

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

JULY 1, 2020 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, 2020 and posted in the Municipal Building.

Pledge of Allegiance

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

5. Swear in Board Professionals

6. Approval of Meeting Minutes: 6/3/2020

7. Resolutions: approval needed:

14-2020 KCA Westampton, LLC, Block 203, Lot 5 (76 Springside Road) – granting an administrative change to part of a previously approved preliminary and final site plan approval (reduction in number of fueling stations)

15-2020 Dolan Contractors, Inc., Block 203, Lot 7.03, (86 Stemmers Lane) – amended preliminary and final site plan approval, variances (decrease in size for previously approved warehouse, 200,541 sq. feet to approximately 176,123 sq. feet)

16-2020 KCA Westampton, LLC, Block 203, Lot 5 (76 Springside Road) – granting an amended preliminary and final major site plan; minor subdivision (Wawa & pad site)

8. Old Business: None

9. New Business:

1. Robert Elbertson, Block 1002.01, Lot 7 (14 Manor Drive) – bulk variance (pole barn/garage)

2. KCA Westampton, LLC, Block 203, Lot 5 (76 Springside Road) – amended preliminary and final major site plan; use variance (Wawa & pad site) – addition of drive through window
3. Colonial Dames, Block 906, Lot 12 (180 Burrs Road) – preliminary and final site Plan (rebuild existing barn)

10. Informal Applications: None

11. Correspondence: None

12. Open meeting for public comment:

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

14. Adjourn

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JUNE 3, 2020 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held virtually, via the Zoom app on June 3, 2020 at 7:00 P.M.

The meeting was called to order by Vice Chair Gary Borger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 3, 2020 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present: Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Freeman, Mr. Guerrero, Mr. Henley, Mr. Odenheimer, Mr. Thorpe, Solicitor Robert Swartz, Planner Barbara Fegley, Engineer Jim Winckowski, Secretary Marion Karp  
Absent: Mr. Applegate, Mr. Henley

Solicitor Robert Swartz swore in the Board Engineer and Planner.

Approval of meeting minutes 3/4/2020 – minutes were approved as written.

**Resolutions:** approval needed:

13-2020 Salt & Light Company, Inc., Block 1208, Lot 11 (1841 Route 541) – amended site plan approval, subdivision approval and amended “D” variance (mixed use development) – was memorialized

**Old Business:** None

**New Business:**

**Dolan Contractors, Inc., Block 203, Lot 7.03, (86 Stemmers Lane) – amended preliminary and final site plan approval, variances (decrease in size for previously approved warehouse, 200,541 sq. feet to approximately 176,123 sq. feet).** It shall be noted that Mr. Eckart would not vote due to this application involving a use variance. Russ Whitman, applicant’s attorney was present on behalf of the application. They are asking for an alternate site plan approval on this building; they already have one approval secured. They want to be in a position to offer the building to the widest variety of users. Existing approval is for a 200,000 sq foot building and this approval is for a 170,000 square foot building. Solicitor Robert Swartz swore in Mike Dolan, principal and Bernie W., applicant’s engineer.

Mike Dolan testified that they liked to be able to offer potential clients an approved plan which is why they are doing what they are doing with this building. He explained the history of some of the other buildings in the industrial park; they liked to offer buildings that could be occupied quickly. There will be two approved plans and they would like to be able to move forward with either one; there is no requirement to abandon the first plan if this one is approved, as explained by Solicitor Swartz.

They addressed the comments in Jim Winckowski's letter; they agree to add one landscaped island in the front of the building which is in line with three prior approvals. Regarding an easement revision for truck maneuvering; they showed a color rendering of the site plan; the easement isn't shown on the plan but they will revise the easement to provide the required maneuvering for trucks. There is another easement that they will provide for car access onto the neighboring lot 7. ADA accessible parking will be shown on the plan correctly; they will provide updated storm sewer pipe calculations; they will locate trash and recycling along the loading docks although there is some flexibility regarding the location; near one of the loading bays on either side.

Jim explained that most changes made were minor from an engineering standpoint. He has no objection from an engineering standpoint for this plan. They have all outside approvals secured; County, utility, etc.

The Planner's letter was reviewed; they agree to all items in the report. They will provide a summary of the plan amendments as suggested in the report. Barbara said that the reasons for the design waiver requests should be stated. Bernie and Russ went through the waivers and explained why they were requesting them.

A D4 variance is required; they feel it can be granted without being inconsistent with the Township's Master Plan. The B-1 zone has a warehouse permission which allows 43 percent FAR; it does have a very small impervious value attached to it; this lends itself to large FAR values according to Bernie. 30% FAR is allowed whereas the application has a 43% FAR.

The meeting was opened to the public for comment; there being no comment, the meeting was closed.

Mike Dolan asked the Board if he could proceed at-risk. The Board is in agreement of allowing him to proceed as such.

**KCA Westampton, LLC, Block 203, Lot 5 (76 Springside Road) – amended preliminary and final major site plan; minor subdivision (Wawa & pad site).** The applicant was represented by their attorney Tim Prime. He gave the Board a brief recap of the approval of this Wawa plan; it is getting close to being finished and they are looking for their C.O. The improvements on the nearby pad site will not be installed at this time; there is no tenant for the site that has been identified. There may be a self storage facility that is interested in coming in (instead of a fast food restaurant) on that

site but that will be determined. The developer wants to create two separate lots for financial reasons. There is no change in the improvements that are proposed. The lot line is going to be placed where the previous lease lines were. This does create some variances associated with the minor subdivision. Matthew Sharo, engineer and planner was sworn in by the Board Solicitor.

Mr. Sharo posted a color rendering of the Wawa site plan. The stormwater basin is a shared one. There are cross easements in place for maintenance of the basin. The bike path has already been installed, the sidewalk. They reviewed the engineer's report; Jim wants to make sure the buffer between the lots does go in. Tim Prime explained that it would be installed in the fall due to the weather constraints. Jim defers to the Board on this.

Mr. Sharo reviewed the variances created by the minor subdivision. The Wawa lot is 1.92 acres and the other lot is 2.09 acres in size. They pretty much meet all bulk requirements except for the side yard setback for the fast food lot; 14.5 feet is provided where 25 is required; the second is for impervious coverage; Wawa is 69% where 60 is required. There were a few variances that were previously approved with the prior application as well which he reviewed.

All stormwater from the Wawa will discharge into the basin; the lot is graded to drain to the rear and will not affect any nearby neighbors according to Mr. Sharo. Jim stated that the grading and drainage will work just fine.

Nancy Burkley – had concerns about making a left hand turn onto Woodlane Road. It is permitted but was hidden by a manhole cover on the drawing.

Barbara Fegley – discussed her letter with the applicant. The buffer between the fast food lot and the adjacent residential lot would not be installed at this time.

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

**Correspondence:** Provco Pinegood, Wawa, Block 201, Block 7.01 & 7.02 – change in number of fueling stations (reduction from 8 to 6). The applicants wish to build 2 fewer fueling stations since it creates room to put a potential drive through window in. They would be submitting an application to do this for next month's meeting. The Board is fine with this change.

Robert Swartz – spoke regarding MRP Industrial, NE. They are attempting to get their TWA permit; they are looking for a confirmation that the township is aware that this permit is being issued. Robert can consent on behalf of the LDB. The applicant's attorney came to Robert with this question. Jim said it is highly irregular for the DEP to require this; townships never have to endorse TWAs if they don't have municipal sewer or water. However, Jim recommends that Robert reach out to them in the affirmative.

**Open Meeting for public comment**

No comments were made.

**Comments from the Board**

Dave – asked Jim about the sidewalk issue at the church; he would reach out again. They were making progress but then COVID hit.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board

**TOWNSHIP OF WESTAMPTON LAND USE BOARD**

**RESOLUTION NO. 14-2020**

**GRANTING AN ADMINISTRATIVE DESIGN CHANGE TO PART OF A PREVIOUSLY APPROVED PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH BULK VARIANCES KNOWN AS PROVCO PINWOOD WESTAMPTON, LLC, (APPLICANT) BLOCK 201, LOTS 7.01 & 7.02, RANCOCAS ROAD & HIGHLAND DRIVE, WESTAMPTON TOWNSHIP**

**WHEREAS**, on June 6, 2018 the Westampton Land Use Board (“Board”) adopted a Resolution memorializing preliminary and final site plan approval with bulk variances for a proposed Wawa convenience store with fueling station (the “Project”) on property known as Block 201, Lots 7.01 & 7.02 on the official Tax Map of Westampton Township (the “Property”); and

**WHEREAS**, as part of the approval for the Project, the Board also granted minor subdivision approval to subdivide the Property to create a lot for the Project and adjust the lot lines with the adjacent bank use; and

**WHEREAS**, the Applicant submitted, through its attorneys, Prime and Tuvel, a request for an administrative changes as to a previously approved preliminary and final site plan approval; and

**WHEREAS**, the Applicant did appear at a meeting and public hearing held by the Board on the request on June 3, 2020, by way of Applicant’s attorney, Duncan Prime, Esq., Prime and Tuvel;

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

**FINDINGS OF FACT**

1. The request was submitted by way of email correspondence from Applicant’s attorney, dated June 2, 2020. The Board had jurisdiction to act on the request.
2. The Board’s professional engineer, James Winckowski, PE, CME, and the Board’s Planner, Barbara Fegley, AICP, PP, were both sworn as to any testimony that they might give on the request on behalf of the Board.
3. Mr. Prime’s correspondence, and by way of representations made by Mr. Prime during the hearing on the request, and his correspondence dated June 2, 2020, set forth the following:
  - a. The current and existing approved site plan is for a Wawa store and 8 MPD's (Multi-Product Dispensers, 16 fueling positions). Included with the correspondence is copy of a proposed concept plan eliminating 2 of the MPD's and leaving 6 MPD's (12 fueling positions). This plan leaves space for a future drive-through window lane. There is no change to the store and no further request is being made by the Applicant.

- b. Because of the time delay, Wawa requested "administrative approval" to simply eliminate the 2 MPD's and start constructing the store exactly as approved, but with two less pumping islands. The plan would be less intense and exactly as approved except with a wider aisle between the store and the pumps. This will allow Wawa to start building the store while submitting an application for an amended use variance and site plan approval for the drive through window to the Board and County. If the Board does not approve the application for the drive through, Wawa will simply complete the store with 6 MPD's.
4. Considerable discussion took place by and between the Board, its professionals and Mr. Prime where all questions were asked and Mr. Prime responded accordingly. The Board professionals provided their input.

### **CONCLUSIONS**

The Board concludes that the requested administrative change should be granted based on the representations made by the Applicant's attorney, and the concerns raised by the Board and the Board professionals. However, any additional modification as presented by Mr. Prime, would require a proper application by the Applicant along with the appropriate notice and hearing.

### **CONDITIONS**

1. The Board presumes that the Applicant's request, all maps, Exhibits, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for relief. In the event that it appears to the Board, on reasonable grounds, that the request, exhibits, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied on by the Board as they bear on facts that were essential in the granting of the relief requested by the Applicant, the Board may rescind its approval and rehear the Application, either upon the request or 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.

2. At any time after the adoption of this resolution of memorialization, should a party on interest appeal to the Board for an order vacating or modifying any term or conditions as set forth herein, upon the 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 fact(s) at said hearing confirm that there had been a material fault in the request, the Board shall take whatever action it deems to be 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

3. The Applicant shall indemnify and hold the Board harmless from any claims whatsoever which may be made as a result of any deficiency in the request, or as to any representations made by the Applicant, including but not limited to (if applicable) 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 law.

4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed.

5. The Applicant must obtain all 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 of. 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 Attorney, Engineer and Planner.

6. 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 this request, 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 constructions or other activity commencing on the approved project, or any certificate of occupancy being issued.

7. The Applicant must obtain any and all other construction or municipal permits, inspections, etc., required with respect to the relief as granted herein.

**WHEREUPON**, the Board approved the Applicant's request and there were no votes of no.

**THIS RESOLUTION WAS ADOPTED** by the Land Development Board of the Township of Westampton, County of Burlington, State of New Jersey, on July \_\_, 2020 as a memorialization of the approval granted herein as set forth above at the Board's regularly meeting held on June 2, 2020.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

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

ATTEST:

\_\_\_\_\_  
Marion Karp, RMC, CMR, Board Secretary

**RESOLUTION: 15-2020**

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**APPLICANT'S NAME:** Dolan Contractors, Inc.

**BOARD'S DECISION:** **Granted Application for Amended Preliminary and Final Site Plan Approval with a D4 Use Variance and Bulk Variances**

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

**ZONING DISTRICT:** I – Industrial Zoning District

**DATE OF HEARING:** June 3, 2020

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**WHEREAS**, Dolan Contractors, Inc. (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting amended preliminary and final site plan approval with a Floor Area Ratio (“FAR”) Use Variance and bulk variances to reduce the size of an office/warehouse/distribution facility located on the property in the I – Industrial Zone. The property is located at 86 Stemmers Lane, Westampton, New Jersey, designated as Block 203, Lot 7.03 on the Township Tax Map and comprises approximately 9.45 acres (“Subject Property”); and

**WHEREAS**, the Board previously granted the Subject Property Amended Preliminary and Final Site Plan approval, a use variance to increase the FAR, a bulk variance for the number of loading spaces, and reaffirmation of prior approvals on September 7, 2011. The approval was memorialized on November 2, 2011 by Resolution No. 14-2011. The approval was to construct a 200,540 square foot office/warehouse/distribution facility with a FAR of 48.6% as opposed to the 42% that was previously approved and in addition, the approval granted bulk variances to decrease the number of loading spaces from 32 to 21 and to decrease the number of parking spaces from 184 as originally approved to 95 spaces; and

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

**WHEREAS**, the Application came before the Board at the regularly-scheduled public meeting held on June 3, 2020. The Applicant was represented by Russell Whitman, Esquire. The Board heard testimony from the Applicant’s witnesses and professionals as to the nature, purpose, location, and description of the requested use variance; proposed preliminary and final plan; use variance and requested bulk variances and waiver relief; and

**WHEREAS**, the Board discussed the Application and the Board Professionals offered recommendations. The Application was opened to the public for comment, and any members

of the public wishing to comment on the Application were given the opportunity to do so; and

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

1. The Board considered the following submissions from the Applicant:
  - A. Plans prepared by Bernard Wojtkowiaki, PE dated March 9, 2007 unless otherwise noted and revised to 5/12/20, including:
    - a. Cover sheet, Sheet CS dated February 12, 2007;
    - b. Site Layout Plan, Sheet C2;
    - c. Grading Plan, Sheet C3;
    - d. Utility Plan, Sheet C4 dated February 21, 2007;
    - e. Lighting and Landscaping Plan, Sheet C5;
    - f. Detail Sheet, Sheet C6;
    - g. Detail Sheet, Sheet C7;
    - h. Soil Erosion and Sediment Control Plan, Sheet SE1;
    - i. Soil Erosion Notes and Details, Sheet SE2.
  - B. Elevations of the proposed warehouse, Sheet B2 prepared by Dolan Contractors, Inc. dated May 12, 2020;
  - C. Westampton Township Application for Preliminary and Final Major Site Plan Review dated May 12, 2020; and
  - D. Notice of Hearing to Property Owners, Notice of Public Hearing and Property Owner List.
2. The Board considered the following review letters submitted by the Board professionals:
  - A. A letter prepared by the Board Engineer, James Winckowski, PE, CME, dated May 28, 2020; and
  - B. A letter prepared by the Board Planner, Barbara Fegley, AICP, PP, dated May 29, 2020
3. Rancocas Park 84, LLC, the owner of the Subject Property is a related entity to the Applicant, Dolan Contractors, Inc., which is located at 86 Stemmers Lane, Westampton, New Jersey. The Subject Property is designated as Block 203, Lot 7.03, and lies in the I-Industrial Zone.
4. The Subject Property contains approximately 9.45 acres. The Applicant is now seeking Amended Preliminary and Final Site Plan approval for the following changes from the 2011 plans: (a) reduce the gross floor area of the proposed building to 176,123 square feet including 166,123 square feet of warehouse space and 10,000 square feet of anticipated warehouse office space; (b) decreasing the FAR from 48.6% to 42.8% which requires the need for a Use Variance to be granted; increasing the number of loading docks from 21 (including 2 ramps) to 50 (including 2 ramps); and increasing the number of standard parking stalls from 95 to 100 spaces.

5. The following witnesses and professionals were sworn in and appeared and testified in favor of the Application during the June 3, 2020 hearing: Michael Dolan, Applicant's principal and Bernard Wojtrowiak, PE, the Applicant's Engineer.

6. The Applicant submitted the following exhibits during the June 3, 2020 hearing:

A-1 – 2007 Approved Plan

A-2 – 2011 Amended Plan

A-3 – Color Rendering of the Proposed Amended Site Plan

A-4 – Zoning 250 Attachment 2

A-5 – Color Rendering of the Site Plan Area

7. At the June 3, 2020 hearing, Mr. Whitman presented and introduced the Application to the Board acknowledged that the Applicant was requesting an alternate site plan approval on the building; they already have an approval from 2011. Mr. Whitman discussed that it is Applicant's intent to obtain approval without losing its rights to its 2011 existing approval in order that it may be in position to offer the building to the widest variety of users. The existing approval is for a 200,000 square foot building and this approval is for an approximate 170,000 square foot building.

8. Mr. Dolan testified that the Applicant would like to be able to offer potential clients an approved plan which is why they are requesting the new and additional approval with this building. Mr. Dolan testified to the history of the project along with some of the other buildings in the industrial park and they desired to offer buildings that could be occupied quickly. Mr. Dolan testified that, if approved, there will be two approved plans and they would like to be able to move forward with either one. Solicitor Swartz stated that there is no requirement to abandon the first plan if this one is approved.

9. The Applicant addressed the comments in the Board Engineer's letter; the Applicant agreed to add one landscaped island in the front of the building which is in line with three prior approvals. Regarding an easement revision for truck maneuvering, the Applicant showed a color rendering of the site plan and although the easement was not shown on the plan the Applicant agreed to revise the easement to provide the required maneuvering for trucks and relative to another easement the Applicant agreed to provide for car access onto the neighboring lot 7. The Applicant agreed that ADA accessible parking will be shown on the plan correctly; they will provide updated storm sewer pipe calculations; they will locate trash and recycling along the loading docks with certain flexibility regarding the location as discussed near one of the loading bays on either side.

10. Mr. Winckowski, the Board Engineer, explained that most changes made were minor from an engineering standpoint and, except as discussed, he has no objection from an engineering standpoint relative to the current plan. The Applicant has all outside approvals secured.

11. The Planner's letter was reviewed, and the Applicant agreed to all items in the report. The Applicant agreed to provide a summary of the plan amendments as suggested in the report.

Ms. Fegley, the Board Planner, stated that the reasons for the design waiver requests should be stated. Messrs. Whitman and Wojtrowiak discussed the requested waivers and explained the reasons the Applicant was requesting them.

12. A d4 FAR Use Variance has been requested although the Applicant stated they believe it is not required. While the B-1 zone allows for a 43 percent FAR for warehouses the Township's Ordinance §250-20D (250 Attachment 2) does not currently provide a maximum FAR for the I District. With that said, previous applications as well as Resolution No. 19-2007 indicate that the maximum FAR was 30%. Mr. Wojtrowiak also testified that the Subject Property has already been approved for a FAR of 46.8% and the current request is for less; the zoning table does not provide for FAR requirement, although B zone allows 48% for warehouse even though this property is not in the B zone; Mr. Wojtrowiak discuss the benefit to affordable housing and redevelopment and testified that the building sits within the footprint of the building approved in prior approval.

13. After testimony was presented by the Applicant and comments by the Board professionals during the June 3, 2020 hearing, the matter was opened to the public for comment. Seeing no public comment, public comment was then closed

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

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

b. that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements, namely the promotion of the public health, safety, morals, and general welfare by allowing for the offering of a needed service in the community and the preservation of neighborhood character and conservation of neighborhood values;

c. that the variances can be granted without substantial detriment to the public good because the Township will benefit from the provision of the Applicants' services in the community;

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

15. The Board further finds that the Subject Property is particularly suitable for the proposed use as the Subject Property has been previously approved with a larger building; the property would serve a benefit within the zone; the Subject Property fits comfortably within the uses of the surrounding properties; and the Subject Property will be developed in a responsible manner for the proposed use.

16. The Board further finds that the proposed use as a 176,123 square feet including 166,123 square feet of warehouse space and 10,000 square feet of anticipated warehouse office space would

not negatively impact the local neighborhood and community or be a substantial detriment to the public good because its impact, use type and anticipated clientele are similar to those buildings and uses surrounding the Subject Property and the proposed use will not substantially impair the intent and the purpose of the zone plan and zoning ordinance because a portion of the Subject Property has already been approved for the same use.

17. With regard to the requested amended preliminary and final site plan approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that the proposed site plan complies with all site plan and other standards, specifications, and requirements established by the Township's Zoning Ordinance not addressed by variances and waivers as detailed herein, and that the Subject Property is suitable for the proposed development. *See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510-11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as modified, 137 N.J. 216 (1994).*

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Development Board of the Township of Westampton that based upon the findings of facts and conclusions of law along with the testimony provided by the Applicant's witnesses and professionals, that the application of Dolan Contractors, Inc. seeking use variance relief pursuant to *N.J.S.A. 40:55D-70d(4)* to permit the development of a building of 176,123 square feet including 166,123 square feet of warehouse space and 10,000 square feet of anticipated warehouse office space; including a floor area ratio of 42.8%, 50 loading docks (including 2 ramps), and 100 standard parking stalls was and is hereby **GRANTED**, by a vote of seven (7) in favor and none (0) opposed, upon motion by Ms. Burkley and seconding by Ms. Haas.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Blair	X			
Borger	X			
Freeman	X			
Guerrero	X			
Haas	X			
Odenheimer	X			
Burkley	X			

**BE IT FURTHER RESOLVED**, by the Land Development Board of the Township of Westampton, that the within Application for amended preliminary and final site plan approval along with bulk variance and waiver relief for the development of a building of 176,123 square feet including 166,123 square feet of warehouse space and 10,000 square feet of anticipated warehouse office space; including a floor area ratio of 42.8%, 50 loading docks (including 2 ramps), and 100 standard parking stalls in the I- Industrial Zone upon motion duly made by Mr. Guerrero and seconded by Ms. Haas was and is hereby **GRANTED**, subject to the testimony and representations set forth on the record by the Applicant, and any conditions set forth herein.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Blair	X			
Borger	X			
Freeman	X			
Guerrero	X			
Haas	X			
Odenheimer	X			
Burkley	X			

**IT IS FURTHER RESOLVED**, the Applicant is entitled to proceed **AT RISK**.

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

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for relief. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
2. At any time within 45 days after the adoption of this resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon presentation of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate;
3. The Applicant shall comply with all comments and recommendations set forth in the Board Engineer's May 28, 2020 Review Letter and the Board Planner's May 29, 2020 Review Letter;
4. The Applicant shall comply with all terms, conditions, and recommendations set forth in the Fire Marshal's Report.

5. The Applicant shall comply, satisfy and adhere to any and all conditions and/or requirements imposed by the Board at the hearing of this Application;
6. The Applicant shall comply, satisfy and adhere to any and all conditions and/or requirements contained within this Resolution;
7. 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;
8. 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;
9. 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;
10. 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;
11. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law;
12. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution;
13. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein;
14. Failure of the Applicant to comply with any representation, requirement or condition contained within this Resolution or stated on the record during the hearing of this Application will permit this Board, at its sole option, to rescind the approval and relief



granted under this Resolution and/or advise the Township to revoke any permits issued to the Applicant in connection with the proposals contained in this Application.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

\_\_\_\_\_  
Ronald Applegate, Chairman

ATTEST:

\_\_\_\_\_  
Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: \_\_\_\_\_

**RESOLUTION: 16-2020**

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**APPLICANT'S NAME:** KCA Westampton, LLC

**BOARD'S DECISION:** **Granted Application for Amended Preliminary and Final Major Site Plan Approval and Minor Subdivision Approval with Variance and Waiver Relief**

**PROPERTY ADDRESS:** 76 Springside Rd – Block 203, Lot 5

**ZONING DISTRICT:** Commercial – “C”

**DATE OF HEARING:** June 3, 2020

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**WHEREAS**, KCA Westampton, LLC (“the Applicant”) filed on May 18, 2020, an application (“Application”) with the Westampton Land Development Board (“the Board”) requesting (1) amended preliminary and final major site plan approval to defer development of the fast food portion of the site in order to obtain a permanent certificate of occupancy for the Wawa portion of the site and (2) a minor subdivision of the property to create two separate lots; a proposed Lot A will comprise 1.918 acres and contain the Wawa and improvements and previously approved pursuant to the Board Resolution No. 13-2017 and a proposed Lot B which will consist of 2.094 acres and contain the fast food restaurant portion of the approved site plan, with variance and waiver relief, located at 76 Springside Rd, Westampton, New Jersey, and designated as Block 203, Lot 5 on the Township Tax Map (“Subject Property”); and

**WHEREAS**, the Subject Property previously received final site plan approval to construct a 5,585 square foot Wawa Food Market and fuel station as well as a fast food restaurant and associated improvements on the balance of the property and the approval was memorialized via Resolution No. 13-2017 which was adopted on August 2, 2017; and

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

**WHEREAS**, the Application came before the Board at the regularly-scheduled public meeting held on June 3, 2020. The Application was presented by the Applicant’s attorney, Timothy Prime, Esq. The Board questioned and heard testimony from the Applicant’s professionals, Matthew Sharo, P.E., as to the location, nature, and purpose of the Application; and

**WHEREAS**, the Board discussed the Application and the Board Professionals offered recommendations. The Application was opened to the public for comment, and any members

of the public wishing to comment on the Application were given the opportunity to do so.

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

1. The Board considered the following submissions from the Applicant relative to the Amended Site Plan:

- A. Phase I Development Plans prepared by Dynamic Engineering dated 5/18/20, including the following:
  - a. Phase I Site Plan, Sheet 1 of 4.
  - b. Phase I Grading Plan, Sheet 2 of 4.
  - c. Phase I Drainage & Utility Plan, Sheet 3 of 4.
  - d. Phase I Landscape Sheet 4 of 4.
- B. ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC dated 1/23/20.
- C. Transmittal prepared by Mark A. Whitaker, PE and Matthew Sharo, PE, PP dated May 19, 2020.
- D. Submittal letter prepared by Timothy M. Prime, Esq., dated May 18, 2020.
- E. Conditional Approval letter from Burlington County Planning Board dated May 11, 2020.
- F. Township of Westampton Site Plan Application dated 5/18/20.

2. The Board considered the following submissions from the Applicant relative to the Minor Subdivision:

- A. Minor Subdivision Plan, Sheet 1 of 1 prepared by Dynamic Engineering dated 1/23/20.
- B. Site Plan & Subdivision Exhibit, Sheet 1 of 1 prepared by Dynamic Engineering dated 5/18/20
- C. ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC dated 1/23/20.
- D. Transmittal prepared by Mark A. Whitaker, PE and Matthew Sharo, PE, PP dated May 19, 2020.
- E. Submittal letter prepared by Timothy M. Prime, Esq., dated May 18, 2020.
- F. Township of Westampton Site Plan Application dated 5/18/20.
- G. Westampton Township Land Development Board Application for Variance or Appeal dated 5/18/20.

3. The Board considered the following review letters submitted by the Board Professionals:

- A. A letter prepared by the Board Engineer, James Winckowski, PE, CME dated May 28, 2020; and
- B. A letter prepared by the Board Planner, Barbara Fegley, AICP, PP, dated May 29, 2020 as relating to the Amended Site Plan and a letter dated May 29, 2020 as related to the Minor Subdivision.

4. The Subject Property is owned by Wawa, Inc., and is located at 76 Springside Rd, Westampton, New Jersey. Applicant is the contract purchaser of the Subject Property. The Subject Property is designated as Block 203, Lot 5, and lies in the "C" – Commercial District.

5. The Applicant seeks (1) amended preliminary and final major site plan approval to defer development of the fast food portion of the site in order to obtain a permanent certificate of occupancy for the Wawa portion of the site and (2) a minor subdivision of the property to create two separate lots; a proposed Lot A will comprise 1.918 acres and contain the Wawa and improvements and previously approved pursuant to the Board Resolution No. 13-2017 and a proposed Lot B which will consist of 2.094 acres and contain the fast food restaurant portion of the approved site plan, with variance and waiver relief.

6. Mr. Prime gave the Board a brief recap of the requests and stated that the Wawa is getting close to being completed and the Applicant is looking for its certificate of occupancy; the improvements on the fast food pad site will not be installed at this time as there is no tenant for the site that has been identified. Mr. Prime further stated that there may be a self storage facility that is interested in coming in (instead of a fast food restaurant) on the site but that will be determined but the developer is looking to create two separate lots for financial reasons. Mr. Prime provided that there is no change in the improvements that are proposed; the lot line is going to be placed where the previous lease lines were; and this does create some variances associated with the minor subdivision.

7. The Applicant's engineer, Matthew Sharo, P.E., was sworn in and testified as to the details of the Applications and introduced exhibit A-1, a color rendering of the Wawa site plan. Mr. Sharo testified that the stormwater basin is shared between the Wawa and fast food site and there are cross easements in place for maintenance of the basin; the bike path has already been installed. Mr. Sharo testified that they reviewed the Board's Engineer report. Mr. Winckowski, the Board Engineer stated his concern that the buffer between the lots is installed and Mr. Prime explained that it would be installed in the fall due to the weather constraints. Mr. Winckowski deferred to the Board and conversation ensued. The Applicant agreed that they would obtain the consent of the adjacent neighbor and if approved, the landscaping would be installed in the fall, and if the adjacent neighbor did not consent, the Applicant would install the landscaping now.

8. Mr. Sharo then testified regarding the variances created by the minor subdivision. The Wawa lot is 1.92 acres and the other lot is 2.09 acres in size. Mr. Sharo testified that each lot materially meets all bulk requirements except for the side yard setback for the fast food lot as 14.5 feet is provided where 25 is required; the second variance relates to impervious coverage for the Wawa site as the Applicant is requesting 69% where 60% is allowed. Mr. Sharo then testified as to those variances that were previously approved with the prior application as well which he reviewed.

9. Mr. Sharo testified that all stormwater from the Wawa will discharge into the basin and the lot is graded to drain to the rear and will not affect any nearby neighbors. Mr. Winckowski concurred with Mr. Sharo's statement regarding grading and drainage.

10. Ms. Burkley expressed her concerns about making a left hand turn onto Woodlane Road and Mr. Sharo testified that it is permitted but the notation was hidden by a manhole cover on the drawing.

11. Ms. Fegley, the Board Planner discussed her letter with the Applicant and it was discussed that the buffer between the fast food lot and the adjacent residential lot would not be installed at this time.

10. After testimony was presented by the Applicant and comments by the Board professionals during the June 3, 2020 hearing, the matter was opened to the public for comment. Seeing no public comment, public comment was then closed

**NOW, THEREFORE, BE IT RESOLVED**, that the Applicant's Application requesting (1) amended preliminary and final major site plan approval to defer development of the fast food portion of the site in order to obtain a permanent certificate of occupancy for the Wawa portion of the site and (2) a minor subdivision of the property to create two separate lots; a proposed Lot A will comprise 1.918 acres and contain the Wawa and improvements and previously approved pursuant to the Board Resolution No. 13-2017 and a proposed Lot B which will consist of 2.094 acres and contain the fast food restaurant portion of the approved site plan, with variance and waiver relief at the Subject Property, upon motion duly made by Mr. Guerrero and seconded by Mr. Freeman, was and is hereby **GRANTED**, subject to the testimony and representation set forth on the record by the Applicant and the Applicant's professionals, and any conditions set forth on the record and stated herein.

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

1. The Applicant must install the landscape buffer immediately unless the Applicant obtains consent from the adjacent neighbor allowing the Applicant to install such landscape buffer no later than September 30, 2020. The Applicant shall provide such consent to the Board's Solicitor within ten (10) days of receipt of same.

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

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;

2. At any time within 45 days after the adoption of this resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon presentation of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate;
3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. § 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law;
4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed;
5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required;
6. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer and Planner;
7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law;
8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution;
9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein;

10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ROLL CALL VOTE

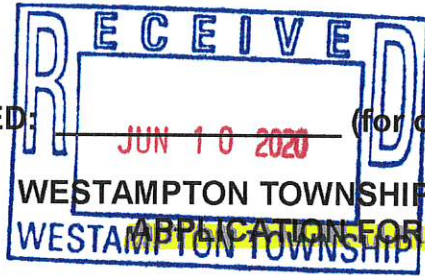
	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Blair	X			
Borger	X			
Freeman	X			
Guerrero	X			
Haas	X			
Odenheimer	X			
Burkley	X			

WESTAMPTON LAND DEVELOPMENT BOARD

BY: \_\_\_\_\_  
Ronald Applegate, Chairman

ATTEST: \_\_\_\_\_  
Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: \_\_\_\_\_



DATE FILED: JUN 10 2020 (for office use only)

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

To the Westampton Township Land Development Board:

The petition of Robert Elbertson,  
who resides at 14 Manor Drive Westampton NJ 08060,  
respectfully shows:

1. A variance is requested with respect to land designated on the Westampton Township Tax Map as Block 1002.01, Lot(s) 7.
2. The property is located 14 Manor Drive, Westampton NJ 08060 Phone # (609) 304-6921 in a Res. zone district, the street number is #14.
- 2a. A variance is sought from Section(s) 250-22 A. (1) of the Zoning Ordinance to permit Maximum of 600 SF Storage Barn under 3 Acres. This proposal is for 768 SF Storage Barn (24'x32') on a 1 Acre Lot.
- 2b. Applicant appeals from the decision of 600 SF Max SF Storage Barn on 1 Acre Lot, based upon Sections 250-22 A. (1) of the Zoning Ordinance for the reasons outlined on paragraph 9.
3. Robert Elbertson, who resides at 14 Manor Drive Westampton NJ 08060, is the present owner of the property. Applicant's interest in the property is OWNER / Resident
4. No variance, conditional use, or special permit has ever been granted with respect to this property, except N/A



5. The last previous use or occupancy of the property was by previous Resident/owner, who used the property for Residence

6. The dimensions of the property are \_\_\_\_\_  
a. Frontage: 250' b. Depth: 347.46'  
The total area of the property is 86,865 SF.

7. The property is now occupied by (a) building(s). Said building(s) occupy 10 % of the lot(s) as nearly as can be determined. The height of said building(s) is 21 feet and 2 stories. (Please give the maximum if more than one building.) The setback from the nearest street is 56.63 feet.

8. The percentage of coverage, height and setback of the proposed building(s) are Coverage = 768 SF / Hight = 10' / Setbacks are: 187.46' From street / 23' From Left property line

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

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

N/A Storage Barn/shed of personal property to keep contents secure and to not clutter the yard

9b. Demonstrate that the proposed variance would do no substantial

damage to the Westampton Township Plan: N/A - Back yard Storage Barn/shed for personal property only

9c. Provide details of the future use of the property and structures if the variance is granted: This would be a NON-Commercial Storage Barn/shed for personal property

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

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

9c: NO Impact on Neighbors properties

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.

Robert Elbertson  
Applicant

STATE OF : New Jersey

ss.

COUNTY OF : Burlington  
I, Robert Elbertson, of full age, being duly sworn

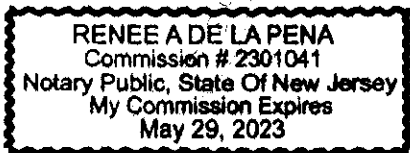
according to law on his/her oath deposes and says:

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

Robert Elbertson  
Applicant

Sworn to and Subscribed :  
before me this 5<sup>th</sup> day :  
of June , 2020.

Renée A. DeLapena  
Notary Public of



**“Brief Description of The Property and Concise Statement of The  
Variance Requested” (12 Copies)**

**Westampton Township  
710 Rancocas Rd.  
Westampton, NJ 08060**

Dear Westampton Township Associates,

The variance is requested for the location of **14 Manor Drive, Westampton NJ 08060** which is my primary residence. It is a four bedroom two and a half bath house. The land is a little over one acre in size.

**The variance I am seeking is to install a 24' x 32' metal storage shed/barn in my back yard which is a total of 768 square foot. The ordinance allows up to 600 square feet on a property that is less than 3 acres therefore I am seeking this variance for the difference.**

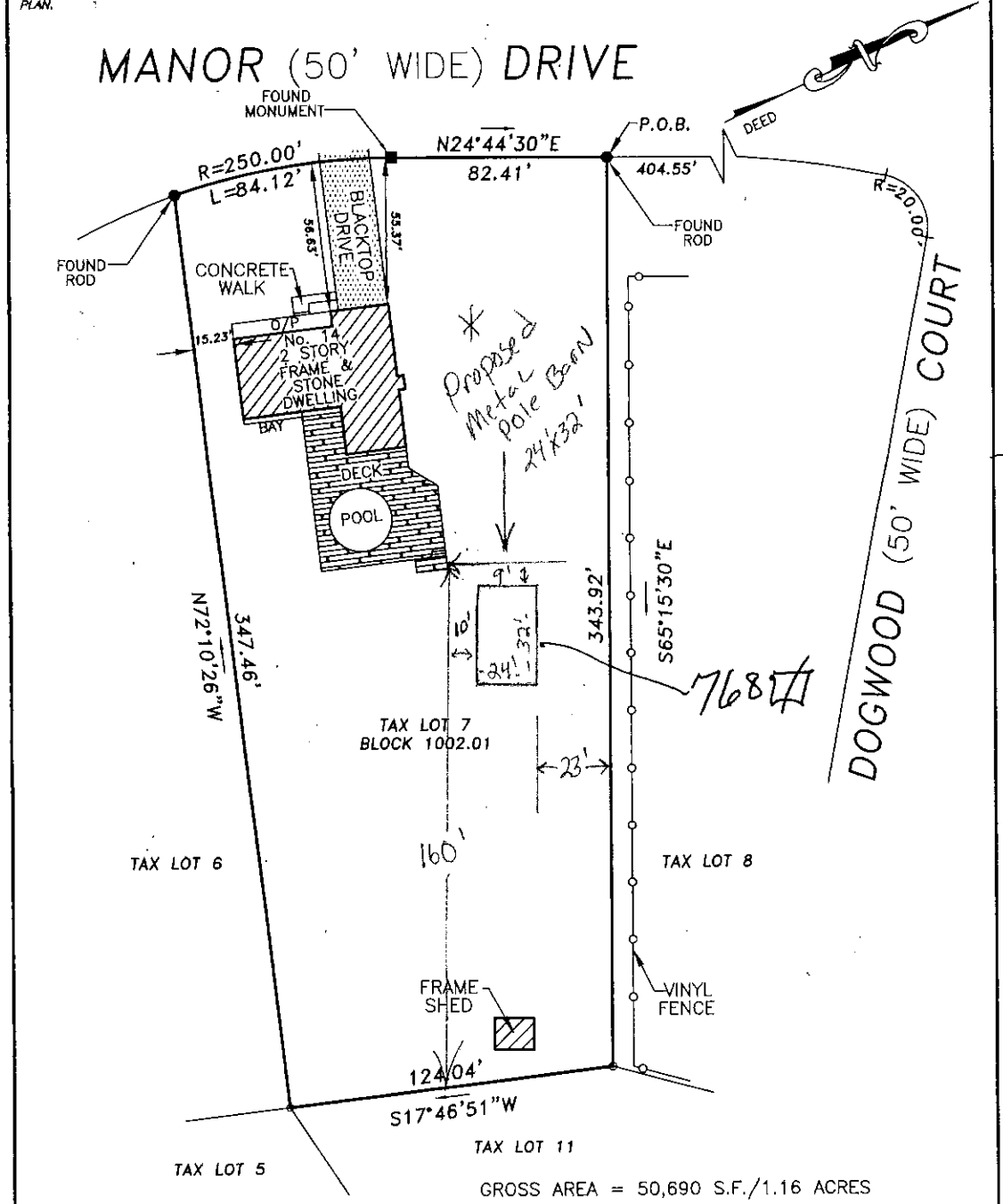
The proposed storage shed/barn will be used for storage of misc. personal property only – lawn, pool, hobby and all other personal equipment. It is to be installed by “Pioneer Buildings” which is very reputable company throughout this area. The barn construction and color will be in good taste in quality and color to coincide with my house.

Thank you,

Robert Elbertson  
14 Manor Drive  
Westampton NJ 08060  
[Robert9066@comcast.net](mailto:Robert9066@comcast.net)



PROF. / CORNERS ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.



DESCRIPTION:  
BEING LOT 7, BLOCK 1002.01, ON THE TOWNSHIP OF WESTAMPTON TAX MAP.  
BEING LOT 7, BLOCK 1002.01, PLAN OF CLUB ACRES, FILED 12/10/87 AS MAP #04599.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF:  
ROBERT ELBERTSON, FOUNDATION TITLE, LLC, 989-33719;  
STEWART TITLE GUARANTY COMPANY;  
WELLS FARGO BANK, N.A.  
ITS SUCCESSORS AND/OR ASSIGNS  
AS THEIR INTEREST MAY APPEAR.

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR HERE-CONVENIENCE OF REFERENCE ONLY.

10/20/11

LICENSED LAND SURVEYOR No. 22714  
**STEVEN R. KELLY, P.L.S.**  
COPYRIGHT © 1993, 1994 & 1995 BY STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED

RESURVEYED 10/20/11  
NOTES: 1. NOT TO BE USED FOR CONSTRUCTION.  
2. NOT TO BE USED WITH A SURVEY AFFIDAVIT.

**KELLY** STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR  
P.O. BOX 24, MEDFORD, N.J. 08055-0024  
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN  
TOWNSHIP OF WESTAMPTON  
COUNTY OF BURLINGTON, N.J.  
No. 14 MANOR DRIVE

DATE	SCALE	DRAWN	CHKD	JOB No.
07/06/95	1"=50'	CK	SK	950414



# Township Of Westampton



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

DATE RECEIVED  
 (for office use only)

\*\* Application for Amended Site Plan Approval and Use Variance Approval (Variance Application attached)

**BLOCK** 201 **LOT** 7.01  
Rancocas Road & Highland Drive

## 1. GENERAL INFORMATION

A. Applicant Name Wawa, Inc.

Address 260 West Baltimore Pike, Wawa, PA 19063

Telephone Number (610) 558-8518

B. The Applicant is a:

Corporation\* X

Partnership\* \_\_\_\_\_

Individual \_\_\_\_\_

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

\* See attached

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

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

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

Owner \_\_\_\_\_

Lessee X

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

Attorney Duncan M. Prime, Esquire for Prime & Tuvel, LLC

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

Telephone Number 856-273-8300

D. Engineer/Surveyor: Ronald E. Klos, Jr., P.E. for Bohler Engineering, Inc.  
Address 1600 Manor Drive, Suite 200, Chalfont, PA 18914  
Telephone Number (215) 996-9100

**2. INFORMATION REGARDING THE PROPERTY**

- A. Street address of the property 570 Rancocas Road & Highland Drive
- B. The location of the property is approximately 375 feet from the intersection of Highland Drive and Rancocas Road
- C. Existing use of the property Prior approved use: Wawa convenience store with the sale of fuel  
Proposed use of property Wawa Convenience Store with Drive-Thru
- D. Zone in which property is located B-1
- E. Acreage of property 3.28 AC
- F. Is the property located on a County road? Yes X No \_\_\_; State road? Yes \_\_\_ No X; or within 200 feet of a municipal boundary? Yes \_\_\_ No X

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

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

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

N/A

- 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 X No \_\_\_ (if yes, attach a copy)

\* Please see attached

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

Please refer to site plan

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O. List maps and other exhibits accompanying this application:

Please refer to cover letter

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**3. INFORMATION REGARDING THE APPLICATION**

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

Please see attached variance and waiver list

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**4. CHECK LIST AND WAIVER REQUESTS**

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



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

Please see attached variance and waiver list

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**5. AUTHORIZATION AND VERIFICATION**

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



Signature of Applicant Wawa, Inc.



Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

Provco Pinegood Westampton LLC

\*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>

M

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

Please see attached variance and waiver list

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**5. AUTHORIZATION AND VERIFICATION**

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

\_\_\_\_\_  
Signature of Applicant Wawa, Inc.  
  
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date  
6 | 8 | 20  
\_\_\_\_\_  
Date

Provco Pinegood Westampton LLC

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

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

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

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



**ENVIRONMENTAL  
RESOLUTIONS, INC.**

*Engineers • Planners • Scientists • Surveyors*

Rakesh R. Darji, PE, PF, CME, CFM, Vice President

G. Jeffrey Hanson, PE, CME

Joseph R. Hirsh, PE, CME, CPWM

Joseph P. Orsino, Jr. CET

Marc H. Selover, LSRP, PG

Harry R. Fox, NICET III, CFSI

C. Jeremy Noll, PE, CME, CPWM

Benjamin R. Weller, PE, CME, CPWM, S-3, C-8

June 27, 2020

#88013 02

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

Attn: Marion Karp, Secretary Land Development Board

Re: Wawa Convenience Store and Drive-Thru  
Block 201 Lot 7.01  
570 Rancocas Road (CR 626) & Highland Drive  
Amended Consolidated Major Site Plan and Use Variance Approval

Dear Members:

The site referenced above was granted d(1) use variance to permit a 5,585 square foot Food Market Convenience Store with sixteen (16) motor vehicle fueling stations together with Preliminary and Final Major Site Plan and Minor Subdivision approval on May 2, 2018. In addition to the proposed Wawa Food Market and fuel fueling stations, Lot 7.01 was granted approval for a new full movement access drive from Highland Drive, parking, site lighting, landscaping and two connected aboveground stormwater basins. As a result of the approved minor subdivision, the tract consists of 3.279 acres.

The applicant is now seeking approval for a reduction in the number of previously approved fueling stations from sixteen (16) to twelve (12) together with Amended Preliminary and Final Site Plan approval to permit the addition of an 88 square foot drive-thru window to the previously approved 5,585 square foot building as an ancillary service to the convenience store. The proposed drive-thru provides stacking lanes that can accommodate 19 vehicles. As a consequence of the drive-thru addition, the overall number of parking stalls has been reduced from 56 to 44 with three (3) of them reserved for curbside pickup and two (2) that are accessible.

The Site is located adjacent to the eastbound lanes of Rancocas Road, west of its intersection with Highland Drive. The Rancocas Road access is contained within an access easement across Lot 7.01.

The Site is located in the B-1 (Business) Zone. Land immediately to the south is zoned I (Industrial) and is improved with Highland Business Park. Land immediately to the west is zoned OR2 (Office Research) and is improved with athletic facilities owned by Westampton Township.

The following documents have been received with this application:

1. Preliminary/Final Site Plans and Minor Subdivision Plans prepared by Bohler Engineering dated 6/10/20, including the following:
  - a. Cover Sheet, Sheet C-01 of 22.
  - b. General Notes Sheet, Sheet C-02 of 22.
  - c. Existing Conditions/ Demolition Plan, Sheet C-03 of 22.
  - d. Site Layout Plan, Sheet C-04 of 22.
  - e. Grading Plan, Sheet C-05 of 22.
  - f. Drainage Plan, Sheet C-06 of 22.
  - g. Drainage Profiles, Sheet C-07 of 22.
  - h. Utilities Plan, Sheet C-08 of 22.
  - i. Landscape Plan, Sheet C-09 of 22.
  - j. Landscape Details, Sheet C-10 of 22.
  - k. Lighting Plan, Sheet C-11 of 22.
  - l. Lighting Details, Sheet C-12 of 22.
  - m. Soil Erosion & Sediment Control Plan, Sheet C-13 of 22.
  - n. Soil Erosion Control Notes & Details, Sheet C-14 of 22.
  - o. Detail Sheet, Sheet C-15 of 22.
  - p. Detail Sheet, Sheet C-16 of 22.
  - q. Detail Sheet, Sheet C-17 of 22.
  - r. Detail Sheet, Sheet C-18 of 22.
  - s. Detail Sheet, Sheet C-19 of 22.
  - t. Detail Sheet, Sheet C-20 of 22.
  - u. Sanitary Profiles, Sheet C-21 of 22.
  - v. ADA Grading Details, Sheet 22 of 22.
  - w. Fire truck Turning Exhibit, Sheet 1.
  - x. WB50 Fuel Truck Turning Exhibit, Sheet 2.
  - y. WB50 Fuel Truck Turning Exhibit, Sheet 3.
  - z. WB50 Delivery truck Turning Exhibit, Sheet 4.
  - aa. WB50 Delivery truck Turning Exhibit, Sheet 5.
2. Addendum to Stormwater Management Report prepared by Bohler Engineering dated 6/10/20.
3. Traffic Assessment of Drive Thru prepared by Dynamic Traffic dated 6/09/20.
4. Township of Westampton Site Plan Application dated June 8, 2020.
5. Submission letter prepared by Duncan Prime, Esq. dated June 10, 2020.
6. Title Report list of Easements and Right of Way Documents.
7. Site Layout Plan (Rendering) prepared by Bohler Engineering, Original Date 06/10/2020.
8. Drive Thru Signage Plan prepared by Bohler Engineering, dated 06/24/2020.
9. Wawa Gas Canopy Plan (Rendering) and Exterior Elevation Floor Plan (Rendering) prepared by Richard W. Luke, Architect, dated 06/17/2020.
10. Transmittals from Ronand Klos, PE of Bohler Engineering dated 6/11/20 and 6/24/2020.

### Submission Waivers

1. The applicant is requesting a waiver from providing a topographic survey with this application. We note that a topographic survey was submitted with the original application and that the site is currently under construction. We have no issue with granting the waiver request.
2. Updated architectural plans and elevations that reflect the addition of the drive-thru component were not part of the submission package, however, architectural plans and elevations were received on June 25, 2020 as were a Drive Thru Signage Plan and a Rendered Site Plan.

The following variances and waivers were granted to the subject tract with the approvals granted by the board on May 2, 2018:

### Variances

1. A d(1) use variance to permit the Wawa Food Market Convenience Store with sixteen (16) motor vehicle fueling station as a permitted use in the B-1 District.
2. A bulk variance to permit front yard buffers be planted to a depth of less than 25 feet from the front lot line.
3. A bulk variance to permit screen plantings to be installed to less than the minimum required depth of 25 feet along property lines where a non-residential use abuts another non-residential use.
4. A bulk variance to permit structures including a trash enclosure, parking stalls and fencing into a buffer strip required along the southern property line. *We note that the amended plan proposes an additional encroachment of three (3) relocated parking stalls.*
5. A bulk variance to permit an average of 2.46 footcandles whereas a maximum average of 0.5 footcandles is permitted.
6. A bulk variance to permit changeable copy signs which are not permitted by ordinance.
7. A bulk variance to permit two freestanding signs whereas only one is permitted.
8. A bulk variance to permit a total freestanding sign area of 119.50 square feet whereas a maximum area of 50 square feet is permitted.

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9. A bulk variance to permit a freestanding sign height of twenty (20) feet whereas a maximum height of fifteen (15) feet is permitted.
10. A bulk variance to permit five (5) facade signs whereas only one is permitted.
11. A bulk variance to permit a total facade sign area of 196.03 square feet whereas a maximum area of 40 square feet is permitted.

#### **Waivers**

12. A design waiver was granted to permit parking and loading areas to be less than a minimum of 12' from buildings.
13. A design waiver was granted to permit parking and loading areas to be less than 25' from property lines.
14. A design waiver was granted to permit less than the required amount of screening and buffering plant material required by ordinance.
15. A design waiver was granted from requiring a berm of up to 5' in height when parking is proposed in a front yard.
16. A design waiver was granted from requiring a landscaped island of at least 200 square feet at the end of all rows of parking with each island containing at least one deciduous shade tree or ornamental tree.

#### **New Variances**

17. The applicant is requesting a d(1) Use Variance from ordinance §250-15A to permit a drive-thru use. In order to provide a drive-thru, the number of vehicle fueling stations will be reduced from 16 to 12.
18. The applicant is requesting a bulk variance to permit one additional building mounted sign for the drive-thru whereas ordinance §250-25K(1)(a) permits a maximum of one (1), forty (40) square foot building mounted sign. The site was previously granted a variance to allow five (5) building mounted signs. The size of the sign should be clarified. The Site Layout Plan indicates it is 25 square feet in size but the recently received Drive Thru Signage Plan indicates it is 17.46 square feet in size.

19. The applicant is requesting a bulk variance to permit two (2) directional signs, each with an area of 8 square feet. The detail on the recently received Drive Thru Signage Plan does not appear to contain Wawa lettering/logo on either of the directional signs. If it is intended that the signs contain Wawa lettering/logo, variances for sign size and advertising per ordinance §250-25E(3) which permits a maximum area of 4 square feet and no advertising is permitted on such signs will be required. If lettering/logo is not proposed, variances for sign size are required.
20. A bulk variance is required to permit an additional encroachment of three (3) relocated parking spaces in the buffer strip along the southern property line. A bulk variance was previously granted to permit structures including a trash enclosure, parking stalls and fencing into this buffer strip.
21. Ordinance §250-25D(8) prohibits changeable copy signs, either manually or electrically changed. The Applicant proposes two (2) 8.86 square foot Preview Boards and two (2) 27.2 square foot Menu Boards at the Drive-Thru lanes. Variances are required for these changeable copy signs.
22. Ordinance §250-25K(1)(c) permits retail uses to have one freestanding sign, not exceeding 50 square feet to indicate the name and the logo of the tenant and the street address. The two (2) 8.86 square foot Preview Boards and two (2) 27.2 square foot Menu Boards at the Drive-Thru lanes are freestanding signs requiring a variance.
23. The Canopy with Order Speaker does not appear to contain the Wawa name or logo. Applicant should confirm this is the case. If it does contain such lettering/logo, a bulk variance may be required.

The applicant requires a d(1) Use Variance and numerous bulk variances for deviation from the ordinance requirements listed above. Under the terms of the Municipal Land Use Law, the applicant must show that the variance can be granted without substantial detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance. Testimony should be provided.

#### **General Comments**

24. The two proposed stacking lanes converge at a single point prior to entering the pickup lane. The applicant should discuss how the "Overhead Lane Control Device" operates to insure that individual vehicles merge in an orderly fashion.
25. We recommend that a mountable concrete curb island and planting area be provided in the striped area near the merge point referenced above to enhance traffic control.

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1. We recommend that a shade tree such as 'Princeton' Elm be installed in the island proposed between the drive-thru and parking stalls.
2. The mountable concrete curb islands proposed in conjunction with the drive-thru should be dimensioned.
3. The landscape plan labels the plants proposed around the trash enclosure a TOG. It appears they should be labeled TPG to match the Landscape Schedule.
4. Detail Sheet C-15 provides Sign Lettering Details for Curbside Pickup Only, Employee Parking Only, Wawa Customer Parking Only 15 Minute Limit, No Loitering, and No Van or Truck Parking. The only sign that mentions Wawa is the Customer Parking Only 15 Minute Limit. We cannot find that sign on the Site Layout Plan or the Drive Thru Signage Plan. The sign detail should be deleted from the plans.

#### Outside Agency Approvals

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

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

Sincerely,

  
Barbara J. Fegley, AICP, PP  
Township Planner

Co: Gene Blair, Construction Code Official, via email  
Louis Capelli, Esq., via email  
Robert Swartz, Board Solicitor, via email  
James Winckowski, PE, CME, Board Engineer, via email  
Duncan Prime, Esq., via email  
Ronald E. Klos, Jr., PE, 1600 Manor Drive, Suite 200, Chalfont, PA 18914  
Justin Taylor, PE, Dynamic Traffic 1904 Main Street, Lake Como, NJ 07719  
Provco Pinegood Westampton, LLC, 795 E. Lancaster Ave., Suite 200, Villanova, PA 19085  
Wawa Inc., 260 West Baltimore Pike, Wawa, PA 19063





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

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

June 26, 2020

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

Attn: Marion Karp  
Administrative Officer

**Re: Wawa Inc.**  
**Amended Preliminary/Final Major Site Plan &**  
**Use Variance - Review #1**  
**Block 201, Lots 7.01**  
**Location: 580 Rancocas Road**  
**Zone: B-1 (Business)**  
**Westampton Township, Burlington County, NJ**  
**Our File: CWAL0201.07**

Dear Chairman and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced Preliminary/Final Major Site Plan & Use Variance application, including the following:

- Plans entitled "Amended Final Site Plan for Wawa, Proposed Wawa Food Market with Drive-Thru," consisting of twenty-two (22) sheets, prepared by R.E. Klos, Jr., PE, of Bohler Engineering, dated June 10, 2020;
- Plans entitled "Truck Turning Exhibit," consisting of five (5) pages, prepared by R.E. Klos, Jr., PE, of Bohler Engineering, dated June 10, 2020;
- Addendum to Stormwater Management Report, prepared by Bohler Engineering, dated June 10, 2020;
- Traffic Assessment of Drive Thru, prepared by Dynamic Traffic, dated June 9, 2020;
- Application documents and associated documents.

The Applicant previously received Site Plan and "Use" Variance approval to develop the property with a "Wawa" convenience store with motor vehicle re-fueling station. The Applicant is now seeking to Amend these previous approvals to include a drive-thru for the convenience store. To make room for the drive-thru, the number of re-fueling stations are being reduced

S:\Westampton\Project Files\CWAL0201.07 - Wawa\2020-6-24 Rancocas Rd Amended Wawa Eng Rvw #1.doc



Westampton Township Land Development Board  
Re: Wawa Inc.  
Major Site Plan/Use Variance - Review #1

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from 16 to 12 and number of parking spaces are being reduced from 57 to 44. The proposed drive-thru area can queue up to 19 vehicles.

The 3.279-acre property is situated within the B-1 (Business) Zone District and has frontage along Rancocas Road and Highland Drive.

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

Variations

- 1) A Motor Vehicle Service Station is not a permitted conditional use within the B-1 Zone District nor is a drive-thru convenience store specifically permitted. Accordingly, Use Variance relief is required.
- 2) The Applicant has requested the following bulk variance relief:
  - a. The maximum sign area of 4 square feet for directional signage and no advertising is permitted on such signs, whereas 8 square foot signs are proposed with Wawa lettering/logo on it.
  - b. The maximum number of ground/pole signs permitted is one, whereas two are proposed.
  - c. A maximum sign area of 50 square feet for ground/pole signs is permitted, whereas 109.50 square feet is proposed.
  - d. The maximum number of wall signs permitted is one, whereas five are proposed.
  - e. A maximum sign area of 40 square feet for wall signs is permitted, whereas 196.03 square feet is proposed.
  - f. Screen plantings shall be provided to a depth of 25 feet along property lines where a non-residential use abuts another non-residential use, none are proposed.
  - g. Commercial use that abuts any industrial use must provide a buffer along abutting property line along such other property line as necessary in order to effectively screen and buffer its uses from the uses, no buffer plantings are proposed.
  - h. A buffer strip shall be provided along property lines adjacent to a zone of lesser degree of use as to provide protection to adjacent properties. Buffer strips shall be free from structures, trash enclosures are proposed within the buffer zone.



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- i. Changeable copy signs, either manually or electrically changes are prohibited signs; whereas two (2) are proposed.
- j. The average at ground level lighting shall not exceed 0.50 foot-candles, whereas an average of 2.40 foot-candles is proposed.

#### Waivers

3) The Applicant has requested the following design waivers:

- a. Per 196-8 A, the required minimum distance between parking and loading areas and a building is twelve (12) feet. A ten (10) foot separation is proposed between the building and parking. A zero (0) foot separation is proposed between the loading area and the proposed building.
- b. The required parking and loading areas to be a minimum of twenty-five (25) feet from property line whereas parking spaces are proposed within 6.8 feet from the property line common with adjacent Lot 7.03. Access drive aisles are located up to 4.5 feet (Lot 7.03), 5.5 feet (Lot 6).
- c. The required minimum landscape screening and buffering required along non-residential to non-residential property and zoning lines is twenty-five (25) feet, less than ten (10) feet is proposed.
- d. A landscaped island of at least 200 square feet shall be located at all ends of rows of parking; whereas, no landscaped islands are proposed at the ends of the parking rows around the perimeter of the building.

#### Stormwater Management

- 4) The proposed site plan modifications to incorporate the proposed drive-thru have a minimal impact on the approved stormwater management design for the project.

#### Traffic Impact

- 5) For the estimated number of vehicle trips that will be generated by this project with the inclusion of the drive-thru, the Applicant used ITE and NJDOT Highway Access Management Guidelines. While we have no objection to this approach, we feel the number of new trips for the convenience store and refueling station should be based on the building square footage independent variable as opposed to the number of refueling stations variable. This would result in the following increase in new trips to the site:



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Trip Generation									
Trip Generation	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
No Drive Thru	232	232	464	194	193	387	186	186	372
With Drive-Thru (using re-fueling stations as Variable)	220	220	440	184	184	368	177	177	354
With Drive-Thru (using building square footage stations as Variable)	284	283	567	237	236	473	234	234	468

- 6) Ultimately, it is accepted that a drive-thru will increase new trips by 20% across all peak hours. Now factoring in 50-75% of the new trips are pass by traffic for this type of use, the increase in vehicle trips to the roadway network is approximately 26, 24 and 48 vehicles during the AM, PM, and Sat peak hours, respectively. The Applicant's engineer should indicate the Level-of-Service impact these increase in trips will have to the signalized intersection of Rancocas Road and Highland Drive.
  
- 7) The Applicant's Engineer conducted a study as part of the Assessment that determined the adequacy of the drive-thru lanes available storage for vehicles in queue. The analysis determined that the 95<sup>th</sup> percentile queue will approximately 14 vehicles with storage available for 19 vehicles. To determine this an analysis of other independent studies that examined different aspects of a drive thru operation such as percentages of customers using a drive-thru compared to walk-in and time it took to process an order. The Applicant should be prepared to explain in detail how the developed the conclusion the amount of storage in the drive-thru is adequate. The Applicant's engineer should indicate whether they have experience with designing other drive-thru facilities like a McDonalds or Chick-Filet where drive-thru traffic is significant, which may likely occur for a Wawa. We also note the following items regarding the analysis that the Applicant's engineer should also be prepared to address:
  - a. The Applicant's Engineer utilized an Exxon gas station study to determine the percentage of patrons entering a site during the peak to determine if they are using only the gas pumps, only the store, or both. Wawa has a wider variety of food that can be purchased at the counter within the store compared to Exxon. The



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Applicant's Engineer should consider completing the same study at a Wawa. Due to the wider range of available food inside the store, the percentages of customers entering the store may vary significantly.

- b. The Applicant's Engineer utilized an existing study from 2015 that determined the average amount of time it took to Pay/Pick-Up times at multiple Dunkin Donuts drive-thru sites. While we take no exception to the study, the Applicant's engineer should discuss why the Dunkin Donuts use will be comparable to what will occur at the Wawa.
- c. The Applicant's Engineer is predicting that 30-50% of the patrons utilizing the convenience store will go through the drive through and stated that studies of various facilities (coffee/donut and quick service restaurants) depicted that 15-60% of all site traffic utilized the drive-thru. A study from 2018 to determine the percentage of customers that utilized the drive-thru at three Panera Bread restaurants to determine that drive-thru traffic represented 10-25% of the total trip generation at the sites on average which would represent that assuming 30-50% of traffic coming to this site will utilize the drive-thru is conservative. The Applicant's engineer should identify the source of "coffee/donut and quick service restaurant" study referenced above.
- d. The Traffic Assessment states that the reason for the drive-thru is due to Covid-19 pandemic. If more patrons are attempting to practice social distancing, the percentage of customers utilizing the drive-thru may increase due to the same. Newer studies should be referenced for an updated percentage breakdown.
- e. The Applicant's Engineer indicated that the order preparation time for a Wawa was 5-6 minutes. This information was used to determine the spacing between the ordering menu boards and the pick-up window assuming a 40 second pick-up time based on the Dunkin Donuts Study. The Applicant's Engineer should clarify how the order preparation time of 5-6 minutes was determined.
- f. It appears the drive-thru queuing analysis should be revised utilizing the conservative number of new trips in the table above, with floor area being the independent variable.

#### Parking and Circulation

- 8) The Applicant is proposing to provide 44 parking spaces. As per 250-15 F; 23 parking spaces at one space for each 250 sf of building area would be required. While the amount of off-street parking appears to meet ordinance requirements, the Applicant



Westampton Township Land Development Board  
Re: Wawa Inc.  
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should provide testimony to confirm the amount of off-street parking will be sufficient to service a Wawa store of this size.

- 9) The Applicant is proposing 5 "employee only" parking spaces. Our office does not recommend that parking spaces be restricted to "employee only" for this type of use.
- 10) Our office has concerns regarding the two directional approach to the drive-thru lane entrance. The approach from the southeast crosses traffic exiting the drive-thru while the approach from the northwest requires a sharp turn.
- 11) The inclusion of the drive-thru in the location proposed appears to negatively impact the ability for patrons walking to and from the convenience store while re-fueling a vehicle. A pedestrian safe route through the drive-thru should be provided.
- 12) The curb island at the entrance to the drive-thru lane should be extended around the "overhead lane control device".
- 13) Striping or other traffic controls measures should be utilized so if excessive queue does occur vehicles do not block vehicles exiting from the drive-thru lane.
- 14) The gore area in between the drive-thru lanes should consist of the landscape island, raised pavement or other pavement treatment to better delineate the separation.
- 15) A circulation plan for the largest vehicle allowed through the drive-thru should be provided. It is unclear if a truck would be able to complete the turn from the eastern ordering board to the pay/pick-up window.
- 16) The Applicant should consider bollards at the northwest corner of the pay/pick-up window.

#### Construction Details

- 17) All pavement marking details should include color and type of paint.
- 18) There are conflicting details for the concrete sidewalk on sheet C-15 (details 1 and 16). Applicant should revise same.

#### Landscaping

- 19) We defer review of the proposed landscaping and buffering plan to the Board Planner.



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Outside Agency Approvals

20) 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. Westampton Township Tax Assessor
- c. Westampton Township Historical Commission
- d. Burlington County Soil Conservation District
- e. Westampton Township Fire Official

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

Very truly yours,  
**CME Associates**

James Winckowski, PE, CME  
*Land Development Board Engineer*

JW/rs

cc: Gene Blair, Construction Code Official  
Barbara Fegley, PP, Board Planner  
Lou Cappelli, Esq, Board Solicitor  
Wawa Inc., Applicant  
Duncan Prime, Esq, Applicant's Solicitor  
Ronald E. Klos, Jr., PE, Bohler Engineering, Applicant's Engineer

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

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

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



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G. Jeffrey Hanson, PE, CME

Joseph R. Hirsch, PE, CME, CPWM

Joseph P. Orsino, Jr. CET

Marc H. Selover, LSRP, PG

Harry R. Fox, NICET III, CPSI

C. Jeremy Noll, PE, CME, CPWM

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

June 27, 2020

#88030 01

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

Attn: Marion Karp, Secretary Land Development Board

Re: Colonial Dames  
Block 906 Lot 12  
180 Burrs Road  
Preliminary and Final Site Plan

Dear Members:

An application has been received for Preliminary and Final Site Plan approval to rebuild a barn on the property referenced above which is generally known as "Peachfield". The site comprises approximately 120 acres and is currently improved with a two story masonry building with dual driveway access to Burrs Road. The area surrounding the existing building and proposed barn consists of mature trees and lawn area. The remaining area is farmed. The proposed barn will be constructed approximately 200 feet to the rear of the existing building, beyond an existing driveway and a proposed stone parking lot. The barn as depicted on the Site and Grading Plans measures 84' x 32' (2,688 square feet) with a 23' x 45' (1,035 square feet) Phase 2 Addition (3,723 square feet total). A stone parking area with thirteen stalls, including two that are accessible will service the barn. A stamped concrete terrace is proposed between the parking stalls and building entrance. A septic system is proposed with the Phase 2 addition.

The narrative provided with the submission indicates that the barn will be utilized for educational programming as well as Board and membership meetings and storage of organizational materials. The facility is intended to accommodate 50-75 adults for regular programming and between 40-50 school children on any given day. There are no plans to increase the number of staff members which is currently 2 part-time staff; one of which is administrative (12 hours per week) and the second is program planning and implementation (16 hours a week). There are approximately 2 to 5 volunteers on site per week for 2 to 4 hours a day.

The subject tract is located in the R-1 Residential Zone.



The following documents have been received with this application:

1. Westampton Township Site Plan Review application dated 5/08/20.
2. Site Proposal Documentation-Proposed Use of Barn
3. Engineering plans prepared by William H. Nicholson Associates, PA. dated 2/21/20 including:
  - a. Overall Site Plan, Sheet 1 of 3.
  - b. Site & Grading Plans, Sheet 2 of 3.
  - c. Construction Details, Sheet 3 of 3.
4. Architectural Plans prepared by Archer & Buchanan dated 9/18/19 and revised to 11/19/19 including:
  - a. A-1 Proposed Plan.
  - b. Exterior Elevations.
  - c. Exterior Elevations.
5. Submission letter dated May 19, 2020 prepared by Patrick F. McAndrew, Esq.

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

#### **Potential Variance**

1. The R-1 District permits one-family detached dwellings and farms. If the farm exceeds 100 acres in size, one additional dwelling unit for agricultural employee housing shall be allowed without necessity of subdivision or variance. Permitted accessory buildings and structures include private garages and carports, private greenhouses not operated for profit, animal shelters not exceeding 25 square feet for domestic pets, storage buildings of 200 square feet or less in area, private swimming pools accessory to the residential use, and solar energy systems.

Barns are not specifically permitted as an accessory use, however, the Ordinance defines a Farm as, "One or more adjoining lots with at least five acres used for agricultural purposes, including the residence and associated outbuildings necessary for farming."

Educational facilities and office uses are not permitted as a primary use. The applicant's Public Notice states, "The purpose of reassembling the 1870's barn on Peachfield is to preserve the timber frame structure to help tell the story of farming in Burlington County that has been farmed annually since the 1680's. The space will be used for educational programs for adults or children, special exhibits and events of an historical nature including first person interpretations of historical figures, Colonial reenactments and demonstrations of Colonial arts and crafts. It will also be used for Board and membership meetings and storage of organizational materials. Currently all of the above activities are conducted in the Historic museum house."

Our office contacted the applicant's attorney in reference to the potential need for a d(1) Use Variance for a use not permitted in the R-1 District or a d(2) Use Variance for an expansion of a nonconforming use. Applicant's attorney stated the limited use of the barn is part of farming in the sense of agri-tourism.

The Board may want to determine, based on testimony from the applicant on the existing and proposed use of the site, if either type of Use Variance is required, or if the use is permitted.

### Waivers

2. Ordinance §250-22Q(1) requires that all parking areas be surfaced with macadam or concrete whereas the plan proposes stone surfacing. A design waiver is required.
3. Ordinance §250-22Q(4) requires driveways to parking areas to be a minimum of 25'. The driveway access from Burrs Road is not dimensioned but appears to be approximately 12' wide. The driveway directly accessing the parking area is dimensioned as 12' in width. A design waiver is required.
4. Ordinance §250-22Q(6)(a) requires non residential parking spaces to be 10 feet by 20 feet whereas the proposed stalls are 9'x 18'. A design waiver is required.
5. Ordinance §250-22T requires all off-street parking areas to have concrete or Belgian block curb around the perimeter of parking areas whereas no curbing is proposed along the parking lots driveways. A design waiver is required.

### General Comments

6. The following required Preliminary and Final Site Plan details should be added to the plans:
  - a. Identification of the development.
  - b. The total acreage of the tract.
  - c. A zoning table that lists bulk requirements for the R-1 District.
  - d. Building setbacks for the proposed barn.
  - e. Signature blocks for the Board Chairman, Secretary and Engineer.
7. The applicant should provide testimony for the record on the following:
  - a. Description of the days and hours the facility will operate.
  - b. Uses proposed for the facility.
  - c. Maximum number of guests and staff personnel that will be present during operating hours.
  - d. The nature and extent of waste and recycling to be generated at the facility and the means for its storage and removal.

Page four

- e. Anticipated deliveries including the type of vehicles, where deliveries will occur and their frequency.
  - f. Anticipated timing for construction of the Phase 2 addition and the proposed septic system.
  - g. Whether electric, gas or water service will be extended to the barn and whether site lighting would be appropriate as none is proposed.
  - h. The adequacy of the proposed parking. The narrative indicates that 50-70 adults are anticipated for regular programming, however, only 13 parking stalls, including two that are accessible, are provided.
  - i. Whether any landscaping is proposed in the vicinity of the proposed barn, terrace or parking lot.
8. Accessible parking signage should be labeled on the plan. We recommend that the concrete pad servicing the accessible stalls be extended to the edge of the stamped concrete patio to provide a stable accessible route to the building.
9. It appears the intent is to have one-way travel into and out of the proposed parking lot. Appropriate traffic control signage should be provided.
10. The applicant should discuss his intention with regard to identification signage for the facility. We recommend wayfaring signage to direct the public to the new building.
11. A detail of the stamped concrete patio should be provided.
12. The square footage of the proposed barn and addition shown on the Site Plan and Architectural Plans are not consistent. Both should be consistent.

#### Outside Agency Approvals

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

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

Sincerely,



Barbara J. Fegley, AICP, PP  
Township Planner

*Page five*

Cc: The National Society of Colonial Dames of America in the State of New Jersey, 180 Burrs Road,  
Westampton, NJ 08060  
Gene Blair, Construction Code Official, via email  
Robert Swartz, Board Solicitor, via email  
Lou Capelli, Esq., via email  
James Winckowski, PE, CME, Board Engineer, via email  
Patrick F. McAndrew, Esq., via email  
William H. Nicholson, PE, via email



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

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

June 26, 2020

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

Attn: Marion Karp  
Administrative Officer

**Re: *The National Society of Colonial Dames of America in the State of New Jersey  
Preliminary and Final Major Site Plan Review #1  
Block 906, Lot 12  
180 Burrs Road  
Zone: R-1 (Residential)  
Westampton Township, Burlington County, NJ  
Our File: CWAL0906.02***

Dear Chairman and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced application, including, but not limited to the following:

- Plans labeled "Overall Site Plan, Block 906 Lot 12," prepared by William H. Nicholson & Associates, consisting of three (3) sheets, dated February 21, 2020;
- Plans labeled "Peachfield Dames," prepared by Archer & Buchanan Architecture, consisting of three (3) sheets, dated September 18, 2019, last revised November 19, 2019;
- Application forms.

#### Site Description

The subject tract known as Block 906, Lot 12 is 49.0 acres in size. The lot has approximately 1,320 feet of frontage along Burrs Road. The site appears to have three access driveways located on Burrs Road. The two gravel access driveways to the southwest create a loop and lead behind the existing house and the third grass access driveway to the northeast provides access to the agricultural field. The property is situated in an R-1 (Residential) Zone District and is currently improved by a two-story masonry building.

#### Current Proposal

The Applicant, The National Society of the Colonial Dames of America in the State of New Jersey, is requesting approval to develop the site with a 3,723 square foot barn with two bathrooms. A proposed gravel parking lot with thirteen (13) parking spaces will connect to the existing driveway loop.

S:\Westampton\Project Files\CWAL0906.02 Colonial Dames\2020-5-24 Review #1.docx



Marion Karp, Board Secretary  
Westampton Township Land Development Board  
Re: The National Society of the Colonial Dames  
of America in the state of New Jersey  
Engineering Review #1

June 26, 2020  
Our File No. CWAL0906.02  
Page 2

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

1) Architectural

- a) The Architectural plans do not depict the same building dimensions as the Site Plan. Same should be revised for clarity.
- b) The architectural plans depict a footing drain and defers to the civil drawing as to where that drain is to be directed. The footing drain is not identified on the civil drawings.
- c) The Applicant should clarify whether the facility will be provided with an HVAC system. Accordingly, the location of the mechanical equipment should be clarified.

2) Parking and Circulation

- a) Per Section 250-22(Q)(4), the Westampton Code states that access aisles and driveways to and within parking areas shall not be less than 25 feet. The proposed aisle is 25 feet wide.
- b) The standard parking space per Section 250-22(Q)(6)(a) is 10' x 20', whereas the proposed parking spaces for the site are 9' x 18'. A waiver for same is required. Our office has no objection to same.
- c) Per Section 250-22(T) all off-street parking and loading areas shall have concrete or Belgian-block curbing around the perimeter of the parking and loading areas. It appears that no curbing is proposed. A waiver for same is required. Our office has no objection to same.
- d) The length of the concrete pad should be extended to match that of the concrete terrace. This will also provide an accessible route should the space closer to the building be occupied.
- e) The Site Plan depicts lines between each parking space. Since the parking area is gravel, striped parking spaces cannot be provided. Wheel stops are provided for each of the thirteen (13) parking spaces.
- f) The Applicant states that the proposed parking area will accommodate parking for individuals with physical challenges, two school busses, or anticipated public use needs. Furthermore, 50-75 adults will be accommodated for regular programming and between 40-50 school children on a given day. The frequency of these events or regular programming should be clarified. The Applicant does note that there is ample space for overflow within walking distance of the barn. The location of same should be clarified. Testimony should be provided to demonstrate that 13 parking spaces will be sufficient for this use.



Marion Karp, Board Secretary  
Westampton Township Land Development Board  
Re: The National Society of the Colonial Dames  
of America in the state of New Jersey  
Engineering Review #1

June 26, 2020  
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Page 3

- g) The Applicant should address how trash/waste will be handled.
  - h) Per Section 250-22 V, all off tract parking areas, loading and unloading areas, interior drives and aisles shall be paved with not less than four inches of compacted base course of plant-mixed bituminous stabilized base course, constructed in layers not more than two inches compacted thickness (stab base) and a top course of a minimum two-inch-thick compacted wearing surface of bituminous concrete (FABC). A design waiver may be required for same. Considering the nature of the use, our office has no objection to same.
- 3) Grading
- a) The Applicant should revise the 102 grade line east of the parking lot. Same overlaps the 103 grade line.
- 4) Stormwater Management
- a) The proposed project is not considered a major development as the amount of disturbance is less than 1-acre and increase in impervious coverage less than ¼ acre. Furthermore, the design of the gravel parking lot is such that same will likely store stormwater runoff within the gravel void spaces to allow stormwater to infiltrate rather than runoff.
- 5) Utilities
- a) The Applicant is proposing a Septic System for the proposed barn. The Applicant will require approval from Burlington County Health Department for same. The Applicant should indicate whether any soil testing was completed to determine whether a septic system is feasible at this location
  - b) The Applicant should include a Utility Plan for the proposed barn to depict where the water and electricity connections are located.
- 2) Landscaping
- a) Our office defers landscaping improvements to the Board Planner.
- 3) Lighting
- a) No site lighting is proposed. The Applicant should confirm whether the facility will be open during evening and night time hours.
- 4) Outside agency permits and/or approvals
- a) Burlington County Planning Board
  - b) Burlington County Soil Conservation District

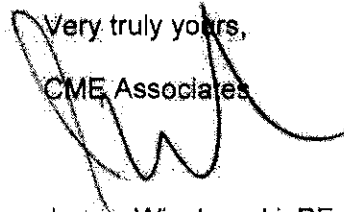


Marion Karp, Board Secretary  
Westampton Township Land Development Board  
Re: The National Society of the Colonial Dames  
of America in the state of New Jersey  
Engineering Review #1

June 26, 2020  
Our File No. CWAL0906.02  
Page 4

- c) Burlington County Health Department
- d) Westampton Fire Marshall

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

Very truly yours,  
CME Associates  


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

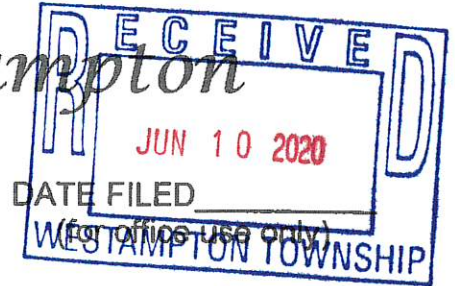
JW/rs

cc: Gene Blair, Construction Code Official  
Barabara Fegley, Board Planner  
Robert Swartz, Esq., Board Solicitor  
The National Society of the Colonial Dames of America in the State of New Jersey – Applicant  
Patrick McAndrew, Esq., Applicant's Attorney  
Bill H. Nicholson, PE – Applicant's Engineer





# Township Of Westampton



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

BLOCK 906 LOT 12

## 1. GENERAL INFORMATION

A. Applicant Name THE NATIONAL SOCIETY OF COLONIAL DAMES OF AMERICA IN THE STATE OF N.J \*

Address 180 BURAS ROAD, WESTAMPTON, NJ 08060

Telephone Number 609-267-6996

B. The Applicant is a:

Corporation\* 501(c)(3)  
 Partnership\* \_\_\_\_\_  
 Individual \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

*\*referred to as "COLONIAL DAMES" hereafter*

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

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

Purchaser under contract \_\_\_\_\_  
 Owner   
 Lessee \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Attorney PATRICK McANDREW  
 Address P.O. Box 88, HADDON HTS, NJ 08035  
 Telephone Number 856-278-7296 E: PKXMCANDREW@AOL.COM

D. Engineer/Surveyor: BILL NICHOLSON PE  
Address 4 RANCOBAS BLVD, MT LAUREL NJ 08054  
Telephone Number 856 - 778. 7447

**2. INFORMATION REGARDING THE PROPERTY**

A. Street address of the property 180 BURNS ROAD  
B. The location of the property is approximately \_\_\_\_\_ feet from the intersection of \_\_\_\_\_ and \_\_\_\_\_  
C. Existing use of the property HISTORIC FARM SITE  
Proposed use of property SAME W/ BARN  
D. Zone in which property is located R-1  
E. Acreage of property 120 +/-  
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  NEW BARN FACILITY - SEE ATTACHMENT  
H. Name of business or activity (if any) PEACH FIELD - HISTORIC FARM  
I. Are there deed restrictions that apply or are contemplated? NO  
(if yes, please attach a copy to application)

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

N/A

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

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

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

*NONE Proposed*

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O. List maps and other exhibits accompanying this application:

*OVERALL SITE PLAN DATED 2/21/2020*

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**3. INFORMATION REGARDING THE APPLICATION**

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

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**4. CHECK LIST AND WAIVER REQUESTS**

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

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

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**5. AUTHORIZATION AND VERIFICATION**

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

*Justin M. Pirachio 3rd VP NSCDA-NJ*  
Signature of Applicant

5/8/20  
Date

*Justin M. Pirachio 3rd VP NSCDA-NJ*  
Signature of Owner

5/8/20  
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>



**ITEMS TO BE SUBMITTED WITH COMPLETED APPLICATION:**

1. 12 copies of plan
2. 12 copies of application (original and 11 copies) – pages 1-4
3. 1 copy of County Planning Board application TBS
4. 1 copy of Evidence of Paid Property Taxes (can be obtained from Tax Collector's Office)
5. Proof that there are no outstanding, uncollected fees and escrows resulting from past applications or prior submissions by this applicant and/or involving the property in question or any part thereof, including the base tract by an applicant (can be obtained from the Chief Financial Officer)
6. 1 copy of signed Escrow Agreement
7. Application and escrow fees (must be separate checks)
8. Variance Notification Documents (if necessary)

**APPLICANT'S NOTICE RESPONSIBILITIES**

As an applicant for major subdivision or variance approval, you have the responsibility, under State law, to notify the public and surrounding property owners of the date of the public hearing and the nature of the application. This includes:

1. Provide notice of the public hearing by personal service or certified mail to all property owners within 200 feet of the subject property as listed on the certified list provided by the tax assessor **no later than ten (10) days prior to the public hearing.** An affidavit of service, together with the certified mail receipts, shall be provided to the Board Secretary prior to the public hearing. These forms are available in the Variance Notification Document package.
2. Arrange for publication of a notice of the public hearing in the Burlington County Times no later than ten (10) days prior to the public hearing. Proof of publication must be provided to the Board Secretary prior to the hearing date.
3. **Additional parties must receive notice,** by personal service or certified mail, in the following situations, if the property you are developing is:
  - a. Within 200 feet of an adjoining municipality, you must notify the Clerk of that municipality and the Burlington County Planning Board.

## Site Proposal Documentation

**Applicant Name:** The National Society of The Colonial Dames of America in The State of New Jersey

**Address:** 180 Burr's Road, Westampton, NJ 08060 Phone: 609-267-6996

**Tax ID #:** 21-6017021 501c3 Non-profit organization

**Officers:** President: Daryl VanDuzer Albury  
1<sup>st</sup> Vice Pres: Mary Adam Prendergast  
2<sup>nd</sup> Vice Pres: Susan Tornstrom Leontiades  
3<sup>rd</sup> Vice Pres: Judith Marren Perinchief  
Corresponding Sec: Echo Roberson Fling  
Recording Sec: Grace Bailey DeMarco  
Treasurer: Stacy Hall Capehart  
Asst. Treasurer: June Graves Enos  
Registrar: Emily Wood Starkey  
Historian: Caroline Jane Halfinger

### **Purpose of Organization:**

The members of the organization are women who are citizens of the United States and are descended in their own right from an ancestor of worthy life, who resided in an American colony, and rendered service to our country during the Colonial Period contributing to the founding of our nation.

The objects of the Society are to collect and preserve manuscripts, traditions, relics and mementos of bygone days, to preserve and restore buildings connected with the early history of our country, to educate our fellow citizens and ourselves in our country's history and diffuse healthful and intelligent information concerning the past, to create a popular interest in our Colonial history, to stimulate a spirit of true patriotism and a genuine love of country, and to impress upon the young the obligation of honoring the memory of heroic individuals whose ability, valor and achievements are beyond all praise.

## **Proposed Use of Barn:**

The purpose of relocating and reconstructing this 1870's barn on the Peachfield property is first to preserve the timber frame structure to help tell the story of farming in Burlington County on a farm that has been farmed annually since the 1680's. The space will be used for educational programs for adults or children, special exhibits and events of an historical nature including first person interpretations of historical figures, Colonial reenactments and demonstrations of Colonial arts and crafts. The space will also be used for Board and membership meetings and storage of organizational materials. Currently all of the above activities are conducted in the museum house and because of the popularity of programming at Peachfield significant wear is occurring. The house is on the National Register of Historic Places and has been certified as a New Jersey Historic Site.

All programs are open to the public and groups of school children from throughout Burlington and contiguous counties. We expect to accommodate 50-75 adults for regular programming and between 40-50 school children on a given day.

### **Staff:**

There are no plans to increase the current staffing of Peachfield. There are 2 part-time staff; one of which is administrative (12 hours per week), the second is program planning and implementation (16 hours per week). During a given week there may be 2-5 volunteers on site for 2-4 hours a day.

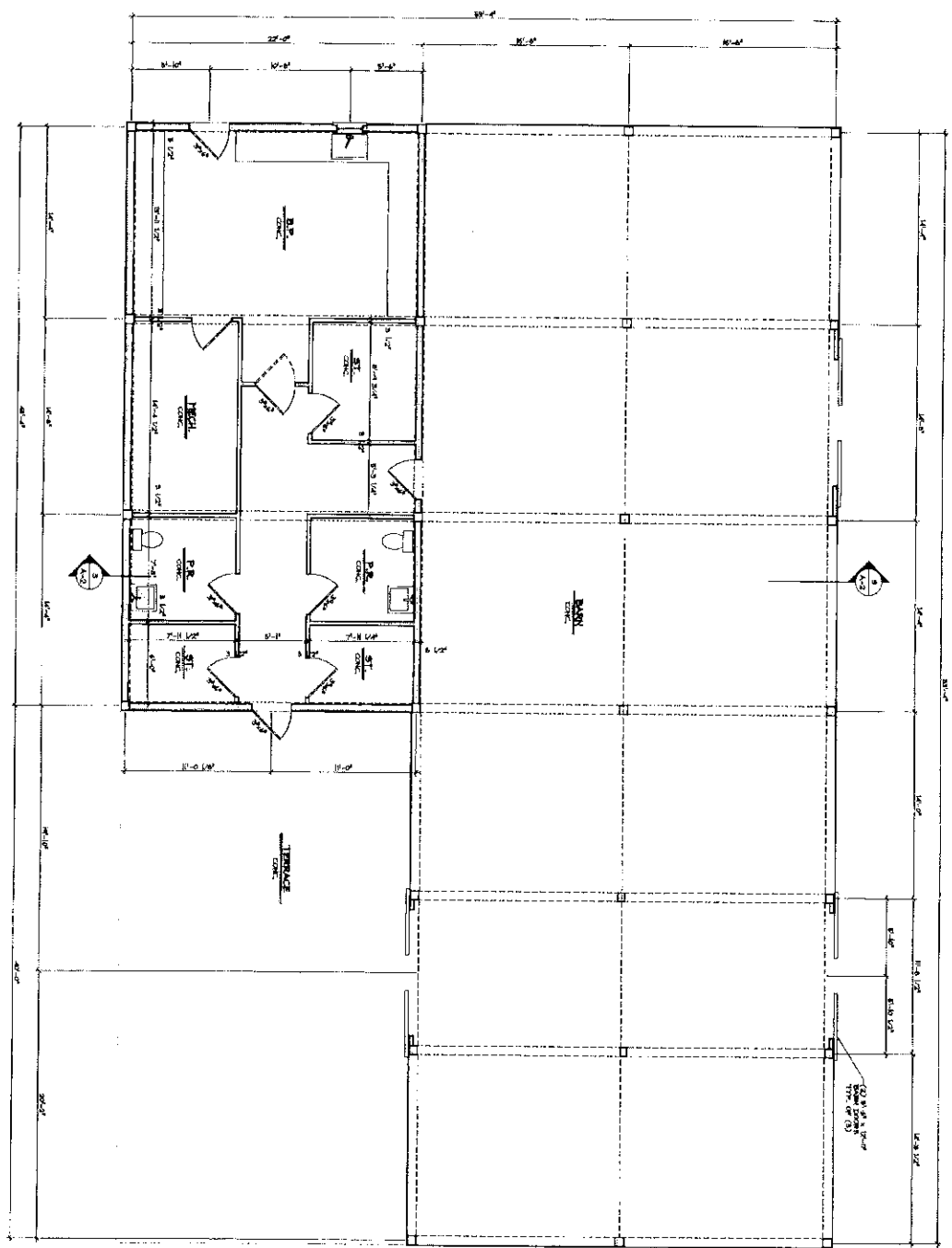
### **Parking:**

A designated parking area for the barn is part of the proposed plan. The space would accommodate parking for those individuals with physical challenges, two school buses or anticipated public use needs. Ample space for overflow of visitors is readily available on site within walking distance of the barn.

### **Hours of operation:**

Programming in the barn would occur 2 Sundays and 2 weekdays per month, 2-3 hours at given time. School trips occur 2 days a week up to twice in a given month. School buses for trips are expect to be 1-2 buses per scheduled school event. Membership meetings would occur annually and Board meetings once monthly, 8 times a year.

PROPOSED PLAN



PROGRESS DOCUMENT  
NOT FOR CONSTRUCTION

PROPOSED PLAN

REV.	DATE	TITLE
1	9/28/19	P.C./DWGS
2	11/19/19	PROG./ADD

SCALE

PROPOSED BARN RESTORATION FOR:

PROJECT NO.: 1956

CONCEPT ARCHITECTURE & INTERIOR ARCHITECTURE

A-1

PEACHFIELD DAMES

180 BUKERS ROAD, BLOCK 306, LOT-12, BURLINGTON COUNTY, NEW JERSEY

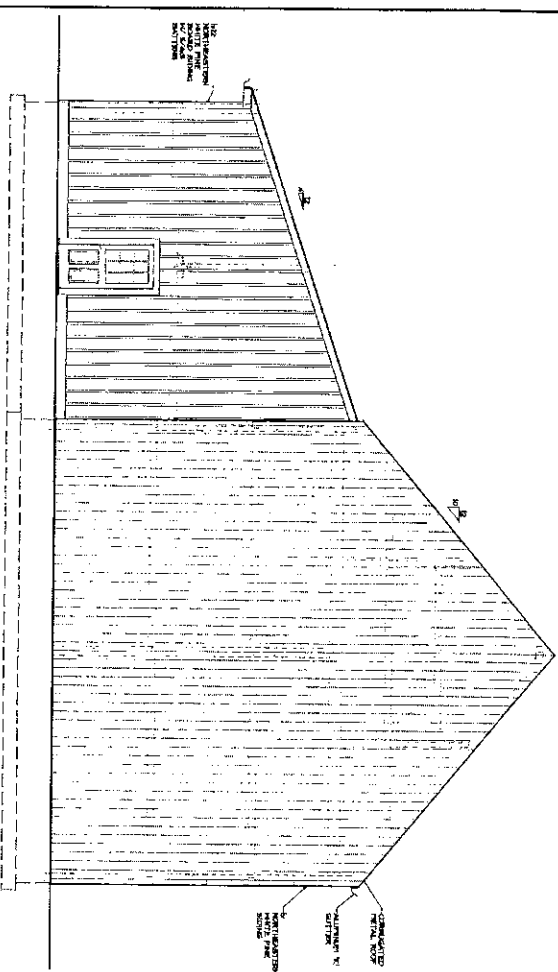
ARCHER & BUCHANAN  
ARCHITECTURE

125 West Miner Street, West Chester, PA 19382

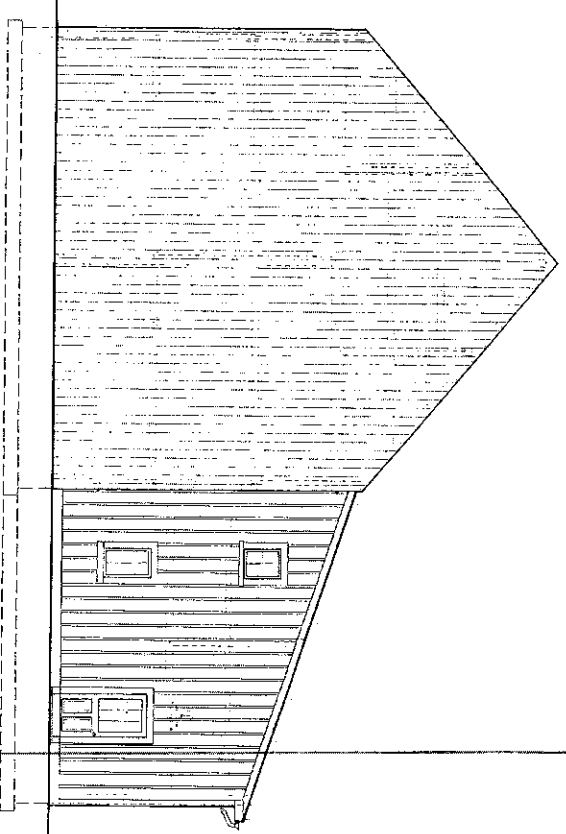




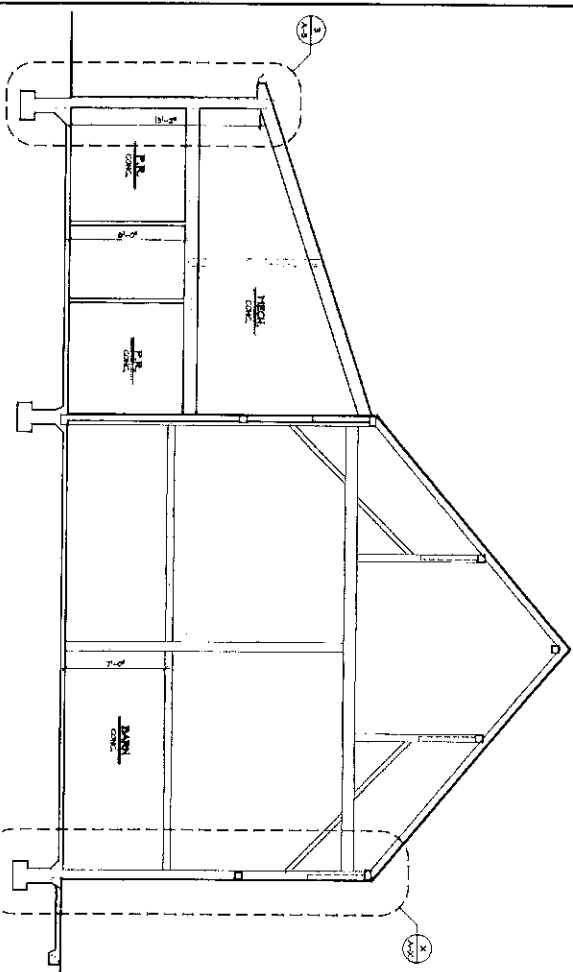
1 EAST ELEVATION  
1/8" SCALE 1/2" = 1'-0"



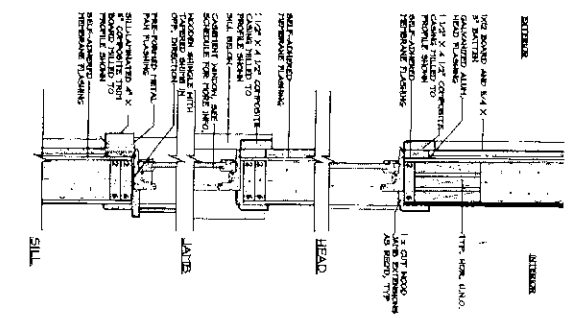
2 WEST ELEVATION  
1/8" SCALE 1/2" = 1'-0"



3 BUILDING SECTION  
1/8" SCALE 1/2" = 1'-0"



4 WINDOW DETAIL  
1/8" SCALE 1/2" = 1'-0"



PROGRESS DOCUMENT  
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS	REVISED	BY	TITLE	DATE
	1	1/18/19	E-CADWCS	
	2	1/18/19	PROGRESS	

PROPOSED BARN RESTORATION FOR:  
**PEACHFIELD DAMES**  
100 BUKS ROAD, BLOCK 906, LOT-12, BURLINGTON COUNTY, NEW JERSEY

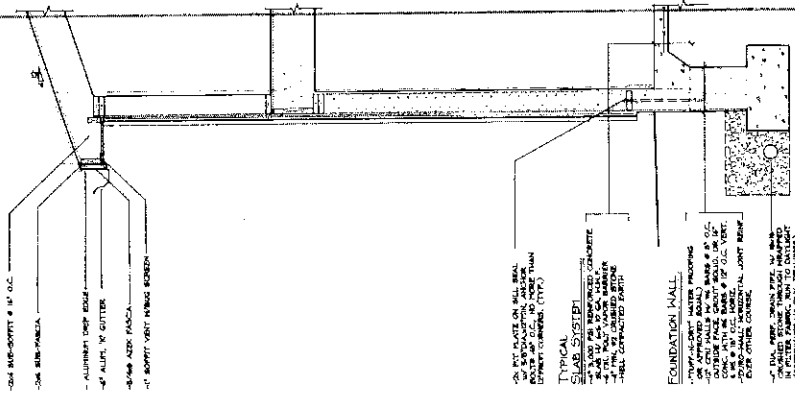
PROJECT NO: 1956

**ARCHER & BUCHANAN**  
ARCHITECTURE  
125 West Miner Street, West Chester, PA 19382

NO. DATE	TITLE
1	WORKS
2	REVISED WORKS



NOT FOR CONSTRUCTION



WALL SECTION SCALE: 1/4" = 1'-0"

