G. General

1. Applicant should clarify the approval requested as part of this application. The application submitted has requested only final approval. However, bulk variances are also indicated as necessary. Prior to obtaining final approval, preliminary approval must be obtained. Our office has reviewed this application assuming that both preliminary and final approvals will be requested.

DC Reply: Applicant requests preliminary and final and any other approvals required.

2. Applicant should confirm if proposed improvements are permitted within the New Jersey Public Service Electric and Gas (PSE&G) easement.

DC Reply: Proposed improvements are allowed in the PSE&G Easement.

3. Testimony should be provided that no site improvements or changes to the existing building are proposed, other than the proposed ramp and drive-in door on the rear of the door.

Dolan Reply: No other external improvements are proposed.

4. Testimony and appropriate justification should be provided for the bulk variance.

Dolan Reply: The variance is not required due to the smaller building addition.

5. Applicant should address potential impacts of the proposed expansion on emergency services and any impact to the fire department.

Dolan Reply: Car parking (traffic) and employee count are the largest impact potential to these services.

6. The plan appears to depict a gate at the head of the driveway that provides access to the loading area in the rear of the existing building. If a gate is being proposed, details should be provided on the plans and it should not exceed the height limit of eight (8) feet, per Section 250-22E.

Dolan Reply: This is an existing gate within the existing chain link fence. Nothing proposed. No details.

7. The plan set should include the project title and submission type on the cover sheet.

Dolan Reply: Agreed. See revised plan CS.

8. Applicant should clarify if proposed building will match the existing building. Existing and proposed building materials should be provided (colors, etc.)

Dolan Reply: The proposed building will match the existing with the exception of height. The addition is approximately 3' taller than the existing.

9. Colored architectural rendering should be presented to the Board at the time of the meeting.

Dolan Reply: Agreed. See enclosed building elevator plan SK2.

V. SUMMARY OF VARIANCES AND WAIVERS

Variances:	Section 250-200 Section 250-22.Q.6	Setback Parking space dimension
Waivers:	Section 196-8.B Section 196-8.C	Landscaped buffers Landscaped islands

VI. APPROVAL PROCESS

If the Land Use Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the site plan pursuant to the Land Use Board action.

Dolan Reply: Agreed.

2. The applicant must contact the Land Use Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

Dolan Reply: Agreed.

VII. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Land Use Department and this office prior to the final signature of plans:

1. Burlington County Planning Board.
2. New Jersey Public Service Electric and Gas.
3. Any others as may be necessary.

Dolan Reply: Agreed.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

Dolan Reply: Enclosed.

MEMO



94 Stemmers Lane
Westampton, NJ 08060
609/871-6200
FAX: 609/871-8345

To: Mr. James Winckowski, PE, CME.
CME Associates,

Marion Karp
Administrative Officer

From: Bernie Wojtkowiak
Dolan Contractors, Inc.

Re: Dolan Contractors, Inc.
Major Site Plan – Review #1
Block 203, Lot 7
Location: 90 Stemmers Lane
Zone: I (Industrial)
Westampton Township, Burlington County, NJ

Date: May 26, 2017

CC: Ms. Tamika Graham, Mr. Russell Whitman- Esq., Mr. Bill Stevens, PE., Louis Cappelli, Esq., Mike Dolan, Dolan Group VIII, LLC

Please find our responses/comments below in reference to your letter dated March 29, 2017 (Attached).

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

- 1) The Applicant proposes to construct 36,150 square foot building addition to the existing 159,022 sf warehouse facility located on the property. The new floor area will be 195,172 sf. It is our understanding the proposed building addition is to be utilized in conjunction with the existing warehouse for food processing and storage including cold storage. The Applicant is also proposing to expand the parking area by two-hundred forty-one (241) spaces between the building and Stemmers Lane.

Dolan Reply: Agreed. See revised plan CS and C2 for new space plan areas and parking values.

- 2) The 31.405-acre property is situated within the I (Industrial) Zone District and has frontage along Stemmers Lane, a private road which is mainly used for industrial purposes.

Dolan Reply: Agreed.

- 3) The Applicant should be prepared to discuss the following with the Board:

Dolan Reply: The below items will be discussed with the board.

Operations

- a) The Applicant should clarify the anticipated use of the proposed building expansion including the anticipated hours of operation, the number of employees and potential increase in vehicle traffic including tractor trailers.

Dolan Reply: Testimony was provided on employee use and traffic. The employee shifts and peak hour vehicle are setup to be during off peak times for the traffic on surrounding roads.

Stormwater Management

- b) The proposed building and parking area expansion will increase impervious surfaces on-site approximately 2 acres. The Applicant must demonstrate compliance with the Township stormwater management regulations. A stormwater management report has not been provided with this application. Currently no facilities are proposed to address groundwater recharge requirements and it is unknown if the existing wet pond basin has adequate capacity to accommodate the increase in stormwater runoff

Dolan Reply: A revised Stormwater Management Report is enclosed.

Traffic and Circulation

- c) The Applicant is providing two-hundred ninety (294) parking spaces of varying dimensions including seven (7) handicap stalls; whereas approximately 85 parking spaces are required. The parking spaces will be 9' x 18', 9'x20', 9.5'x18' and 9.5'x20'. The

Westampton Code requires nonresidential parking spaces to be 10'x20'. Up to 2/3 of the parking may be reduced to 9' by 18' for employee parking.

Dolan Reply: Agreed with these corrections:

- 28 Parking space are added along the southern wall of the building addition.
- 300 proposed spaces and 99 are required.
- 136 are 9.5' wide.
- 137 are 9' wide.
- 27 are 10' x 20'
- Less than 5% of the parking demand is visitor.

d) A circulation plan should be provided to verify emergency and/or maintenance vehicles can adequately maneuver within the expanded parking area.

Dolan Reply: Agreed. See revised plan C2.

e) The site plan appears to depict the conversion of the loading dock area into a parking area. The Applicant should clarify.

Dolan Reply: This is correct.

f) An exit drive aisle should be provided for the row parking proposed adjacent to the building expansion and former loading area. Currently, the drive aisle appears to dead- end at its northern limit by the loading ramp.

Dolan Reply: The exit drive aisle has been added. See plan C2.

g) Fire lanes shall be provided in accordance with Section 196-10 of the Township Code Book, subject to the approval of the Westampton Township Fire Official.

Dolan Reply: Agreed. See revised plan C2 and C4.

Grading

h) The Applicant should clarify if the proposed curbing and sidewalk in the parking expansion area will continue across the former loading area.

Dolan Reply: The sidewalk continues across but the curb does not.

i) Additional spot grades should be provided for the proposed sidewalk along the building. The Applicant's engineer should check and revise the grades in the area of the existing man door. The proposed TC55.50/BC55.00 spot elevation is not accurate. In addition, the apparent floor elevation of 56.00 at the man door results in the sidewalk having an excessive cross slope.

Dolan Reply: Agreed. See revised plan C3. A staircase is needed at the existing door and the sidewalk will wrap around the landing area.

Landscape and Lighting

j) A point-by-point lighting plan should be provided to show adequate lighting coverage is provided in the proposed parking areas.

Dolan Reply: Agreed. See attached plan C5 revised.

k) The lighting plan should clarify between existing and proposed area lighting poles and fixtures and not which existing fixtures to be removed.

Dolan Reply: Agreed. All site lighting or the front and south side are new proposed fixtures.

l) The adequacy of the buffer between the proposed warehouse addition and Route 295 should be reviewed.

Dolan Reply: Five large evergreen trees are added in this location. See plan C5.

Architectural

m) The location of any new HVAC units should be clarified.

Dolan Reply: See plan C2 for HVAC units in the yard. HVAC units will also be mounted on the roof.

n) The Applicant should review the proposed color palate of the building with the board.

Dolan Reply: See attached color elevation SK2. Colors to match existing.

4) 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

Dolan Reply: Agreed. All pending.

PRINCIPALS

Edward Vernick, PE, CME, President
 Craig F. Remington, PLS, PP, Vice President
 Michael D. Vena, PE, PP, CME (deceased 2006)
 Edward J. Walberg, PE, PP, CME, CFM
 Thomas F. Beach, PE, CME
 Richard G. Arango, PE, CME
 Kim Wendell Bibbs, PE, CME
 Marc DeBlasio, PF, PP, CME, CPWM, CFP
 Alan Dittenhofer, PE, PP, CME
 Leonard A. Faiola, PE, PP, CME
 Christopher J. Fazio, PE, CME
 Terence Vogt, PE, PP, CME
 Dennis K. Yoder, PE, PP, CME

SENIOR ASSOCIATES

Charles E. Adamson, PLS, AET
 John J. Cantwell, PE, PP, CME
 Richard B. Czekanski, PE, CME, BCEE
 Annina Hogan, PE, RA, CME, CPWM, LEED-AP
 Kenneth C. Ressler, PE, CME
 Frank J. Seney, Jr., PE, PP, CME, NBIS
 Gregory J. Sullivan, PE, PP, CME, CEA

PLEASE REPLY TO THE NOTED OFFICE

Remington & Vernick Engineers
 232 Kings Highway East
 Haddonfield, NJ 08033
 ☐ (856) 795-9595

51 Haddonfield Road, Suite 260
 Cherry Hill, NJ 08002
 ☐ (856) 795-9595

**Remington, Vernick
& Vena Engineers**
 9 Allen Street
 Toms River, NJ 08753
 ☐ (732) 286-9220

3 Jocama Boulevard, Suite 300-400
 Old Bridge, NJ 08857
 ☐ (732) 955-8000

**Remington, Vernick
& Walberg Engineers**
 845 North Main Street
 Pleasantville, NJ 08232
 ☐ (609) 645-7110

4907 New Jersey Avenue
 Wildwood City, NJ 08260
 ☐ (609) 522-5150

Melford Plaza I, Suite 400
 16701 Melford Boulevard
 Bowie, MD 20715
 ☐ (240) 544-5382

**Remington, Vernick
& Beach Engineers**
 922 Fayette Street
 Conshohocken, PA 19428
 ☐ (610) 940-1050

1000 Church Hill Road, Suite 220
 Pittsburgh, PA 15205
 ☐ (412) 263-2200

Univ. Office Plaza, Bellevue Building
 262 Chapman Road, Suite 105
 Newark, DE 19702
 ☐ (302) 266-0212

**Remington, Vernick
& Arango Engineers**
 The Presidential Center, Lincoln Building
 Suite 600, 101 Route 130,
 Cinnaminson, NJ 08077
 ☐ (856) 303-1245

One Harmon Plaza, Suite 210
 Secaucus, NJ 07094
 ☐ (201) 624-2137

T:\Municipal\Westampton\p010 - Dolan Contractors (90 Stemmers Ln)\review 2-revised.doc

June 1, 2017

Township of Westampton
 Land Development Board
 Dave Barger, Chairman
 710 Rancocas Road
 Westampton, NJ 08060

Attention: Marion Karp, Secretary

**Re: Preliminary and Final Major Site Plan
 Planning Review #2
 Dolan Contractors, LLC
 90 Stemmers Lane
 Block 203, Lot 7
 Our file # 03-37-P-010**

Dear Board Members:

We have reviewed a revised major site plan submission, received May 5, 2017 and May 26, 2017, consisting of the following:

Sheet	Title	Date	Latest Revision Date
CS	Cover Sheet	03-15-17	05-23-17
C2	Site Layout Plan	03-15-17	05-23-17
C3	Grading and Drainage Plan	03-15-17	05-23-17
C4	Utilities and Curb Painting Plan	03-15-17	05-23-17
C5	Lighting and Landscaping Plan	03-15-17	05-23-17
C6	Site Details	03-15-17	04-28-17
C7	Site Details	03-15-17	05-23-17
SE1	Soil Erosion and Sediment Control	03-15-17	05-23-17
SE2	Soil Erosion Notes and Details	03-15-17	05-23-17
DA1	Pre-development Drainage Area Plan	05-23-17	----
DA2	Post-development Drainage Area Plan	05-23-17	----
DA3	Post-development Drainage Area Plan	05-23-17	----
SK1	Preliminary Floor Plan	03-15-17	----
SK2	Color Elevation	03-13-17	----

The plan set was prepared, signed, and sealed by Bernard Wojtkowiak, P.E., 94 Stemmers Lane, Westampton, New Jersey 08081, (609) 371-220.

I. GENERAL INFORMATION

Applicant: Dolan Contractors, Inc.
90 Stemmers Lane
Westampton, NJ 08060
(609) 871-6200

Owner: The Dolan Group VIII, LLC
90 Stemmers Lane
Westampton, NJ 08060

Proposal: The applicant seeks to construct a 30,426.25 square foot building expansion along with 300 total parking spaces. The expansion will support the existing operation which is a food processing and storage facility. An initial bulk variance for side yard building setback is no longer requested, due to a smaller proposed expansion.

Zoning: I - Industrial Zone

II. SUBMISSION INFORMATION

The requirements for preliminary and final site plan details are included under Section 196-9 of the Development Regulations. The following applicable items that were not provided previously have been provided.

1. All roads, driveways, watercourses and existing buildings within 200 feet of the tract.
2. The zoning of the site and the lots adjacent to it and the tax plate, block and lot numbers and the owner of record.
3. Test borings distributed over the tract to a depth of 10 feet showing soil types, depth of water and date of boring, if same are necessary in the opinion of the Board.
4. Design concerns of any topographic problems.

5. Location of all utilities shall be shown, including water supply, sewers, gas and electric services, lighting, illumination and refuse storage area.
6. Construction details, including dimensions and materials of pavement, curbs and walks and details of all special features, including but not limited to inlets, manholes, headwalls, lights, hydrants, valves, traffic control devices, fencing, play equipment, etc.

III. ZONING REQUIREMENTS

A. **Use:** The applicant's proposed use is in conformance with the permitted use of the Industrial zone.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Proposed	Status
250-20D	Minimum Lot Area	5 acres	22.17 acres (See note #1)	C
250-20D	Lot Depth	350 ft.	721 ft.	C
250-20D	Lot Width	300 ft.	961 ft.	C
250-20D	Max. Lot Coverage	80%	26.9%	C
250-20D	Building Height	45 ft.	35 ft.	C
	Principal Bldg. Setback			
250-20D	Front Yard	100 ft.	144 ft. (See note #2)	C
250-20D	Rear Yard	50 ft.	149.30 ft. (See note #2)	C
250-20D	Side Yard	50 ft.	52 ft. (See note #3)	C
250-20E	Off-Street Parking	99 spaces (See note #4)	300 spaces	C

C - Conformance.

C. **Notes:**

1. The applicant should clarify the total lot acreage, whereas the previous plans stated 31.405 acres.
2. The applicant should clarify the front and rear yard setbacks, whereas it appears they are 275 feet and 160± feet, respectively.
3. The revised plans eliminate the bulk variance for side yard setback that was previously requested.
4. Parking requirements: One (1) parking space per 250 square feet of gross floor area for offices and one (1) parking space for 5,000 square feet of gross floor area for distribution centers and warehouses.

IV. **PERFORMANCE STANDARDS**

A. **Parking, Loading and Circulation**

1. Per Section 250-20E, one parking space per 250 square feet of gross floor area for offices and one space for 5,000 square feet of gross floor area for distribution centers and warehouses is required. Per revised plans, a total of 64 spaces are required for the shop portion and 35 spaces for the warehouse. A combined total of 99 spaces is required, whereas testimony was provided regarding the need for additional parking spaces. The applicant previously proposed 294 spaces and now proposes 300 new parking spaces.
2. The applicant proposes 28 new parking spaces adjacent to the west end of the building. Potential conflicts between trucks and automobiles are possible due to the location and should be addressed. The applicant should indicate the purpose of these spaces as they are located behind the existing gate within the enclosed area. In addition, these parking spaces are only 18 feet deep, whereas 20 feet is required abutting a sidewalk. The width of the abutting sidewalk should be increased.
3. The applicant has clarified the figures needed to calculate parking in regard to square footage. However, the site plan shows 15,921 square feet of office space compared to 15,927 square feet on the zoning table. This should be addressed.

4. The previous plans showed parking spaces proposed in front of existing loading docks. Per testimony, these loading docks will be eliminated. It appears that the existing ramp and associated doors are to remain. Two parking bumpers in front of the loading docks were removed. Applicant should indicate if the existing front ramp will be used.
5. The previously proposed bumper blocks in the parking area were removed.
6. Per Section 250-22.Q.6, the size of required nonresidential parking spaces shall be 10 feet by 20 feet. Parking spaces may be reduced to a depth of 18 feet if the parking spaces abut a pedestrian walkway, but the required width shall not be reduced. A total of 27 spaces conform, whereas the remaining proposed parking spaces are 9 feet by 20 feet, 9.5 feet by 18 feet, 9.5 feet by 20 feet, and 9 feet by 18 feet. A variance is requested.

Previous testimony was provided that none of the spaces will be designated for employees only. However, the applicant's response letter dated May 26, 2017 indicates that there will be employee parking. Applicant should clarify and indicate if any signage will be associated with employee parking.

B. Pedestrian Circulation

1. The plan proposes an additional sidewalk between the front of the building and the expanded row of parking. The revised plans illustrate a sidewalk is proposed the entire length of the existing and proposed building.
2. The sidewalk between the bank of 8 parking spaces in the middle of the parking area is significantly reduced in width due to the proposed parking stall. This was addressed and a five foot sidewalk is dimensioned on the revised plan.

C. Planting Design

1. Per Section 196-8.B(1), in the Industrial Zone, a 50-ft. landscape buffer is required in the front yard and a 25-ft. buffer is required along all property lines. A 50-ft. buffer is proposed in the front yard. Landscape buffers have been revised to comply along all property lines, except the south property line. It appears the waiver is no longer

necessary. The south side yard has a 2-ft. buffer, but this is an existing, nonconforming condition.

2. The planting requirements of Section 196-8.B(3) are based on modules measuring 50 ft. x 25 ft. Assuming a 500-ft. frontage with a 50-ft. buffer, 20 modules are required. Each front yard module requires 2 canopy trees, 3 understory trees, and 15 shrubs. For 20 modules, a total of 40 canopy trees, 60 understory trees, and 300 shrubs are required. A portion of the front yard is located within a PSE&G easement and will not be able to accommodate this number of trees. A waiver is requested. Revised plans include additional plantings, however species and quantities are not shown. In addition, the required number of modules has not been provided and a waiver is necessary.
3. Proposed landscape materials are now identified and differentiated from existing plant materials.
4. A berm is now provided for the proposed landscaped bed along the street frontage to match the existing berm. All proposed plant material should be identified and the planting schedule revised.
5. In the planting notes #3B and #10, references to bare root trees and Ikea Drive should be eliminated.
6. The planting details have been revised as requested with the exception of the following:
 - The rootball is to be placed atop undisturbed subgrade.
7. The planting schedule should be revised to show the proposed caliper size of the Red Maple as 2.5-3 inches per Section 215-19.A(8)(c). The height indicated will need to be revised accordingly as well.
8. The plants identified on the planting schedule do not appear on the plan. In addition, the plan notes "VR" to be used, which is not identified on the planting schedule. The landscape plan and schedule should be revised to coordinate.

D. Lighting

1. An isogrid should be provided and should extend to the 0.0 footcandle level. It appears that the lighting levels are excessive and should be

reduced. Our office recommends no more than 0.2 footcandles at the property line. The applicant requests a waiver from Section 250-22.G for site lighting levels.

2. A curbed island was provided in lieu of the bollards for the P4 fixture in the parking field.
3. Lighting fixtures to be removed are clearly identified on the plan.
4. The applicant has indicated that the proposed light fixtures in the front of the property will be upgraded to LED lights and will not substantially match the existing fixtures to remain at the rear of the property.

E. Trash Enclosure (Solid Waste Management)

The revised plans illustrate a proposed trash enclosure with a cinder block finish in the rear of the building. It appears that the swing gates could potentially interfere with traffic. The open gates should be dimensioned on the plan to demonstrate clearance. It is suggested to shift the trash enclosure back slightly to address this issue.

F. Signage

Testimony was provided that there is no new signage is proposed. Revised plans illustrate additional traffic signage.

G. General

1. Applicant has clarified the approval requested as part of this application is for preliminary and final approval.
2. Applicant has indicated that proposed improvements are permitted within the New Jersey Public Service Electric and Gas (PSE&G) easement.
3. Testimony was provided that no other site improvements or changes to the existing building are proposed, other than the proposed ramp and drive-in door on the rear of the door.
4. Testimony and appropriate justification was provided for the bulk variance. However, revised plans eliminate the need for the relief.

5. Applicant should address potential impacts of the proposed expansion on emergency services and any impact to the fire department. A revised emergency vehicle turning plan was provided.
6. The plan depicts a gate at the head of the driveway that provides access to the loading area in the rear of the existing building. The applicant has provided testimony that the existing gate does not exceed the height limit of eight (8) feet, per Section 250-22E.
7. The revised plan set now includes the project title and submission type at the top of the cover sheet.
8. Applicant has indicated that the proposed building will match the existing building, except for height. Proposed building materials were provided.
9. An architectural rendering was provided for review.

V. SUMMARY OF VARIANCES AND WAIVERS

Variances:	Section 250-22.Q.6	Parking space dimension
Waivers:	Section 196-8.B Section 196-8.C Section 250-22.G	Landscaped buffers Landscaped islands Site lighting

VI. APPROVAL PROCESS

If the Land Use Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the site plan pursuant to the Land Use Board action.
2. The applicant must contact the Land Use Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

VII. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Land Use Department and this office prior to the final signature of plans:

1. Burlington County Planning Board.
2. New Jersey Public Service Electric and Gas.
3. Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.



Joseph M. Petrongolo, L.L.A., R.L.A., P.P.

JMP/TG/

cc: Dolan Contractors, LLC; The Dolan Group VIII; Bernard Wojtkowiak, P.E.; Russell W. Whitman, Esq.; Louis Cappelli, Jr., Esq.; Jim Winckowski, P.E., Board Engineer



Township Of Westampton

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

DATE FILED 5/17/17
 (for office use only)

BLOCK 203 LOT 5

1. GENERAL INFORMATION

A. Applicant Name KCA Westampton LLC

Address 329 South Main Street, Suite B, Doylestown, PA 18901

Telephone Number 215-230-8080

B. The Applicant is a:

Corporation* X (LLC)
 Partnership*
 Individual
 Other (specify)

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

***Please see the attached.

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

Purchaser under contract X
 Owner
 Lessee
 Other (specify)

Attorney Timothy M. Prime, Esquire, Prime Law

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

Telephone Number 856-273-8300

D. Engineer/Surveyor: Mark A. Whitaker, PE Dynamic Engineering

Address 1904 Main Street, Lake Como, NJ 07719

Telephone Number 732-974-0198

2. INFORMATION REGARDING THE PROPERTY

A. Street address of the property 76 Springside Road

B. The location of the property is approximately 0 feet from the intersection of Springside Road (CR 635) and Woodlane Road (CR 630)

C. Existing use of the property Wawa convenience store

Proposed use of property demolish existing Wawa convenience store; construct a new Wawa convenience store with the sale of fuel and construct fast food restaurant with drive through window.

D. Zone in which property is located C - Commercial Zone

E. Acreage of property 4.01 AC

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

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

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

H. Name of business or activity (if any) Wawa and fast food restaurant with drive through window

I. Are there deed restrictions that apply or are contemplated? No
(if yes, please attach a copy to application)

N/A 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 x (if yes, attach a copy)

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

- Wawa: proposed 6" sanitary lateral, 2" domestic water service, gas service and underground electric & telephone service
- fast food restaurant with drive through window proposed 6" sanitary lateral, 2" domestic water service, 4" fire service, gas service and underground electric & telephone service
- proposed road widening on Woodlane Road (see enclosed site plans)
- relocation of existing sanitary & stormwater mains on site

O. List maps and other exhibits accompanying this application:

Please see cover letter.

3. INFORMATION REGARDING THE APPLICATION

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

Please see attached variance and waiver summary.

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.

5. AUTHORIZATION AND VERIFICATION

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



Signature of Applicant
KCA Westampton LLC

5/12/17

Date

Please see attached.
Signature of Owner

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>

OWNER SIGNATURE PAGE

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

see previous page

5. AUTHORIZATION AND VERIFICATION

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

please see attached.

Signature of Applicant

Date



Signature of Owner

5/12/17

Date

Wawa, Inc.

*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>

Summary of Variances & Design Waiver Requests

"C" Variance Summary:

Buffer/Landscape Requirements

1. §250-16.F(1) – Front yard buffers shall be planted to a depth of twenty (20) feet from the front lot line.

Whereas, the proposed front yard buffer along Woodlane Road is 11.0' – Variance Required

Signage

1. §250-25.K(1)(a) – One façade sign not to exceed a maximum of 40 square feet.

Whereas, the proposed Fast Food building has three (3) façade signs – Variance Required

Design Waiver Summary:

1. §196-8.A – Design Standards – Parking and Loading areas shall be a minimum of twelve (12) feet from buildings, twenty (20) feet from streets, twenty (20) feet from property lines and thirty (30) feet from residential zones.

Whereas, the parking & loading area is less than twelve (12) feet from the buildings and the parking area is less than twenty (20) feet from the property line along Woodlane Road. – Waiver Required

2. §196-8.C(1) – Design Standards – A landscape island of at least two-hundred (200) square feet shall be located at the ends of all rows of parking.

Whereas, landscape islands are not provided at the ends of all rows of parking – Waiver Required

Summary of Variances & Design Waiver Requests

"C" Variance Summary:

Buffer/Landscape Requirements

1. §250-16.F(1) – Front yard buffers shall be planted to a depth of twenty (20) feet from the front lot line.

Whereas, the proposed front yard buffer along Woodlane Road is 11.0' – Variance Required

Signage

1. §250-25.K(1)(a) – One façade sign not to exceed a maximum of 40 square feet.

Whereas, the proposed Fast Food building has three (3) façade signs – Variance Required

Design Waiver Summary:

1. §196-8.A – Design Standards – Parking and Loading areas shall be a minimum of twelve (12) feet from buildings, twenty (20) feet from streets, twenty (20) feet from property lines and thirty (30) feet from residential zones.

Whereas, the parking & loading area is less than twelve (12) feet from the buildings and the parking area is less than twenty (20) feet from the property line along Woodlane Road. – Waiver Required

2. §196-8.C(1) – Design Standards – A landscape island of at least two-hundred (200) square feet shall be located at the ends of all rows of parking.

Whereas, landscape islands are not provided at the ends of all rows of parking – Waiver Required

5. The last previous use or occupancy of the property was by Wawa, Inc.

who used the property for convenience store

6. The dimensions of the property are _____

a. Frontage: 748.3 FT b. Depth: 311.2 FT

The total area of the property is 4.01 AC

7. The property is now occupied by (a) building(s). Said building(s) occupy 1.9 % of the lot(s) as nearly as can be determined. The height of said building(s) is <35 feet and one stories. (Please give the maximum if more than one building.) The setback from the nearest street is 103.8 feet.

Matt 8. The percentage of coverage, height and setback of the proposed building(s) are Building Coverage: 5.7%, Height: < 35 FT, Set Back (front yard): 55 FT

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

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

The proposed variance are necessary for the redevelopment of the site. Expert planning testimony will be provided at the public hearing.

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

9c. Provide details of the future use of the property and structures if the variance is granted: The variances are required for the future use of the property as a

Wawa convenience with fueling station and fast food restaurant with drive through window.

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

A Traffic Impact Report will be submitted with the application.

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

9c: Applicant does not expect any substantial impact on neighbors by the granting of the variances.

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

KCA Westampton, LLC

KCA Westampton LLC

Westampton Township, Burlington County, New Jersey

Block 203, Lot 5

Corporate Ownership Disclosure Statement

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

Owners holding 10% or more of any class of stock/interest in KCA Westampton LLC:

1. Thomas Verrichia (50%)
329 South Main Street, Suite B
Doylestown, PA 18901
Phone: (215) 230-8080
2. ARC Trust Properties (50%)
1401 Broad Street
Clifton, NJ 07013
Phone: (973) 249-8017

PRINCIPALS

Edward Vernick, PE, CME, President
 Craig F. Remington, PLS, PP, Vice President
 Michael D. Vena, PE, PP, CME (deceased 2006)
 Edward J. Walberg, PE, PP, CME, CFM
 Thomas F. Baach, PE, CME
 Richard G. Arango, PE, CME
 Kim Wendell Bibbs, PE, CME
 Marc DeBlasio, PE, PP, CME, CPWM, CFP
 Alan Dittenhofer, PE, PP, CME
 Leonard A. Faiola, PE, PP, CME
 Christopher J. Fazio, PE, CME
 Terence Vogt, PE, PP, CME
 Dennis K. Yoder, PE, PP, CME

SENIOR ASSOCIATES

Charles E. Adamson, PLS, AET
 John J. Cantwell, PE, PP, CME
 Richard B. Czekanski, PE, CME, BCEE
 Annina Hogan, PE, RA, CME, CPWM, LEED-AP
 Kenneth C. Ressler, PE, CME
 Frank J. Seney, Jr., PE, PP, CME, NBS
 Gregory J. Sullivan, PE, PP, CME, CEA

PLEASE REPLY TO THE NOTED OFFICE

Remington & Vernick Engineers
 232 Kings Highway East
 Haddonfield, NJ 08033
 ☐ (856) 795-9595

51 Haddonfield Road, Suite 260
 Cherry Hill, NJ 08002
 ☐ (856) 795-9595

**Remington, Vernick
& Vena Engineers**
 9 Allen Street
 Toms River, NJ 08753
 ☐ (732) 286-9220

3 Jocama Boulevard, Suite 300-400
 Old Bridge, NJ 08857
 ☐ (732) 955-8000

**Remington, Vernick
& Walberg Engineers**
 845 North Main Street
 Pleasantville, NJ 08232
 ☐ (609) 645-7110

4907 New Jersey Avenue
 Wildwood City, NJ 08260
 ☐ (609) 522-5150

Melford Plaza I, Suite 400
 16701 Melford Boulevard
 Bowie, MD 20715
 ☐ (240) 544-5382

**Remington, Vernick
& Beach Engineers**
 922 Fayette Street
 Conshohocken, PA 19428
 ☐ (610) 940-1050

1000 Church Hill Road, Suite 220
 Pittsburgh, PA 15205
 ☐ (412) 263-2200

Univ. Office Plaza, Bellevue Building
 262 Chapman Road, Suite 105
 Newark, DE 19702
 ☐ (302) 266-0212

**Remington, Vernick
& Arango Engineers**
 The Presidential Center, Lincoln Building
 Suite 600, 101 Route 130,
 Cinnaminson, NJ 08077
 ☐ (856) 303-1245

One Harmon Plaza, Suite 210
 Secaucus, NJ 07094
 ☐ (201) 624-2137

June 1, 2017

Township of Westampton
 Land Development Board
 Dave Barger, Chairman
 710 Rancocas Road
 Westampton, NJ 08060

Attention: Marion Karp, Secretary

**Re: Planning Review
 Preliminary & Final Major Site Plan - Conditional Use with Bulk
 Variances
 KCA Westampton, LLC (Wawa)
 76 Springside Road
 Block 203, Lot 5
 Our file #: 03-37-P-0xx**

Dear Board Members:

We have reviewed a preliminary and final site plan submission, received May 26, 2017, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 17	Cover Sheet	05-12-17	---
2 of 17	Aerial Map	05-12-17	---
3 of 17	Demolition Plan	05-12-17	---
4 of 17	Site Plan	05-12-17	---
5 of 17	Grading Plan	05-12-17	---
6 of 17	Drainage and Utility Plan	05-12-17	---
7 of 17	Landscape Plan	05-12-17	---
8 of 17	Soil Erosion & Sediment Control Plan	05-12-17	---
9 of 17	Construction Details	05-12-17	---
10 of 17	Construction Details	05-12-17	---
11 of 17	Construction Details	05-12-17	---
12 of 17	Construction Details	05-12-17	---
13 of 17	Wawa Construction Details	05-12-17	---

T:\Municipal\Westampton\p000 - KCA Westampton (Wawa)\review 1.doc

Sheet	Title	Date	Revised Date
14 of 17	Wawa Construction Details	05-12-17	---
15 of 17	Vehicle Circulation Plan – WB-50 (Wawa)	05-12-17	---
16 of 17	Vehicle Circulation Plan – Fuel Tanker (Wawa)	05-12-17	---
17 of 17	Vehicle Circulation Plan – WB-50 (Restaurant)	05-12-17	---
1 of 2	Lighting Plan	05-12-17	---
2 of 2	Lighting Details	05-12-17	---
1 of 2	Architectural Drawings – Gas Canopy & Trash Compound	05-08-17	----
2 of 2	Architectural Drawings – Building Elevations	05-08-17	----
1 of 1	ALTA/ NSPS Land Title Survey	02-13-17	04-13-17
----	Water and Sanitary Sewer Engineer's Report	05-2017	----
----	Operation and Maintenance Plan	05-2017	---
----	Report of Geotechnical & Stormwater Basin Area Investigation	04-17-17	---
----	Stormwater Management, Ground Recharge and Water Quality Analysis	05-2017	---
----	Traffic Impact Study	05-15-17	---

Full size and reduced size (11 x 17) Sheets 1 of 17 through 17 of 17 were prepared by Matthew Sharo, P.E. and Mark A. Whitaker, P.E., Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey 07719, (732) 974-0198. Plan should bear professional seals and signature.

Lighting Plan, Sheets 1 of 2 and 2 of 2 were prepared by Matthew Sharo, P.E. and Mark A. Whitaker, P.E., Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey 07719, (732) 974-0198. Plan should bear professional seals and signature.

Architectural Drawings, Sheet 1 of 2 and Sheet 2 of 2 were prepared, signed and sealed by Richard Lake, R.A., Cuhaci and Peterson, 550 Township Line Road, Suite 600, Blue Bell, Pennsylvania 19422, (215) 641-4830.

The ALTA/ NSPS Land Title Survey was prepared, signed and sealed by Craig Black, P.E., PLS, Dynamic Survey, 1904 Main Street, Lake Como, New Jersey 07719, (732) 681-0760.

The Water and Sanitary Sewer Engineer's Report was prepared, signed and sealed by Mark A. Whitaker, P.E., Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey 07719, (732) 974-0198.

The Operation and Maintenance Plan was prepared, signed and sealed by Mark A. Whitaker, P.E., Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey 07719, (732) 974-0198.

The Report of Geotechnical and Stormwater Basin Area Investigation was prepared and signed by Peter H. Howell, P.E. and Francis Van Cleve, Geotechnical Engineer, Dynamic Earth, 245 Main Street, Suite 110, Chester, New Jersey 07930. Plan should bear professional seals.

The Stormwater Management, Ground Recharge and Water Quality Analysis was prepared, signed and sealed by Mark A. Whitaker, P.E., Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey 07719, (732) 974-0198.

The Traffic Impact Study was prepared, signed and sealed by Mark A. Whitaker, P.E., Dynamic Traffic, 1904 Main Street, Lake Como, New Jersey 07719, (732) 681-0760.

I. GENERAL INFORMATION

Applicant: KCA Westampton, LLC
329 South Main Street, Suite B
Doylestown, PA 18901
(215) 230-8080

Owner: Wawa, Inc.
260 West Baltimore Pike
Media, PA 19063

Proposal: The applicant seeks preliminary and final major site plan approval to demolish an existing 3,240± square feet Wawa food market and construct a new 5,585 square feet Wawa food market/convenience store with a motor vehicle service (fueling) station with a canopy with six bays and three kiosks. Also, a 5,100 square feet fast food restaurant with a drive through window is proposed. The site is at the signalized intersection of Springside Road (CR 635) and Woodlane Road (CR 630). A road widening of Woodlane Road is also being planned.

Zoning: C - Commercial

II. SUBMISSION INFORMATION

The requirements for preliminary and final site plan details are included under Section 196-9 of the Development Regulations. The following applicable items that are underlined have not been provided. Testimony should be provided to justify any requested waivers. The Board may either declare the plan incomplete or waive the outstanding items:

1. Floodplain areas based on one-hundred-year storms.
2. Test borings distributed over the tract to a depth of 10 feet showing soil types, depth of water and date of boring, if same are necessary in the opinion of the Board.
3. Design concerns of any topographic problems.
4. Existing and proposed contours with intervals of one foot where slopes are more than 3% but less than 15% and five feet when 15% or more only where deemed necessary by the Board. In the alternative spot elevations may be required.

III. ZONING REQUIREMENTS

A. Use: Per Section 250-16.C.1, the applicant's proposed use of a motor vehicle service (fueling) station is a conditionally permitted use of the Commercial Zone. The proposed restaurant is a permitted use within the Zone.

B. Area and Bulk Requirements:

Code Reference	Item	Required	Proposed	Status
150 Attachment 2	Lot Area	1 acre	4.012 acres	C
150 Attachment 2	Lot Width	150 ft.	337.0 ft.	C
150 Attachment 2	Lot Depth	150 ft.	311.2 ft.	C
150 Attachment 2	Lot Frontage	150 ft. (See note #1)	387.07 ft. (Springside Rd.); 361.27 (Woodlane Rd.)	C

Code Reference	Item	Required	Proposed	Status
	Principal Bldg. Setback			
150 Attachment 2	Front Yard	50 ft. (see note #1)	55 ft. (Springside Rd.); 89.2 ft. (Woodlane Rd.)	C
150 Attachment 2	Rear Yard	50 ft.	273.9 ft.	C
150 Attachment 2	One Side Yard	20 ft.	124.2 ft.	C
150 Attachment 2	Floor to Area Ratio	20%	6.1%	C
150 Attachment 2	Impervious Coverage	60%	58.4%	C
150 Attachment 2	Building Height	35 ft.	33 ft.	C
250-16.F	Buffer	20 ft.	11 ft.	V
250-16.E	Parking (See note #2)	67 spaces	102 spaces	C

C - Conformance
 V - Variance required

C. Notes:

- The zoning chart should be revised to reflect the site's two front yards and dual frontage.
- One (1) parking space is required per 250 square feet of gross floor area for all uses except for restaurants, theaters and bowling alleys. One (1) space per three seats is required for restaurants.

IV. CONDITIONAL USE

A use variance is required if all of the following conditions and requirements related to a conditional use approval cannot be met. Section 250-26.D governs conditional use for a motor vehicle service station and puts forth standards. The applicant should address these standards for approval, including why the property in question is suitable for the intended use. Applicant must consider and provide testimony in regard to the following items for conditional approval:

- In addition to the information required in the site plan, said plan shall also show the number and location of fuel tanks to be installed, the dimensions and capacity of each storage tank, the depth the tanks will be placed below the ground, the number and location of pumps to be installed, the type of

structure and accessory buildings to be constructed, the number of automobiles which are to be garaged, parking and vehicular circulation and the relationship of the proposed use to the highways, streets and adjacent properties.

2. No conditional use will be granted unless it is determined that the proposal satisfies the following aesthetic considerations:
 - a. The design of any building in connection with such facilities, as far as the general character of the area, will not be a substantial detriment to the property rights of others in the zone.
 - b. Adequate and attractive fences and other safety devices will be provided.
 - c. Sufficient landscaping, including shrubs, trees and lawn is to be provided and will be periodically maintained.
 - d. Adequate off-street parking will be provided.
 - e. All of the area, yard and building coverage requirements of the respective zone will be met.

3. The following standards shall apply to any such conditional use:
 - a. The entire area of the site traveled by motor vehicles shall be hard-surfaced.
 - b. Any repair of motor vehicles shall be performed in a fully enclosed building, and no motor vehicles will be offered for sale on the site. No motor vehicle parts or partially dismantled motor vehicles will be stored outside of an enclosed building.
 - c. No vehicles shall be permitted to be standing or parked on the premises of a motor vehicle service station other than those used by the employees in the direct or indirect operation of the establishment and those being serviced therein. A maximum of 10 motor vehicles shall be parked on the premises at any one time, and none shall remain standing for more than seven days, with the exception that the Zoning Officer shall have the power to extend the seven-day provision, for good cause shown, for a period of time not to exceed 30 consecutive days, provided that the service station owner or operator makes a written application to the Zoning Officer and pays an

application fee of \$10. Noncompliance with the provisions of this section shall be just cause for revocation of the permit required by this section.

4. No more than two service stations may be located at any one intersection.
5. Outdoor displays of the accessory goods for sale may be erected on the pump island and on the building island only, provided that they are in a suitable rack or stand.
6. Parking facilities shall be provided in the ratio of one parking space for every 100 square feet of floor area in the principal building which is specifically devoted to use as a motor vehicle service station. Additional parking will be required if any portion of the building is used as a convenience store.
7. Where the motor vehicle service station abuts a residential area (either a residential zone or an existing residential use), the motor vehicle service station shall provide buffering in accordance with the terms of this chapter.
8. All fuel pumps shall be located at least 25 feet from any street or property line. A minimum space of 20 feet shall exist between any two islands and between any island and the service station building.
9. No motor vehicle service station shall display for sale, rental or storage any motor vehicle or utility trailer or van or truck.
10. Motor vehicle service stations shall comply with lot area and width requirements of the zone in which they are located.
11. Signage is permitted as follows:
 - a. One facade sign for each building entrance, not to exceed three feet high and 40 square feet in size.
 - b. If fuel island canopies are proposed, one additional sign attached to each canopy is permitted. Each sign shall not exceed three feet high and 40 square feet in size.
 - c. One freestanding sign for each street frontage not to exceed 60 square feet.

- d. A panel may be included within the permitted area of the freestanding sign advertising gasoline and prices. The panel shall not increase the height of the freestanding sign.

V. PERFORMANCE STANDARDS

A. Parking, Loading and Circulation

1. Per Section 250-16.E, one (1) parking space is required per 250 square feet of gross floor area for all uses except for restaurants, theaters and bowling alleys. One (1) space per three seats is required for restaurants. For the proposed 5,585 square feet food market/convenience store, a total of 23 parking spaces are required. For the proposed fast food establishment with 132 seats, a total of 44 seats are required. The applicant proposes 50 spaces for Wawa and 52 spaces for the restaurant. The plan complies.
2. Five ADA parking spaces are required, whereas five are proposed. Revised plans should include an updated parking schedule with the total number of ADA spaces required under federal regulations and the total ADA spaces provided on the site.
3. Per Section 196-8.A, the design of parking and loading areas in a commercial zone shall be a minimum of 12 feet from buildings, 20 feet from streets, 20 feet from the property line, and 30 feet from residential zones. A waiver is requested, whereas the proposed parking is less than 12 feet from buildings and less than 20 feet from the property line. The distance between the parking area and the street (21+ feet) and the residential zone (65± feet) complies.
4. Testimony should be provided regarding the effect that fuel deliveries will have on the traffic circulation. Additionally, the applicant should provide testimony indicating the frequency and duration of fuel deliveries.
5. A vehicle turning plan is provided for the proposed fast food restaurant. It appears that conflicts may arise between the trucks and the vehicles in the lane for the drive-through window. The hours of truck deliveries for the restaurant should be provided.

6. Revised plans should indicate the location of proposed employee parking spaces.
7. A bypass lane should be provided for the drive-through lane of the fast food restaurant.
8. Our office recommends that plans be reviewed for parking stalls for oversized vehicles (i.e. pick-up trucks with trailers) and revised as necessary.

B. Pedestrian and Bicycle Circulation

1. It appears that the parking spaces, loading area, and sidewalk abutting the newly proposed Wawa are all the same material. For the benefit of pedestrian traffic and safety, revised plans should make the distinction between the sidewalk and parking areas.
2. The sidewalk along Springside Road should extend into the property making a closer pedestrian connection to the proposed fast food restaurant, similar to the extended sidewalk on Woodland Road providing access to the Wawa store.
3. The plans propose a 7-foot wide bicycle path along Springside Road. Testimony and revised plans should indicate if any bicycle safety signage is proposed in this area.
4. Applicant should indicate if any bicycle parking is proposed.

C. Planting Design

1. Screening and buffering under Section 250-16.F.1 require front yard buffers to be planted to a depth of 20 feet from the front lot line. The plans propose 11 feet and do not comply. A variance is requested.
2. The planting requirements of Section 196-8.B(3)(c) are based on modules measuring 50 ft. x 25 ft. The 387-ft. frontage along Springside Road requires seven (7) modules and the 361-ft. frontage along Woodlane Road also requires seven (7) modules. Each front yard module requires 2 canopy trees, 3 understory trees, and 15 shrubs. For 14 modules, a total of 28 canopy trees, 42 understory trees, and 210 shrubs are required. The applicant proposes 86 shrubs and one shade tree total, including both frontages. The plans should be revised to provide additional landscaping or a waiver should be requested.

3. Per Section 196-8.C(1), the parking area shall be designed to have a landscaped island of at least 200 square feet located at the ends of all rows of parking. A waiver is requested.
4. Per Section 196-8.C(3), each parking lot island shall contain one shade tree. Plans should be revised or a waiver requested.
5. The applicant proposes Bayberry within the parking lot islands. The mature size of this shrub is 9 ft. tall and 9 ft. wide, which raises visibility concerns. Shorter plant material should be specified in accordance with Section 196-8.C(4).
6. The twelve (12) shrubs located between the five (5) parking spaces associated with the fast food use and the main access aisle should be identified and should be evergreen to reduce headlight glare.
7. The applicant proposes 79 White Pine trees as a buffer. This tree is prone to White Pine Weevil. Substitutions should be provided. In addition, a variety of evergreen trees should be specified to reduce the potential spread of plant pests and diseases.
8. A cultivar of the Red Maple, such as October Glory, should be provided to ensure a uniform appearance.
9. The tree planting detail on Sheet 9 should be revised as follows:
 - Trunk flare should be visible at time of planting;
 - All nonbiodegradable materials, including wire baskets, will be removed from the rootball; and
 - Stakes, guy wires and tree wrap should only be used when conditions merit.

D. Lighting

1. Per Section 250-22.G, a maximum of 0.5 footcandles is to be provided over the entire area. It appears that poles with multiple fixtures could be reduced to a single fixture. Plans should be revised or a variance requested.
2. The color of the proposed light poles should be provided.

3. The wall-mounted light fixtures at the restaurant should be labeled.

E. Trash Enclosure (Solid Waste Management)

1. Testimony should be provided regarding the hours of collection for trash and recyclables for each use.
2. The plans propose two trash enclosures, one for the food market and the other for the fast food restaurant. For the proposed fast food restaurant, the trash enclosure is shown adjacent to two concrete pads. The proposed storage shed is not shown as noted. Plans should be revised to include a detail for the fast food restaurant.

F. Signage

1. All signs per Section 250-25.G.2 and all conditionally permitted signs per Section 250-26.D shall be set back a minimum of 10 feet from all property lines. The plan complies for all proposed signs.
2. The applicant proposes the following nine (9) signs:

Sign and Quantity	Proposed Area	Proposed Height
<i>Fast Food Restaurant - Section 250-25</i>		
<i>Monument (1) - Springside Rd.</i>	<i>49.5 sf.</i>	<i>11 ft.</i>
<i>Façade (3)</i>	<i>37.71 sf.</i>	<i>5 ft.</i>
<i>Wawa (Conditionally Permitted) - Section 250-26.D</i>		
<i>Monument with panel (1) - Woodlane Rd. (shared with restaurant)</i>	<i>23.75 sf. (see comment #7)</i>	<i>8 ft.</i>
<i>Pylon/ Monument (1) - Springside Rd.</i>	<i>49.87 sf. (see comment #7)</i>	<i>15 ft.</i>
<i>Façade (2) - Bldg. Entrance</i>	<i>20.4 sf.</i>	<i>3 ft.</i>
<i>Canopy (1)</i>	<i>9.03 sf.</i>	<i>1.66 ft. (see comment #6)</i>

3. Per Section 250-25.K.1.A, restaurants in commercial districts are permitted one facade sign not to exceed a maximum of 40 square feet. The applicant proposes three (3) facade signs for the proposed restaurant. A variance is requested.

4. Per Section 250-25.K.1.C, restaurants in commercial districts are permitted one freestanding sign indicating the name and the logo of the tenant and the street address shall be permitted. Such signs shall not exceed fifty-square feet in size. The applicant proposes one freestanding sign which is 49.5 square feet and 11 feet high. The sign complies. The applicant also proposes a second tenant panel on the freestanding sign on Woodlane Road. A variance is required.
5. Per Section 250-26.D.11.A, for conditionally permitted motor vehicle service stations, one facade sign is permitted for each building entrance, not to exceed three feet high and 40 square feet in size. The applicant proposes two facade signs (20.4 ft. x 3 ft.) on the building entrances that comply.
6. Per Section 250-26.D.11.B, if fuel island canopies are proposed, one additional sign attached to each canopy is permitted. Each sign shall not exceed three feet high and 40 square feet in size. The plans include a canopy sign (9.03 ft. x 1.33 ft.) for the proposed fueling station, which complies. However, the plans show the height as 1.66 feet and should be addressed.
7. Per Section 250-26.D.11.C, for conditionally permitted motor vehicle service stations, one freestanding sign is permitted for each street frontage not to exceed 60 square feet. The applicant proposes two freestanding/monument signs, one for each frontage of Woodlane and Springside Roads. The plans state that the monument sign (two-tenant panels) on Woodlane Road is 23.75 square feet, whereas the sign area is 63.27 feet. The plans state that the proposed pylon/monument sign on Springside Road is 49.87 square feet, whereas the sign area is 65.8 square feet. These signs do not comply for area and a variance is required.
8. Per Section 250-26.D.11.D, a panel may be included within the permitted area of the freestanding sign advertising gasoline and prices. The panel shall not increase the height of the freestanding sign. The monument sign on Springside includes a conforming panel.
9. The detail for the proposed pylon/ monument sign on Springside Road shows the height labeled as 15 feet and 20 feet. Clarification should be provided.

G. **General**

1. The applicant proposes a Wawa food market and fueling station, along with a fast food restaurant on a single lot. Per Section 250-4, commercial developments may have more than one principal building. Further, mixed uses of more than one principal commercial use may be located on one lot, if the Planning Board finds that the uses are part of a single site plan, with cross easements for utilities and stormwater management, and access, ingress and egress utilizing shared, common driveways. Testimony should be provided.
2. The dimensions of the new bus pad along Woodlane Road should be provided. Amenities such as a bench, bus shelter, lighting, and trash receptacle should be provided.
3. The plan proposes a flagpole in the parking area of the restaurant. A detail should be provided including pole color, height, and flag to be flown. Per Section 250-22.X.1.B, the height of flagpoles in nonresidential zones shall not exceed 35 feet in height.
4. In the event that this project has an Affordable Housing obligation, the applicant should be aware that it is their burden to satisfy this obligation.

H. **Fences**

The applicant proposes a six-foot high chain link fence around the basin behind the proposed Wawa, which complies with the maximum height of 8-foot per Section 250-22.E.3. The detail sheet should include the fence height. Our office recommends a black vinyl clad fence for aesthetic purposes.

I. **Architectural**

The applicant should confirm that the building constructed onsite will be substantially consistent with the architectural rendering provided. Our office recommends that this be a condition of approval.

J. **Site Safety**

The applicant and owner are reminded that site safety is their responsibility. The plan should note that "The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site

improvements pursuant to N.J.A.C. 5:23-2.21(e) of the N.J. Uniform Construction Code and CFR 1926.32(f) (OSHA Competent Person)."

VI. SUMMARY OF VARIANCES AND WAIVERS

Variations:	Section 250-16.F.1 - Section 250-25.K.A - Section 250-25.K.1.C - Section 250-26.D.11.C -	Front yard buffer Number of signs Second tenant panel on sign Sign area
Waivers:	Section 196-9 Section 196-8.A - Section 196-8.C.1 -	Site plan details Distance from parking areas Landscape islands in parking area

VII. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Planning Board action.
2. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to this office reviewing revised plans or signing off on approved plans.

VIII. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Burlington County Planning Board.
2. Burlington County Soil Conservation District.
3. Westampton Township Municipal Utilities Authority.
4. New Jersey Public Service Electric and Gas.

Page 15
Township of Westampton
June 1, 2017

5. New Jersey Department of Environmental Protection.
6. Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items. The applicant should be aware that revised plans should be submitted eighteen (18) days prior to the Board meeting to allow sufficient time for review of the project.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.


Joseph M. Petrongolo, L.L.A., R.L.A., P.P.

JMP/TG/KT/mcb

cc: KCA Westampton, LLC
Timothy M. Prime, Esq.
Mark A. Whitaker, P.E.
Louis Cappelli, Jr., Esq.
Jim Winckowski, P.E., Board Engineer

May 22, 2017

From:

Jim & Shirley Jacob
113 Sharpless Blvd.
Westampton, NJ 08060
609-284-4849

To:

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

Re: Approval of Amended Site Plan, Dolan Contractors Inc., Block 203, Lot 1.03, 2, 3 (32 Springside Road)

At the May 3, 2017 meeting of the Land Development Board, Dolan Contractors received approval to create an exit from the warehouse facility onto Ikea Drive at the northeast corner of the building. The location of this approved exit is very close to residential properties in Spring Meadows. We (as well as other Spring Meadows residents) asked the board if the exit can be relocated to the southeast corner of the building. The motivation for this request is to limit the effects of truck noise on residents near the facility. Mr. Dolan argued that such a change would hamper traffic flow within the property and that there would be sightline issues as trucks exit the property (due to the curves in Ikea Dr) just south of the requested exit. When a committee member asked if a compromise could be reached by moving the exit closer to the center of the building, Mr. Dolan said that could not be done. He was not pressed to provide professional testimony or technical information to validate his statement.

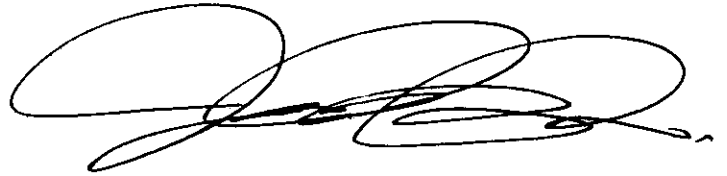
We take exception to Mr. Dolan's testimony in regards to sightline distances not being adequate to allow a Southeastern exit of the property. It is our understanding that truck traffic would have no cause to ever turn left from this exit point. As such, sightline distances to the left for a right hand turn would be significantly greater than those to the left with the planned northeast corner exit. Additionally, we feel that such an error in Mr. Dolan's testimony led the Board to cease its questioning on this possibility, as well as make a final determination to approve based on this faulty and incomplete information.

Furthermore, Mr. Dolan was allowed to respond to our questions and comments in bulk *after* the application was closed to public comments. Consequently, residents were not given an opportunity to rebut or ask additional questions in regards to Mr. Dolan's testimony.

Therefore, we wish to appeal the Board's decision. Again, we believe the Board made a final determination based on faulty and incomplete information. We seek reconsideration of this matter with the Land Development Board and/or the governing body. We are prepared to provide professional testimony that proves a southeastern exit is not only possible but also advantageous to trucks exiting

onto Ikea Drive. In addition, it provides for the reduction of the detrimental effects of noise and vibration upon the neighboring residential properties.

Regards,

A handwritten signature in cursive script that reads "Shirley Jacob". The letters are fluid and connected, with a long tail on the "b".A handwritten signature in cursive script, likely "Jim Jacob". It features a large, prominent loop at the beginning and a complex, overlapping structure of lines.

Jim & Shirley Jacob