

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

JULY 10, 2019 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 4, 2019 and posted in the Municipal Building.

Pledge of Allegiance

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

5. Swear in Board Professionals

6. Approval of Meeting Minutes: 6/12/2019

7. Resolutions: approval needed:

14-2019 Amended Redevelopment Plan, Westampton Logistics Center, 50 Western Drive, Block 902, Lots 1, 2 & 3

15-2019 Dolan Contractors, Inc., Block 203, Lots 8 & 9 (597 Rancocas Rd.) – consolidated site plan review, minor lot consolidation, bulk variances & waivers (254,134 sq. ft. office/warehouse/Distribution facility)

8. Old Business: None

9. New Business:

1. George Stevenson, Block 107, Lot 10 (210 Main St., Rancocas) – minor subdivision & bulk variances

2. BBL NJ Land, LLC, Block 906.07, Lot 8.01 (115-119 Hancock Lane) – Amended preliminary site plan review (medical office building)

3. GHM Properties, Redevelopment Plan, Block 805, Lot 1 (2015 Burlington-Mt. Holly Rd.)

10. Informal Applications: None

11. Correspondence: None

12. Open meeting for public comment:

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

14. Adjourn

DRAFT

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JUNE 12, 2019 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on June 12, 2019 at 7:00 P.M. The meeting was called to order by Chairman Gary Borger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on May 19, 2019 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present: Mr. Barger, Mr. Blair, Mr. Borger, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Myers, Mr. Odenheimer, Mayor Wisniewski, Solicitor Robert Swartz, Planner Barbara Fegley, Engineer Jim Winckowski, Secretary Marion Karp  
Absent: Mr. Applegate

Approval of meeting minutes 5/1/2019 - were approved as written.

**Resolutions:** approval needed:

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

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

**Old Business:**

None

**New Business:**

**Amended Redevelopment Plan, Westampton Logistics Center, 50 Western Drive, Block 902, Lots 1, 2 & 3.** Board Planner Barbara Fegley gave a brief review of the redevelopment plan. The redevelopment plan needed to be amended due to the fact that the redeveloper lost the right to redevelop the property due to a foreclosure proceeding. This was the former site of the Woodmont apartments, which included 456 apartments to be constructed on the site along with the various improvements associated with such a development. MRP Industrial, the proposed redeveloper, has proposed to develop the site with an office/warehouse/distribution center instead of apartments. Bill Freeman asked if the property borders Burlington Township; it does.

Dave Barger doesn't think a warehouse should be built on the property. He asked the Planner to explain the proposed land uses and building requirements as outlined in the redevelopment plan. He asked if it was tailored to meet what they hoped to build; she explained that any redevelopment plan is written that way because usually there is a specific redeveloper in mind. He had concerns regarding the housing in Burlington Township that was near to the site. He also asked about the proposed height of the building which he read to be 55 feet; Barbara had stated in her testimony that most warehouses constructed these days needed a clear height of 36 feet.

Brian Peterson of MRP Industrial was sworn in by the Board Solicitor. He explained that the industry is moving in the direction of 40-foot clear height; the height of 55 is only at the corners of the building and functions as a screen to hide the HVAC units and add architectural interest.

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

Ms. Haas made a motion to approve the redevelopment plan; the motion was seconded by Mr. Blair. All voted yes.

**Dolan Contractors, Inc., Block 203, Lots 8 & 9 (597 Rancocas Rd.) – consolidated site plan review, minor lot consolidation, bulk variances & waivers ( 254,134 sq. ft. office/warehouse/distribution facility).** For the record, it shall be noted that Mr. Eckart and Mayor Wisniewski would not be voting on the application because it involves a "D6" height variance.

The property is located at 597 Rancocas Road in the B-1 zone. Four witnesses were sworn in, Mike Dolan, Bernie Wojtkowiak, engineer, Nathan Mosely, traffic engineer and William Stevens, planner. Mike Dolan testified that the building would be 254,000 square feet in size and will be located at the front of Rancocas Business Park; this would bring total square footage of the park to roughly 5 million square feet. They are going with an upgraded building appearance along Rancocas Road. This building will have stone for accent and there are significant landscaped areas. It will house a maximum of two tenants but most likely will only have one. It is similar to the other buildings in the park. Typically, there are trash enclosures at the rear of the buildings; 196 parking spaces are proposed, 146 parking spaces are required. Jim Winckowski, Board engineer thinks they should include space for a compactor on the plan in case it is needed by the new tenant; they agree to detail this on the plan. Dolan purchased the property approximately five years ago. There was discussion regarding a Phase 1 environmental impact statement; if one was completed, they would provide it to the Board. The land was historically farmed and there is a potential for pesticide contamination. If they don't have a Phase 1, they agree to provide one even though it is not an ordinance requirement prior to construction of the building. Jim Winckowski stated that soil testing would be recommended.

Bernie Wojtkowiak, applicant's engineer testified on behalf of the application. They had

met with the County who recommended a widening of the shoulder along Rancocas Road as well as more separation between the driveway of the neighboring building, Catholic Charities. The applicants take no exception to the engineer's review letter; however, they wished to discuss several items in the June 10, 2019 report. Stemmer's Lane would be open for traffic. They will repair the portions of the road that need it. The drainage basins are not going to be located in a permanent conservation easement and the plans will be revised. There was some discussion regarding designing to a 25-year storm vs a 10-year storm. Sight triangles need to be added to the plan; they agree to do so. The lighting plan calls for a mini floodlight which was erroneous and would be removed. Jim Winckowski was satisfied with the buffering but thinks more needs to be added along the driveway aa the rear of the building which will fill in a gap between the rear of Ikea and Rancocas Road. All other comments made in the report are agreeable to the applicant. If there are any substantial changes made to the stormwater management system, it would require a return before the Board but Jim doesn't think it will be necessary. Jim asked about lighting along Stemmers; they are not going to provide this. He said this should be part of the site plan; streets are required to be lighted. They would need to ask for a waiver if they didn't want to provide lighting. It's not provided anywhere else in the park so they would like to waive this requirement. The Kelvin temperature for onsite lights is 4000 maximum. They did apply for a LOI; there is no buffer required.

The Fire Official's report was discussed; there is some water on the adjacent sites but Bernie doesn't understand why the water supply is needed to be in place before construction. Gene suggested he get together with the Fire Official to work this out. Item #9 mentioned standpipe connections in the middle of building; Bernie stated that typically this kind of building doesn't have this; Gene asked that they meet with him to see how to comply with NFPA requirements; they agree to do this.

Dave Guerrero asked for an explanation of the fencing and how the gate would operate. Mike Dolan explained that the gate would be opened first thing in the morning and locked at night. There are no security personnel on site.

Nathan Mosely, traffic engineer, testified on behalf of the application. There must be 150 feet of space between this new drive and the Catholic Charities driveway. They shifted the entrance to move it farther away from the 295 off ramp, as per the County's recommendations. No left turns will be permitted from the entrance drive onto Rancocas Road, right turns only. Peak hour will be approximately 160 trips; counts recently taken at the park for all buildings generate about that many trips all together. They think it will be less than 160 trips. They think this will generate about 20-30 truck trips in the morning; most afternoon traffic will predominantly be moving towards Route 295. Dave Guerrero asked if they considered providing access off of Ikea Drive; they thought this a better design although they had looked at it. It doesn't meet the standards for tractor trailer sight distance due to the large bend in the road there. Parking spaces exceed ordinance requirements; Jim Winckowski stated that this is pretty standard for buildings such as this warehouse. All stormwater is to be managed onsite; there is no outfall on this site.

Dave Barger has concerns with the entranceway to the site; he thinks traffic will be moving quickly here coming off of Route 295. The shoulder is going to be widened which will help with this; they will look at the turning movements as well and make sure everything works. The widened shoulder will provide separation and direction for vehicles moving along Rancocas Road. The County has reviewed everything and will have final say since Rancocas is a County road.

William Stevens, Planner, gave testimony on behalf of the application. He summarized the variances that are necessary. The building is designed to look like an office use when viewed from Rancocas Road. He believes that what is being proposed complies with the intent of the ordinance. The proposed sign is a monument sign which will comply with the ordinance. 1800 square feet of the building (less than 1%) needs a D6 use variance for exceeding the height.

There are some design waivers that are part of the application as well. Mr. Stevens reviewed them, all outlined in the planner's report. They agree to comply with the conditions contained in the report; landscaping will be added although they are still requesting the waivers. Sidewalks are not being proposed; there are no sidewalks anywhere in the park nor along Rancocas Road. Dave Guerrero stated that he would like to see them installed. Mike Dolan explained that most of this was under state highway jurisdiction; however, they are agreeable to installing sidewalk along the section where Stemmers Lane exists now and enters Rancocas Road moving towards the Catholic Charities site. An access easement will be required for the extension of Stemmers Lane to the rest of the industrial park.

The building will have a roof deck of 40 feet; the height slopes down along the perimeter. Dave Barger thinks the other buildings in this B-1 zone are much smaller; he thinks the aesthetic is enhancing the size. There is not a proposed tenant at this time.

Jim Winckowski stated that they were actually using Stemmers Lane to measure the front yard setbacks when they could be using Rancocas Road to measure. There is only a small portion of the building (less than 5%) that protrudes into the front yard setback. Jim stated that he is comfortable with lighting just at the intersections and none along Stemmers Lane.

The meeting was opened to the public for comment.

Nancy Burkley asked where the United Way building was in relationship to this building. Their driveways will be separated by 150 feet. She is concerned about trucks exiting onto Rancocas Road. Mike Dolan explained that they most likely would continue along Stemmers Lane, turn left onto Ikea Drive and exit onto Springside Road. She thinks the access is going to cause lots of problems along Rancocas Road.

Garfield Harper – he thinks Ms. Burkley is right about traffic; however, people complain about rates coming to town and then complain about taxes. How else will taxes remain stable in town; there is no other way to do it. People have a right to sell their

property. There being no further comments from the public, the meeting was closed.

The first vote taken was for the granting of the D variance. Ms. Haas made a motion to approve; seconded by Mr. Blair. All voted yes. The second vote taken was for the granting of the site plan approval, bulk variances and waivers. Ms. Haas made a motion to approve; seconded by Mr. Blair. Mr. Blair, Mr. Borger, Mr. Freeman, Ms. Haas, Mr. Myers and Mr. Odenheimer voted yes. Mr. Barger and Mr. Guerrero voted no.

**Correspondence:**

None

**Comments from the Board**

No further comments were made.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board

**RESOLUTION: 15- 2019**

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**APPLICANT'S NAME:** Dolan Contractor's, Inc.

**BOARD'S DECISION:** **Granted Preliminary and Final Major Site Plan Approval; Minor Lot Consolidation; Use and Bulk Variances; Waivers**

**PROPERTY ADDRESS:** 597 Rancocas Road – Block 203, Lots 8 and 9

**ZONING DISTRICT:** B-1 Business Zoning District

**DATE OF HEARING:** June 12, 2019

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**WHEREAS**, Dolan Contractors, Inc. (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting a minor lot consolidation and preliminary and final major site plan approval with use and bulk variances to construct a 254,134 square foot office/warehouse/ distribution facility located on the property in the B-1 Business Zoning District. The property is located at 597 Rancocas Road, Westampton, New Jersey, designated as Block 203, Lots 8 and 9 on the Township Tax Map (“Subject Property”); and

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

**WHEREAS**, the Application came before the Board at the regularly-scheduled public meeting held on June 12, 2019. The Applicant was represented by Michael F. Floyd, Esquire, of Archer Law Firm. 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 major site plan, 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 to the Board and testimony presented at the June 12, 2019 public hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Applicant, Dolan Contractors, Inc., propose to construct a 254,134 square foot office/warehouse/distribution facility. The Subject Property is commonly known as 597 Rancocas Road and lies within the -1 Business zone.



2. The Subject Property totals approximately 17.82 acres and is located at the intersection of Stemmers Lane and Beverly Rancocas Road (CR 626).

3. Pursuant to Chapter 250, Article VI, Section 250-15D of the Township Zoning Ordinance, the Applicant's proposed facility includes a proposed building height of 45 feet where only 35 feet is allowed. A *N.J.S.A.* 40:55D-70d(6) use variance is therefore required to permit the proposed height.

4. The Application also requires the grant of *N.J.S.A.* 40:55D-70c bulk variances in connection with the preliminary and final major site plan approval to permit the following non-conformities:

- a. Township Ordinance 250-15D allows impervious coverage of 55%, where the Applicant is requesting a proposed lot coverage of 61%;
- b. Township Ordinance 250-15E(1) requires warehouses to be located a minimum of 250' from the right of way of Rancocas Road whereas the Applicant proposes a minimum of setback of 145.75';
- c. Township Ordinance 250-15G(1) and (2) require that buffers be planted to a depth of 25' along property lines where a nonresidential use abuts another nonresidential use. The trailer parking lot encroaches to within 15' of the rear property line and a driveway encroaches to within 14.44' near the southwest portion of the site;
- d. The Applicant is requesting a variance from Township Ordinance 250-15D to allow a front yard setback of 63.65' where a setback of 75' is required;

5. The Applicant has also requested design waivers permitting non-conforming: (a) looking to allow no sidewalks be installed in the front as comparable businesses, where sidewalks are required, (b) related to the number of non-employee parking spaces in order to permit all car parking spaces to be 9.5 feet wide, (c) provide for more than 20 parking spaces in row without intervening landscaped islands, and (d) allow for buffer plantings that do not meet the depth of 25' along property lines where a nonresidential abuts another nonresidential

6. Mr. Floyd presented and introduced the Application to the Board and explained the requested relief. The Applicant is requesting preliminary and final site plan approval as well as a use and bulk variances.

7. Michael Dolan, the Applicant; Bernie Wojkowiak, the Applicant's engineer; Nathan B. Mosley, the Applicant's Traffic Engineer and William A. Stevens, the Applicant's Planner, were all sworn in by the Board solicitor.

8. Mr. Dolan testified that the building would be 254,000 square feet in size and will be located at the front of Rancocas Business Park; bringing the total square footage of the park to roughly 5 million square feet; the Applicant intends to provide for an upgraded building appearance along Rancocas Road; the building will have stone for accent and significant

landscaped areas; the building will house a maximum of two tenants but most likely will only have one and will be similar to the other buildings in the park; typically, there are trash enclosures at the rear of the buildings; 196 parking spaces are proposed even though 146 parking spaces are required. Mr. Winckowski, the Board Engineer, requested the Applicant include space for a compactor on the plan in case it is needed by the new tenant and the Applicant agreed to detail this on the plan. Further there was discussion regarding a Phase 1 environmental impact statement and if one was completed, the Applicant has agreed to provide it to the Board; and Mr. Winckowski further stated that soil testing would be recommended.

9. After placing his credentials on the record, the Applicant's Professional Engineer, Bernie Wojkowiak, then testified on behalf of the Application. Mr. Wojkowiak testified that Applicant met with the County who recommended a widening of the shoulder along Rancocas Road as well as more separation between the driveway of the neighboring building, Catholic Charities. The applicants took no exception to the Board Engineer's review letter; however, the Applicant wished to discuss several items in the June 10, 2019 report as follows: Stemmer's Lane would be open for traffic; the Applicant will repair the portions of the road that need it; the drainage basins are not going to be located in a permanent conservation easement and the plans will be revised accordingly; there was discussion regarding designing to a 25-year storm vs a 10-year storm; the Applicant agreed to add sight triangles to the plan; the lighting plan called for a miniature floodlight which was erroneous and would be removed from the plan. Mr. Winckowski was satisfied with the buffering but believed more needed to be added along the driveway and the rear of the building which will fill in a gap between the rear of Ikea and Rancocas Road. All other comments made in the Board's Engineer's review letter were deemed acceptable to the Applicant. It was discussed that if any substantial changes were to be made to the stormwater management system, the Applicant would have to come back before the Board. Mr. Winckowski asked the Applicant about lighting along Stemmers and the Applicant stated none would be provided, and the Board Engineer stated that the Applicant would require a waiver if they did not provide lighting. The Applicant asked the Board to waive the requirement since none is provided anywhere else in the park and the kelvin temperature for onsite lights is 4000 maximum; the Applicant applied for an LOI and no buffer is required. Mr. Guerrero asked for an explanation of the fencing and how the gate would operate and the Applicant explained that the gate would be opened first thing in the morning and locked at night and that there will be no security personnel on site.

10. The Fire Official's report was then discussed with the Applicant's Engineer. There is some water on the adjacent site but the Applicant's Engineer questioned why the water supply is required prior to construction. Mr. Blair suggested the Applicant meet with the Fire Official. Further, item #9 of the Fire Official's report mentioned standpipe connections in the middle of building and the Applicant's Engineer stated that typically this kind of building does not have this requirement. Again, Mr. Blair requested that the Applicant meet with the Fire Official.

11. After placing his credentials on the record, the Applicant's Traffic Engineer, Nathan B. Mosley, testified on behalf of the Application. Mr. Mosley testified that there must be 150 feet of space between the Applicant's driveway and the Catholic Charities driveway and the Applicant shifted the entrance to move it farther away from the Route 295 off ramp, as per the County's recommendations; no left turns will be permitted from the entrance drive onto Rancocas Road,

right turns only; peak hour will be approximately 160 trips and counts recently taken at the park for all buildings generate about that many trips all together; the Applicant believes there will be less than 160 trips during peak hour; the Applicant believes the Subject Property will generate about 20-30 truck trips in the morning and most afternoon traffic will predominantly be moving towards Route 295. Mr. Guerrero asked if the Applicant considered providing access off of Ikea Drive and the Applicant believed this a better design although they had looked at it; it does not meet the standards for tractor trailer sight distance due to the large bend in the road there. Parking spaces exceed ordinance requirements and Mr. Winckowski, the Board Engineer, stated that this is pretty standard for buildings such as this warehouse. All stormwater is to be managed onsite and there is no outfall on this site. Mr. Barger was concerned with the entranceway to the site as he thinks traffic will be moving quickly coming from Route 295. The Applicant stated that the shoulder will be widened which will help with this and they will look at the turning movements as well and make sure everything works. The widened shoulder will provide separation and direction for vehicles moving along Rancocas Road. The County has reviewed everything and will have final say since Rancocas is a County road

11. After placing his credentials on the record, the Applicant's Planner, William A. Stevens, gave testimony on behalf of the Application. Mr. Stevens testimony included a summary of the variance requests: the building is designed to look like an office use when viewed from Rancocas Road; Mr. Stevens believes the plan proposed complies with the intent of the ordinance and the proposed sign is a monument sign which will comply with the ordinance; 1,800 square feet of the building (less than 1%) needs a D6 use variance for exceeding the height. Further Mr. Stevens testified that there are some design waivers that are part of the application. The Applicant has reviewed the waivers as stated in the Board Planner's review letter dated June 6, 2019 and they agree to comply with the conditions contained in the report; landscaping will be added although they are still requesting the waivers; and sidewalks are not being proposed; there are no sidewalks anywhere in the park nor along Rancocas Road. Mr. Guerrero stated that he would like to see sidewalks installed and Mr. Dolan explained that most of this was under state highway jurisdiction; however, the Applicant is agreeable to installing sidewalk along the section where Stemmers Lane exists now and enters Rancocas Road moving towards the Catholic Charities site. It was noted that an access easement will be required for the extension of Stemmers Lane to the rest of the industrial park. Further, Mr. Stevens testified that the building will have a roof deck of 40 feet; the height slopes down along the perimeter and that there is no proposed tenant at this time. The Board's Engineer stated that the Applicant was actually using Stemmers Lane to measure the front yard setback when they could be using Rancocas Road to measure. The Applicant testified that there is only a small portion of the building (less than 5%) that protrudes into the front yard setback. The Board Engineer stated that he is comfortable with lighting just at the intersections and not along Stemmers Lane.

12. Except as agreed to during the hearing, the Applicant agreed to comply with all conditions contained in the Board's Professional Reports.

13. After testimony presented by the Applicant's witnesses and professionals, the matter was opened to the public for comment and the following commented:

a. Ms. Nancy Burkley asked where the United Way building was in relationship to the

Applicant's building. The Applicant's driveways will be separated by 150 feet. Ms. Burkley was concerned about trucks exiting onto Rancocas Road. Mr. Dolan explained that they most likely would continue along Stemmers Lane, turn left onto Ikea Drive and exit onto Springside Road. Mr. Burkley believed the access is going to cause lots of problems along Rancocas Road.

- b. Mr. Garfield Harper agreed with Ms. Burkley concerning traffic; however, people complain about ratables coming to town and then complain about taxes. Mr. Harper further spoke about taxes and how else will taxes remain stable in town; there is no other way to do it; and that people have a right to sell their property.
- c. There being no further comment from the public, the public comment section of the meeting was closed.

14. In connection with the Applicant's grant of *N.J.S.A. 40:55D-70d(6)* use variance relief, the Board further finds and concludes that the Applicant is entitled to the requested *N.J.S.A. 40:55D-70c* bulk variances and design waivers, which are subsumed by the grant of use variance relief, are reasonable under the circumstances, advance the purposes of the MLUL, and the benefits of the deviations substantially outweigh any detriment to the public good. *Price v. Himeji, LLC*, 214 N.J. 263, 301 (2013); *Garofalo v. Burlington Tp.*, 212 N.J. Super. 458 (Law Div. 1985).

15. With regard to the requested preliminary and final major 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 major 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 given the size of the Subject Property and permitted in the B-1 Zone. *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 the within Application seeking use variance for the approximately 17.82-acre sized property located at 597 Rancocas Road, designated as Block 203, Lots 8 and 9 on the Township Tax Map, was and is hereby **GRANTED**, subject to the testimony and representations set forth on the record by the Applicant, and any conditions set forth on the record and those specified herein.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Barger	x			
Blair	x			
Borger	x			
Freeman	x			
Guerrero	x			
Haas	x			

Meyers	X
Odenheimer	X

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, by the Land Development Board of the Township of Westampton that the within Application seeking preliminary and final major site plan approval with bulk variances and waiver relief for the approximately 17.82-acre sized property located at 597 Rancocas Road, designated as Block 203, Lots 8 and 9 on the Township Tax Map, was and is hereby **GRANTED**, subject to the testimony and representations set forth on the record by the Applicant, and any conditions set forth on the record and those specified herein.

**ROLL CALL VOTE**

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

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

1. The Applicant shall comply with all terms, conditions, and recommendations set forth in the Board Engineer's Review Letters.
2. The Applicant shall comply with all terms, conditions, and recommendations set forth in the Board Planner's Review Letters.
3. The Applicant shall comply with all terms, conditions, and recommendations set forth in the Fire Marshal's Report.

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

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

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

9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein;
10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

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

ATTEST:

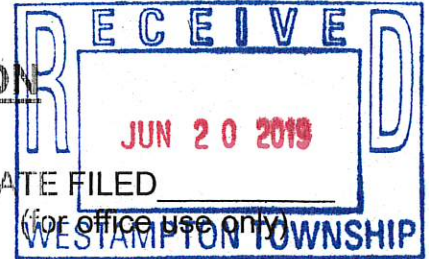
\_\_\_\_\_  
Marion Karp, RMC, CMR, Board Secretary

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

DRAFT



**TOWNSHIP OF WESTAMPTON**



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

DATE FILED \_\_\_\_\_

(for office use only)

BLOCK 107 LOT 10

**1. GENERAL INFORMATION**

A. Applicant Name George E. Stevenson  
Address 210 MAIN ST, RANCOCAS, NJ,  
Telephone Number 609-556-5704 Email: georgesei@comcast.net

B. The Applicant is a:

Corporation\* \_\_\_\_\_  
Partnership\* \_\_\_\_\_  
Individual  \_\_\_\_\_  
Other (specify) \_\_\_\_\_

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

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

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



Attorney: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Email \_\_\_\_\_

D. Engineer/Surveyor: JTS. ENGINEERS AND LANDSURVEYORS  
Address 19 STRATFORD AVE STRATFORD NJ 08661  
Telephone Number 856-783 Email \_\_\_\_\_

**2. INFORMATION REGARDING THE PROPERTY**

- A. Street address of the property 210 MAIN STREET
- B. The location of the property is approximately 0 feet from the intersection of SECOND STREET and WILLS AVENUE
- C. Existing use of the property RESIDENTIAL  
Proposed use of property "
- D. Zone in which property is located R2 RESIDENTIAL
- E. Acreage of property 25,709.49
- F. Is the property located on a County road? Yes \_\_\_ No ; State road? Yes \_\_\_ No   
Yes \_\_\_ No  or within 200 feet of a municipal boundary? Yes \_\_\_ No

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

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

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

- J. Number of lots proposed 2
- K. Was the property subject to a prior subdivision? Yes \_\_\_ No   
(If so, list dates of prior subdivisions and attach resolutions)

L. Number of lots created on tract prior to this application 0

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

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

GAS, WATER, ELECTRIC, SANITARY SEWER  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

O. List maps and other exhibits accompanying this application:

MINCK SUBDIVISION PLAN BY J.T.S. ENGINEERS  
AND LAND SURVEYOR LAST REVISION 5-5-2019  
\_\_\_\_\_  
\_\_\_\_\_

**3. INFORMATION REGARDING THE APPLICATION**

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

PROPOSED LOT 10.02 EXISTING NON CONFORMING FRONT YARD  
SIDE YARD, BOTH SIDEYARD, AND LOT WIDTH, SUB. MARKS  
NOW CONFORMING LOT AREA FOR PROPOSED LOT 10.01  
PROPOSED LOT 10.02 FRONT YARD, LOT WIDTH, LOT AREA.

**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.

WAIVER FOR TOPOGRAPHY

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**5. AUTHORIZATION AND VERIFICATION**

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

George B. Stevens  
Signature of Applicant

6-19-19  
Date

George B. Stevens  
Signature of Owner

6-19-19  
Date

\*The entire ordinance is available on the internet at the Township website:  
<http://www.westamptonnj.gov>

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



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DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

July 02, 2019

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

Attn: Marion Karp  
Administrative Officer

Re: **Stevenson, George**  
**Minor Subdivision - Review #1**  
**Block 107, Lot 10**  
**Location: 210 Main Street**  
**Zone: R-2 (Residential)**  
**Westampton Township, Burlington County, NJ**  
**Our File: CWAL0107.01**

Dear Chairman and Board Members:

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

- Subdivision plan entitled, "Minor Subdivision, 210 Main Street, Lot: 10 Block: 107 Plate:1, Township of Westampton, County of Burlington, New Jersey, prepared by JTS Engineers and Land Surveyors, Inc., dated June 5, 2019;
- Completed application forms

The Applicant, George Stevenson, is seeking Minor Subdivision approval to subdivide existing Lot 10, Block 107 into two (2) lots. The subject parcel is 25,709 square feet (0.590 acres) in size and is situated in the R-2 (Residential) Zone. The lot has frontage on three (3) sides: 53.44 feet along Main Street, 337.17 feet along Wills Avenue, and 100.66 feet along Second Street. The lot currently contains an existing two and one-half story brick dwelling, a two story frame barn and outhouse, and a frame shed.

The subdivided lots are proposed to be identified as Lots 10.01 and 10.02 and are proposed to be 15,154 and 10,555 square feet in size, respectively. Proposed Lot 10.01 will contain the existing dwelling and barn while the remaining Lot 10.02 will contain the existing shed and would be available for further development at a future time.

Based on our review we offer the following comments for review and consideration:

- 1) It appears the following variances will be required for proposed Lot 10.01:
  - a) A minimum lot area of 20,000 square feet is required; whereas a lot area of 15, 154.17 square feet is provided

S:\Westampton\Project Files\CWAL0107.01 - Stevenson, George\19-07-02 Stevenson, George - Eng Rvw JW.docx



Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: Stevenson, George  
Minor Subdivision Plan – Engineering Review #1

July 02, 2019  
Our File No. CWAL0107.01  
Page 2

- b) A minimum front yard of 50 feet is required; whereas, a front yard setback of 15.96 feet and 9.79 feet currently exists along Main Street and Wills Avenue, respectively.
  - c) A minimum lot width of 100 feet is required; whereas, 55.65 feet currently exists.
  - d) The minimum side yard setback for an accessory building is 6 feet; whereas 2.65 feet currently exists for an existing 2-story barn.
  - e) Permitted accessory buildings include storage buildings less than 200 square feet in the R-2 Zone. The barn to remain located on proposed Lot 10.01 appears to be approximately 663 square feet. The dimensions should be clearly indicated on the subdivision plan.
- 2) It appears the following variances will be required for proposed Lot 10.02:
    - a) A minimum lot area is 20,000 square feet whereas 10,555 square feet is proposed.
    - b) A minimum front yard setback of 50 feet is required; whereas, a 30-foot setback is requested along Willis Avenue and Second Street.
  - 3) The Westampton Code definition of a corner lot defines the required yards to be the following: Yards on both [frontage] streets shall meet the front yard requirements for that particular zone. The other two yards shall meet the side yard requirements. Therefore, no rear yard exists on Lot 10 or proposed Lots 10.01 and 10.02. The Existing/Proposed Conditions Table and Subdivision Plan should be revised to reflect same.
  - 4) The Applicant should clarify if public sewer and water is available at the site. The Applicant should clarify the location of any septic systems including the disposal fields, if applicable. The granting of subdivision approval is not recommended unless a feasible plan exists to provide water and sewer utility services for the proposed lot. The required minimum lot size is increased to one-acre if water and sewer is not available.
  - 5) The Applicant should clarify whether off-street parking will be provided for the proposed lot. If no off-street parking is provided, relief from RSIS
  - 6) The Westampton Code requires minor streets to have a right-of-way width of 50 feet. The right-of-way way width of Main Street and Second Street are 49.50 feet and 33.00 feet respectively. Right-of-way dedication should be identified to provide the desired cartway half-width of 25 feet for each frontage as applicable. The right-of-way width of Wills Avenue is shown as 50 feet.
  - 7) The Applicant is requesting a waiver from providing topography. Any approval should be conditioned upon submission of a grading and drainage plan for the development of a new dwelling on proposed Lot 10.02.



Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: Stevenson, George  
Minor Subdivision Plan – Engineering Review #1

July 02, 2019  
Our File No. CWAL0107.01  
Page 3

- 8) The subdivision plan notes that the intent is to file the subdivision by deed. If approved, Deeds of Minor Subdivision and associated property descriptions shall be submitted to the Board Attorney and Engineer for review and approval.
- 9) Approval from the Tax Assessor's office for the proposed lot and block numbers will be required.
- 10) The reference to the Camden County Planning Board on the subdivision map should be corrected. Any approval by the Board should be conditioned upon receipt of approval from the Burlington County Planning Board.
- 11) The title block for the subdivision map should be revised to correct the spelling of Westampton.

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/MJR

cc: Gene Blair, Construction Code Official  
Robert Swartz, Esq, Board Solicitor  
Barbara Fegley, PP, Board Planner  
George Stevenson, Applicant



# Township Of Westampton

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

DATE FILED \_\_\_\_\_  
(for office use only)

BLOCK 906.07 LOT 8.01

## 1. GENERAL INFORMATION

A. Applicant Name BBL NJ Land, LLC

Address 302 Washington Ave Ext., Albany, NY 12203

Telephone Number 518-640-6420

B. The Applicant is a:

Corporation\* \_\_\_\_\_

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

Individual \_\_\_\_\_

Other (specify)  New Jersey Limited Liability Company

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

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

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

Owner

Lessee \_\_\_\_\_

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

Attorney John C. Gillespie, Esq., Parker McCay P.A.

Address 9000 Midlantic Drive, Suite 300, Mt. Laurel, NJ 08054

Telephone Number 856-596-8900

D. Engineer/Surveyor: Edward P. Brady, P.E., Taylor Wiseman & Taylor

Address 124 Gaither Drive, Suite 150, Mt. Laurel, NJ 08054

Telephone Number 856-235-7200

## 2. INFORMATION REGARDING THE PROPERTY

A. Street address of the property 115-119 Hancock Lane

B. The location of the property is approximately 865+/- feet from the intersection of Hancock Lane and Burlington Mount Holly Road

C. Existing use of the property Vacant, existing detention pond

Proposed use of property Medical offices

D. Zone in which property is located B-1 Business

E. Acreage of property 8.697

F. Is the property located on a County road? Yes \_\_\_ No x; 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 x Expanded area \_\_\_ Improved Parking Area x Alteration to Structure \_\_\_ Expansion to Structure \_\_\_ Change of Use \_\_\_ Sign \_\_\_

H. Name of business or activity (if any) Medical Offices

I. Are there deed restrictions that apply or are contemplated? Yes- existing  
(if yes, please attach a copy to application) easements for drainage, utilities, ingress and egress

### 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:

Please see "Utility Plan" sheet 4 of 9 of Site Plan set prepared by Taylor, Wiseman and Taylor dated April 22, 2019.

O. List maps and other exhibits accompanying this application:

1. Site Plan, dated 4/22/19 prepared by Taylor, Wiseman & Taylor
2. Plan of Survey, dated 3/25/15, prepared by Taylor, Wiseman & Taylor
3. Report, Modified Recharge Basin Requirement, dated 4/19/19
4. Declaration of Reciprocal Cross Easements, dated 9/10/15

### 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.

None.

### 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.

Section 196-9 A(18)- The building's major elevations and floor plans. A  
waiver is requested as the site's tenant(s) has not been identified at  
this time.

**5. AUTHORIZATION AND VERIFICATION**

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

Erin Szulewski  
Signature of Applicant  
Erin A. Szulewski, Esq.  
Parker McCay P.A.  
Attorneys for the Applicant, BBL NJ Land, LLC

May 15, 2019  
Date

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

\_\_\_\_\_  
Date

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

## **EXPLANATION OF APPLICATION**

BBL NJ Land, LLC (“Applicant”) is the owner of property located at 115-119 Hancock Lane and formally identified as Block 906.07, Lot 8.01 on the Official Tax Map of the Township of Westampton (the “Property”). The Property is located in the B-1 Business Zone of the Westampton Township Zoning Ordinance.

Preliminary site plan approval for the entirety of former Lot 8 was granted in 2006. The approval included a hotel, a restaurant, a bank, and a three-story office building. The entire site was designed to use common utilities, storm drainage and site access. In 2015, former Lot 8 was subdivided into two new lots. Lot 8 contains the existing Hilton Garden Inn and Recovery Sports Grill. Lot 8.01, which is the subject of this application, contains an existing detention basin. Lot 8.01 was planned to contain an office building and bank pursuant to the 2006 preliminary site plan approval. The Applicant is currently proposing the development of a 2-story, 50,000 gross square foot medical office building on the Property and associated site improvements including 253 parking spaces. The Applicant is seeking Amended Preliminary Site Plan approval for the proposed development.



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
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DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

June 11, 2019

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

Attn: Marion Karp  
Administrative Officer

**Re: BBL NJ Land, LLC**  
**Preliminary Amended Site Plan - Review #1**  
**Block 906.07, Lot 8.01**  
**Location: 115-119 Hancock Lane**  
**Zone: B-1 (Business Zone)**  
**Westampton Township, Burlington County, NJ**  
**Our File: CWAL0906.01**

Dear Chairman and Board Members:

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

- Plans entitled "Hancock Lane Medical Office, Block 906.07, Lot 8.01, Preliminary Amended Site Plan, Westampton Township, Burlington County, New Jersey," consisting of nine (9) sheets, prepared by Edward P. Brady, PE, of Taylor, Wiseman & Taylor, dated April 22, 2019, unrevised;
- Plan entitled "Plan of Survey & Minor Subdivision, Block 906.07, Lot 8, Westampton Township, Burlington County, New Jersey," consisting of one (1) sheet, prepared by Samuel S. Previtera, PLS, of Taylor, Wiseman & Taylor, dated October 31, 2014, revised March 23, 2015;
- Modified Recharge Basin Requirement Report, prepared by Edward P. Brady, PE, of Taylor, Wiseman & Taylor, dated April 19, 2019, unrevised;
- Completed application forms.

The Applicant, BBL NJ Land, LLC, has submitted an Amended Preliminary Site Plan to develop the site known as Block 906.07, Lot 8.01, which currently consists of an existing detention basin with a 2-story, 50,000 gross square foot medical office building. The site was subject to previously received site plan approval in 2006, which included a hotel, restaurant, bank, and three-story office building. The hotel and restaurant were previously constructed on Lot 8. The previously approved 31,250 2-story office building and 2,500 bank office were never developed.

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Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: BBL NJ Land, LLC  
Preliminary Amended Site Plan – Engineering Review #1

June 11, 2019  
Our File No. CWAL0906.01  
Page 2

The proposed medical office building and associated improvements include 253 parking spaces, concrete curb and sidewalk installation, modified recharge basin, and landscaping and lighting improvements.

Main access to the site is proposed to be provided via a full-movement driveway along Hancock Lane. Two other full-movement driveways are proposed to connect to the existing driveway extending from Hancock Lane that provides access to the existing hotel and restaurant on Lot 8.

The subject ±8.697-acre parcel has approximately 812 feet of frontage on the southerly side of Hancock Lane. The property is situated in a B-1 (Business) Zoning District. The site is currently vacant with an existing drainage basin which was constructed as part of the Hotel and restaurant (the Recovery Room) project.

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

A. Use/Operation

1. The Applicant should identify the hours of operation, nature of medical practices, number of practices and potential number of employees proposed for the site.

B. Architectural

1. Architectural Plans for the proposed building should be provided for review.
2. The location of any proposed HVAC equipment to service the building should be identified, if not, roof mounted.
3. The Applicant should state whether a generator is proposed onsite. If so, it should be shown on the plans.
4. The trash enclosure and concrete pad as proposed in the construction detail should graphically be identified on the site plan. An accessible walkway should also be provided between the enclosure to the building. It is also recommended that the sides and rear of the enclosure consist of masonry as opposed to board-on-board fence.

C. Parking & Circulation

1. The Applicant's Engineer should provide a circulation plan to our office for review.



Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: BBL NJ Land, LLC  
Preliminary Amended Site Plan – Engineering Review #1

June 11, 2019  
Our File No. CWAL0906.01  
Page 3

2. The Applicant is proposing two hundred and fifty-three (253) parking spaces (10' x 18') and twenty-six (26) handicap parking spaces, eight (8) of which will be van-accessible spaces. Two hundred spaces are required by the town code. A 12-foot by 35-foot loading zone is also proposed.
3. The proposed parking is shown on the south eastern side of the site and on the north western side of site to have setbacks of 26.7 feet and 32 feet, respectively. Per Table II in Section 250 of the Township Code a 50-foot setback is required for front and rear yard setbacks. It appears variance relief may be required.
4. The Applicant's engineer should provide a label for the stop sign located at the southern portion of the site.
5. The Applicant's engineer should provide the locations on the site plan of LR7-22, No Parking Fire Lane, R7-1, No Parking Any Time, and R5-1, Do Not Enter.
6. A sidewalk connection should be made between the existing sidewalk on the access drive and the medical office complex.
7. The entrances/exits from the building should be identified on the site plan.

**D. Traffic Impact**

1. A Traffic Impact Study has not been provided.
2. The Applicant is proposing a two-story, 50,000 gross square foot medical office building in place of two-story 31,250 gross square foot office building and 2,600 square foot bank which was proposed in the 2006 preliminary site plan. Based on ITE Trip Generation Manual, it is estimated that the following number of new trips with the proposed 50,000 square foot Medical building is 120 vehicles during the AM peak hour, 155 vehicles for the PM peak hour, and 181 vehicles for the Saturday peak hour.



Marion Karp, Administrative Officer  
 Westampton Township Land Development Board  
 Re: BBL NJ Land, LLC  
 Preliminary Amended Site Plan – Engineering Review #1

June 11, 2019  
 Our File No. CWAL0906.01  
 Page 4

3. The estimated vehicle difference in the proposed application compared to the 2006 original application is shown in the table below:

	Land Use	Area	Weekday AM	Weekday PM	SAT
<b>PROPOSED SITE PLAN</b>					
Proposed	Medical Building	50,000 SF	120	155	181
<b>PREVIOUS SITE PLAN</b>					
Original	Drive-In Bank	2,600 SF	30	65	65
Original	Office Building	31,250 SF	75	113	22
Original Total			105	178	87
<b>Proposed Change in Vehicles</b>			<b>15</b>	<b>-23</b>	<b>94</b>

4. The Applicant's engineer should address the increase in trips associated with the Saturday peak hour and the impact that said vehicles could have on the intersections of Hancock Lane at the Site Driveway, and Hancock Lane at CR 541.

E. Grading

1. The Site Plan set should include an existing conditions/demolition plan.
2. The grading plan suggests that the proposed curb adjacent to the accessible parking spaces is full-height curb however the site plan identifies numerous parallel curb ramps to be installed at this location. Additional spot grades should be provided at the start and end of each full-height and flush-height curb transition. How the parallel ramps will transition at locations where B-inlets are proposed will need to be clarified. The engineer should consider offsetting the sidewalk from the curb to allow for the curbs to intersect with the sidewalk with the sidewalk remaining at consistent slope.



Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: BBL NJ Land, LLC  
Preliminary Amended Site Plan – Engineering Review #1

June 11, 2019  
Our File No. CWAL0906.01  
Page 5

3. Additional spot grades should be provided at the corners of each handicapped accessible parking area as well as along the proposed accessible pathways to confirm the proposed grading is compliant with ADA design guidelines.
4. The existing contour labels along the northeast property line should be reviewed and additional contours provided if available. There appears to be a discrepancy between the existing contours and the proposed grading. A connection of the existing and proposed topography needs to be shown at the wood line.
5. The Applicant's engineer should provide additional contours along the rear of the proposed retaining wall to show the design intent and anticipated tie-ins with existing grades between elevation 76 and elevation 80.
6. The Applicant's engineer should review the TC and G spot grades and elevation 71 contour along the rear curb line at the southern side of the property. Several of the spot grades suggest a 9"-10" tall curb.
7. The Applicant's engineer should review and revise the TC and G spot grade where the two elevation 70 contour lines meet at the curb island across from inlet B #205.
8. The Applicant's engineer should check and revise the proposed grading between the parking area and recharge basin. Several contours are missing and/or not properly closed. Furthermore, the existing contours are not consistent with exiting spot elevations.
9. The Grading Plan should be revised to clearly identify all proposed grate or rim elevations of any drainage structure to remain.
10. A fence should be provided at the top of the proposed retaining wall wherever the height of the wall is greater than 3 feet.

**F. Stormwater Management**

1. A complete Stormwater Management Report should be provided to this office for review which confirms that the existing stormwater management basin and proposed improvements are designed comply with current stormwater management regulations.
2. The TR-55 Land Covers identified in the provided Groundwater Recharge Spreadsheet for the Pre-developed condition should be reviewed and revised as needed to match the





Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: BBL NJ Land, LLC  
Preliminary Amended Site Plan – Engineering Review #1

June 11, 2019  
Our File No. CWAL0906.01  
Page 6

current existing conditions of the site. The area to be developed appears to consist of grass coverage.

3. A printout of the Web Soil Survey and associated descriptions should be added to the Supplemental Report / Stormwater Management Report.
4. The Soil Erosion, Sediment Control, and Drainage Area Plan should be reviewed and revised to address the following items:
  - a. An area callout for Inlet #202 does not appear to be identified on the plan.
  - b. The area callout for Inlet #111D is in a confusing location and should be relocated closer to the inlet.
  - c. The Web Soil Survey units and associated descriptions should be depicted on the plan.

**G. Utility Plan**

1. The Applicant is proposing to provide public water and sewer utility service by connecting to existing water and sewer mains located on the access road. The utility connections will be subject to the approval of the Mount Holly MUA and NJAW. The Applicant should confirm the utility agencies have jurisdiction over the project. The cover sheet of the plan set should identify all agencies having jurisdiction over this site including contact information.
2. As previously noted, a demolition plan should be provided to identify storm sewer be removed. The existing storm sewer pipe removed should then be eliminated from the Grading and Utility Plans.
3. The existing contour and spot elevations should be removed from the plan.
4. The Applicant's engineer should revise the callout for B-1 Inlet #116 to match the proposed pipe.
5. The applicant's engineer should review the pipe run from B Inlet #200 to B Inlet #201. It appears full depth depressed curb would conflict with the proposed pipe. A depressed curb detail should be provided.



Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: BBL NJ Land, LLC  
Preliminary Amended Site Plan – Engineering Review #1

June 11, 2019  
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Page 7

6. There may be a utility conflict between the existing 36 HDPE pipe between Inlet #114 and #111 and the proposed water meter vault and service lines. The applicant's engineer should review and revise the location of the proposed lines if necessary.
7. The pipe type and slope for the roof leader collections should be shown on the plan.
8. The location of the electrical transformer, if required, should be identified.
9. A cleanout detail should be provided for the location of the cleanout in the grass area.

#### H. Landscaping

1. The Applicant's Engineer should review the landscaping between inlets B #111 and B #115. The proposed landscaping appears to conflict with the existing storm pipe.
2. The existing storm sewer piping and structures to be removed should be hidden on the plan.
3. We defer review of the adequacy of the required buffering as per Section 196-8 B. to the Board Planner.
4. The Applicant should indicate whether irrigation will be provided for the landscape areas.

#### I. Lighting

1. The existing site lighting within Lot 8 and already constructed within Lot 8.01 appears to utilize metal halide light fixtures whereas, the proposed site lighting will utilize LED fixtures. The Applicant's engineer should confirm the type, size and style of the existing lighting to ensure the proposed lighting is consistent in color, shape and size of the poles and fixtures. Note, this may require conversion of the existing site lighting including within Lot 8, to LED fixtures.
2. The output from the existing site lighting located within Lot 8.01 but along adjacent the access drive shall be included in the point-by-point foot-candle coverage analysis.
3. The Applicant shall revise the 'Concrete Base Detail' to include the minimum burial depth of the conduit and the size of the proposed anchor bolts required.
4. The plans should be revised to provide manufacturer's catalog cuts for the proposed fixtures and poles.



Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: BBL NJ Land, LLC  
Preliminary Amended Site Plan – Engineering Review #1

June 11, 2019  
Our File No. CWAL0906.01  
Page 8

5. The Landscaping Plan should be revised so that the proposed and existing light fixtures are more clearly depicted on the plans, to ensure a minimum of fifteen (15) foot clearance exists between the proposed light fixtures and trees, to prevent future branch/fixture conflicts. This should include review of the proposed location of light features B-4 and C-4 for conflict with adjacent trees.

J. Construction Details

1. The plans should note that the lane lines and parking spaces lines should be long-life thermoplastic or epoxy resin.
2. The typical concrete channel section should be revised to reference the NJDOT specifications or the specification should be added to the detail.
3. The international handicap symbol should be revised to show blue reflective epoxy resin
4. The stop sign detail should be revised to include the dimensions of the sign.
5. The handicap ramp details should be revised to add notes referenced but not included with the detail.
6. Additional information for the trash receptacle enclosure detail should be provided:
  - a. Strength/type of concrete to be installed (our office recommends NJDOT class B, 4000 psi and wire mesh reinforcement at a minimum)
  - b. Additional detail of the footing including width and specified strength of concrete if different from pad.
  - c. The concrete pad for the trash receptacle should include reinforcing material.
7. Frame and casting details should be provided for all proposed inlets and manholes.
8. The curb piece detail should be revised to show Type 'N' Eco.
9. It appears note #4 (Type II & Type III) in the Trench Replacement detail are switched in relation to the provided figures. The Applicant's engineer should review the plans and clarify as needed.



Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: BBL NJ Land, LLC  
Preliminary Amended Site Plan – Engineering Review #1

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10. The Typical Parking Lot Section detail and Trench Replacement detail should be revised to be consistent with each other and Chapter 212, Streets and Sidewalks, Section 15.5 of the Township Ordinance.
11. The Typical Parking Lot Section detail should be revised to be consistent with the Concrete Curb detail.
12. The concrete sidewalk detail should be revised to read 2% maximum cross-slope.
13. A handicap parking detail should be provided.
14. A detectable warning surface detail should be provided.
15. The callout on the retaining wall detail referring to a profile drawing should be revised to reference the wall design drawings. Any retaining wall that is to be constructed taller than 4 feet in height must be designed by a structural engineer licensed in the State of New Jersey. Design drawings of the proposed wall must be submitted to and approved by the building department prior to the start of construction.

K. Miscellaneous

1. Signature blocks for the Board Chairmen and Engineer should be included on the cover sheet.

L. Outside agency permits and/or approvals

1. Burlington County Planning Board
2. Burlington County Soil Conservation District
3. Mount Holly MUA
4. New Jersey American Water
5. Westampton Fire Marshall



Marion Karp, Administrative Officer  
Westampton Township Land Development Board  
Re: BBL NJ Land, LLC  
Preliminary Amended Site Plan – Engineering Review #1

June 11, 2019  
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Page 10

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/EFD

Enclosure (Stormwater Summary)

cc: Gene Blair, Construction Code Official  
Robert Swartz, Esq, Board Solicitor  
Barbara Fegley, PP, Board Planner  
BBL NJ Land, LLC, Applicant  
Edward P. Brady, PE, Taylor, Wiseman & Taylor, Applicant's Engineer  
John C. Gillespie, Esq, Applicant's Solicitor

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

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

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



**ENVIRONMENTAL  
RESOLUTIONS, INC.**

*Engineers • Planners • Scientists • Surveyors*

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G. Jeffrey Hanson, PE, CME

Joseph R. Hirsh, PE, CME, CPWM

Joseph P. Orsino, CET

Marc H. Selover, LSRP, PG

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

Harry R. Fox, NICET III, CPSI

C. Jeremy Noll, PE, CME

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

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

July 2, 2019  
#88023 01

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

Attn: Marion Karp, Secretary Land Development Board

Re: BBL NJ Land, LLC  
Block 906.07 Lots 8.01  
115-119 Hancock Lane  
**Amended Preliminary Major Site Plan Application**

Dear Members:

An application has been received for Amended Preliminary Major Site Plan approval for Block 906.07, Lot 8.01 located at 115-119 Hancock Lane. The subject parcel was originally part of a larger tract identified as Lot 8 that received Board approval in 2006 for Hilton Garden Inn, Recovery Sports Grill, a 31,250 square foot office building and a 2,500 square foot bank. The Hilton Garden Inn and Recovery Sports Grill were constructed. A stormwater basin designed to service the overall development was also constructed and in 2015, the property was subdivided into Lots 8 and 8.01. Lot 8.01 contains the existing detention pond and the originally proposed office and bank described above. The property comprises 8.697 acres and is situated within the B-1 Zone.

The applicant is now seeking Amended Preliminary Major Site Plan approval to develop Lot 8.01 with a 2-story, 50,000 square foot medical office building in lieu of the previously approved office building and bank. Site improvements proposed in association with the building include 253 car parking stalls, a concrete loading area, lighting, landscaping and a slight modification of the existing basin. The site will be accessed by two, full movement driveway connections to the existing drive currently servicing the hotel and restaurant complex.

The following documents have been received with this application:

1. Hancock Lane Medical Office, Preliminary Amended Site Plans prepared by Taylor Wiseman & Taylor dated 4/22/19 including:
  - a. Title sheet, Sheet 1 of 9.
  - b. Site Plan, Sheet 2 of 9.

- c. Grading Plan, Sheet 3 of 9.
- d. Utility Plan, Sheet 4 of 9.
- e. Soil Erosion, Sediment Control & Drainage Area Plan, Sheet 5 of 9.
- f. Soil Erosion, Sediment Control Details & Notes, Sheet 6 of 9.
- g. Landscaping Plan, Sheet 7 of 9.
- h. Lighting Plan, Sheet 8 of 9.
- i. Construction Details, Sheet 9 of 9.
2. Plan of Survey & Minor Subdivision prepared by Taylor Wiseman & Taylor dated 10/31/14 and revised to 3/23/15.
3. Modified Recharge Basin Requirement Report, prepared by Taylor Wiseman & Taylor dated 4/19/19.
4. Westampton Township Application for Preliminary Major Site Plan dated 5/15/19.
5. Declaration of Reciprocal Cross Easements dated September 10, 2015.
6. Evidence of Payment of Taxes.
7. Certification that no outstanding fees and escrows are due.
8. Ownership Disclosure Agreement.
9. Burlington County Planning Board Site Plan Application
10. Explanation of Application.
11. Escrow Agreement
12. Letter of Transmittal from Erin A. Szulewski, dated May 15, 2019.

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

**Submission Waiver**

1. Ordinance §196-9A(18) requires the building's major elevations and floor plans be submitted. Applicant requests a waiver because the site's tenant has not yet been identified.

**Variances**

1. Ordinance §250-15G(3) and requires that buffers be planted to a depth of 50' along property lines where a nonresidential use abuts a residential use. A proposed retaining wall encroaches into the buffer required along the property line shared with the residential development to its east. A Bulk variance is required. *The proposed retaining wall will enhance screening of the parking lot by maintaining the higher elevation between it and the residential development as well as an elevated area for buffer planting.*

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

### **Design Waivers**

2. Ordinance §250-15G(2) and Ordinance §196-8B(1) require that buffers be planted to a depth of 25' along property lines where a nonresidential use abuts another nonresidential use and to a depth of 50' where a nonresidential use abuts a residential use. Each of the buffers is deficient with regard to the number of trees and shrubs required by Ordinance §196-8C(3)(c). Design waivers will be required. The buffering proposed along the parcels border with the residential development will provide effective screening. Consequently, we can support waiving strict compliance with the required plant numbers. We can support waivers from the number of plants required along its remaining property lines conditioned on comments offered below in our General Comments.
3. A design waiver is required from Ordinance §250-22Q(6)(b) which states that employee parking shall be physically separated from non-employee parking. No separation is depicted on the plan.
4. A design waiver is required from Ordinance §250-22Q(6)(a) which states Nonemployee parking shall be 10' x 20'. The plan indicates this ordinance section states, "Parking spaces abutting a pedestrian walkway with a width of at least five (5) feet of parking spaces abutting aisle dividers, landscaping islands of parking islands may be 10 feet x 18 feet." This ordinance was amended on 8/9/11 by Ordinance #11-2011. The plan should be revised and a waiver is necessary.

The applicant shall provide testimony justifying the design waivers.

### **General Comments**

5. The applicant should provide testimony on operations of the proposed facility including:
  - a. Services provided
  - b. Hours and days of operation.
  - c. Number of employees on the maximum shift.
  - d. Waste and recycling generated.
  - e. Scheduling and trip frequency for deliveries and waste removal.
  - f. Reasons for proposing 253 parking spaces when 200 are required.
6. We recommend replacing two of the Willow Oaks and some of the Japanese Holly proposed in the buffer area opposite the parking lot servicing Lot 8 with groupings of evergreen trees and larger shrubs to provide more of a visual separation between the paved areas.
7. Groupings of evergreen and ornamental trees in mulched planting beds should be incorporated within the required buffer area at various locations along the parcels Hancock Lane frontage.



Page five

### Outside Agency Approvals

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

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

Sincerely,



Barbara J. Fegley, AICP, PP  
Township Planner

Cc: Gene Blair, Construction Code Official, via email  
Louis Capelli, Esq., Board Solicitor, via email to [lcapelli@floriolaw.com](mailto:lcapelli@floriolaw.com)  
Robert Swartz, Esq., via email to [RSwartz@Floriolaw.com](mailto:RSwartz@Floriolaw.com)  
James Winckowski, PE, CME, Board Engineer, via email  
Edward P. Brady, Taylor Wiseman & Taylor, via email  
Samuel S. Previterra, Taylor Wiseman & Taylor, via email  
John C. Gillespie, Esq., Parker McCay, via email  
Erin A. Szulewski, Esq., Parker McCay, via email  
Paul Trigger, BBL NJ Land, LLC, 302 Washington Avenue Ext., Albany, NY 12203



# Westampton Township Emergency Services

*Raising The Standard In Community Service*

780 Woodlane Road Westampton, New Jersey 08060

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

## LAND DEVELOPMENT BOARD REVIEW

- DATE:** July 2, 2019
- ADDRESS:** 115-119 Hancock Lane
- PROPOSED USE:** Medical Office
- HYDRANTS:**
- 1) Located within 50' of FDC for sprinkled building.
  - 2) Water supply to construction site in service prior to construction
  - 3) Fire Hydrants (2) as specified on Fire Department marked up map
- FIRE PROTECTION SYSTEMS:**
- 1) FDC Signage to be 6 inch letters with a 1 inch stroke of contrasting reflective colors.
  - 2) Exterior Fire Alarm horn/strobe
  - 3) Standpipe connections in stairwells.
  - 4) Standpipes in service per floor prior to construction of additional floors for projects requiring same
  - 5) FDC required strobe lighting per Township Ordinance
  - 6) Map of Detection/Protection locations and floor plan upon completion
  - 7) FDC 5" Storz AND dual 3" inlets
  - 8) Fire Protection & Building Documents to be housed on site (PVC tube above door in FACP or Sprinkler Room)



# Westampton Township Emergency Services

*Raising The Standard In Community Service*

780 Woodlane Road Westampton, New Jersey 08060

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

## **APPARATUS ACCESS:**

- 1) Fire Lanes around structure/hazards with appropriate signage per Fire Department marked up map.
- 2) Height clearances as required in area of Drop Off Area if Canopy Installed (12 feet)
- 3) Apparatus turning radius around the building.
- 4) Hard solid base installed and maintained before and during any structural construction.

## **BUILDING ACCESS:**

- 1) Knox Box installed per Township Ordinance at a mutually agreed upon location between Fire Department and Owner
- 2) Emergency contact list at completion.
- 3) Fire Department access during construction.
- 4) Elevator has phase I/II standard Yale 3502 key

## **NOTES :**

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

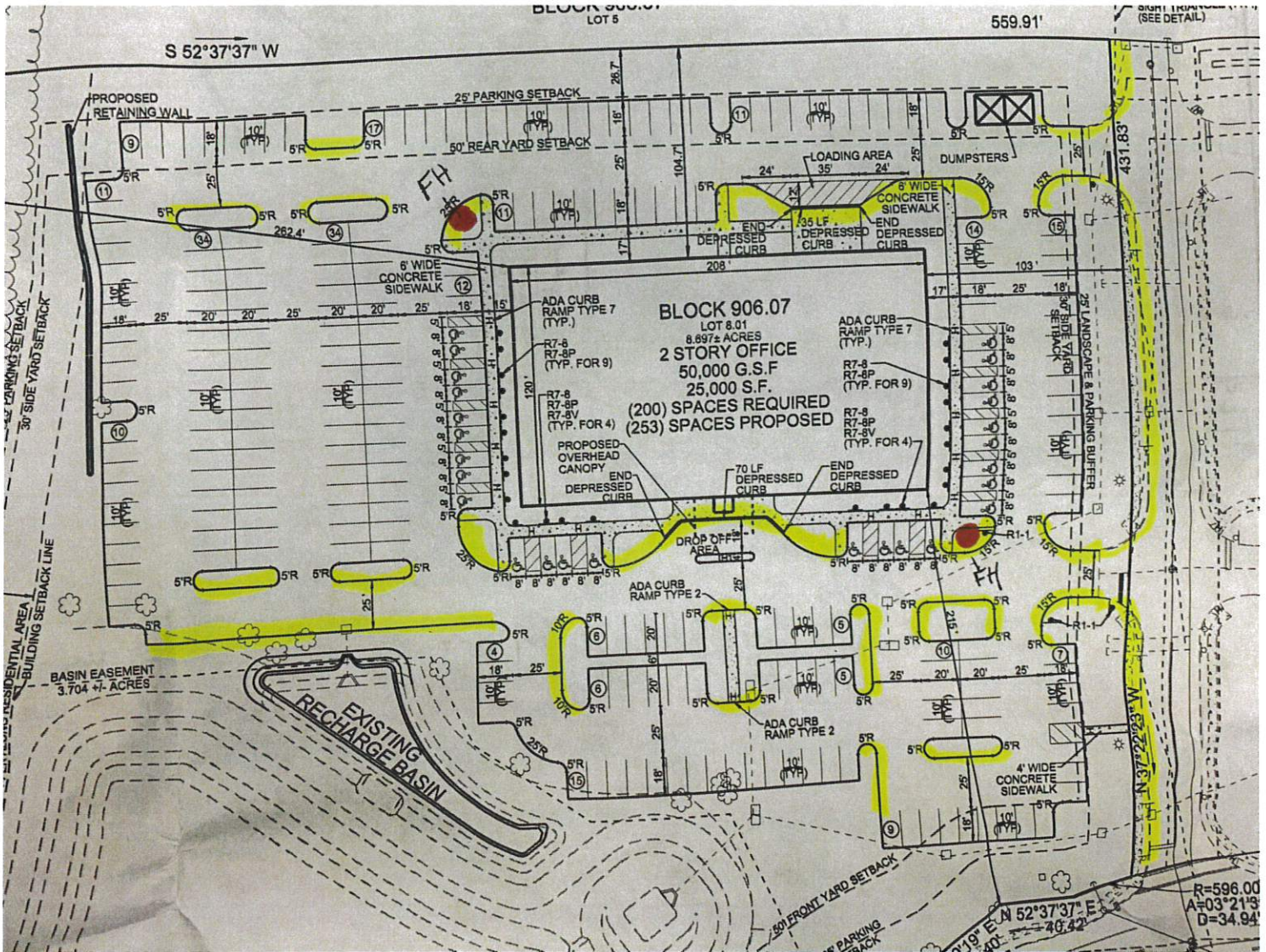


# Westampton Township Emergency Services

*Raising The Standard In Community Service*

780 Woodlane Road Westampton, New Jersey 08060

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



**REDEVELOPMENT PLAN  
2015 BURLINGTON-MOUNT HOLLY ROAD  
COUNTY ROUTE 541  
BLOCK 805, LOT 1  
WESTAMPTON TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY**



**ENVIRONMENTAL  
RESOLUTIONS, INC.**

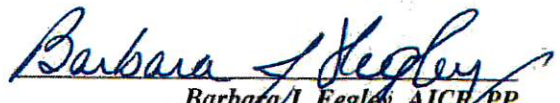
*Engineers • Planners • Scientists • Surveyors*

*Prepared By:*

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

*Prepared For:*

**Westampton Township  
710 Rancocas Road  
Westampton, New Jersey 08060**

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

**June 27, 2019  
#88010-02**

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## APPENDICES

### *Appendix A*

*Figure 1. Tax Map*

*Figure 2. Zoning Map*

*Figure 3. 2015 Aerial*

*Figure 4. USGS Location Map*

### *Appendix B*

*Westampton Township Committee Resolution 43-18,  
Authorizing the Land Development Board to conduct a Preliminary Investigation of the  
Property for Designation as "A Non-Condemnation Area in Need of Redevelopment"*

### *Appendix C*

*Westampton Township Land Development Board Resolution 8-2018,  
Recommending that the Township Committee designate the Property as  
"A Non-Condemnation Area in Need of Redevelopment"*

### *Appendix D*

*Westampton Township Committee Resolution 142-18,  
Designating the Property as "A Non-Condemnation Area in Need of Redevelopment"  
and Authorizing Land Development Board to Prepare a Redevelopment Plan Thereto*

### *Appendix E*

*NJDCA Approval of Township Committee Designation of the Property as  
"A Non-Condemnation Area in Need of Redevelopment"*

### *Appendix F*

*Westampton Hospitality, LLC Concept Plan,  
Prepared by Stout & Caldwell, LLC, dated May, 2018*

### *Appendix G*

*Photos of Existing Billboard and Freestanding Signs to be Reconstructed*

## I. Introduction and Purpose

This Redevelopment Plan is prepared for Block 805, Lot 1 (the "Property"), which is located at 2015 Burlington-Mount Holly Road (County Route 541). The Property is situated on the southern, or eastbound, side of Burlington-Mount Holly Road within a triangular shaped parcel formed by Burlington-Mount Holly Road, the New Jersey Turnpike, and New Jersey Turnpike Access Ramp #7 at Interchange #5 which intersects Hancock Lane at a traffic signal.

The boundaries of the Property are shown on the following location maps, which are included in Appendix A.

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

According to MODIV tax assessment records and a Survey and Signage Plan prepared by Stout & Caldwell Engineers, LLC, the Property contains 11.24 acres. After the demolition of several dilapidated buildings, the Property now contains a two-story hotel with an attached one-story addition. The Property is situated in the Commercial (C) Zoning District. Properties to the northwest and west, on the other side of the New Jersey Turnpike, are also situated in the Commercial (C) Zoning District. Properties to the northeast, east and southeast are situated in the Business (B-1) Zoning District. The New Jersey Turnpike separates the Property from parcels to the south.

Surrounding properties include:

- Applebee's Grill and Bar, Best Western Burlington Inn, Hampton Inn and Cracker Barrel Old Country Store on the opposite side of Burlington-Mount Holly Road between the New Jersey Turnpike and Hancock Road to the north and northwest
- Recovery Sports Grill and Hilton Garden Inn on the northern side of Burlington-Mount Holly Road, east of Hancock Lane;
- Mill Creek and associated forested freshwater wetlands on the southeastern side of the New Jersey Turnpike Access Road.
- An agricultural field recently approved for a retail development (Fountain Square) to the west of the site.
- A mix of utility, transportation / automobile service-related, and lodging uses on the opposite side of the New Jersey Turnpike and Burlington-Mount Holly Road.

On February 6, 2018, Westampton Township Committee (Committee) adopted Resolution 43-18 (Appendix B) authorizing the Land Development Board (Board) to conduct a Preliminary Investigation for the Determination of A Non-Condensation Area in Need of



Redevelopment and to prepare a Redevelopment Plan should the property be deemed in need of redevelopment in compliance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1).

On April 4, 2018, the Board held a Public Hearing on the Preliminary Investigation and determined the Property was in need of redevelopment. On May 2, 2018, Resolution 8-2018 (Appendix C) was Memorialized, recommending that Committee designate the Property described as Block 805, Lot 1 as "An Area in Need of Non-Condensation Redevelopment."

The Committee subsequently adopted Resolution 142-18 (Appendix D), on October 16, 2018, accepting the Board's recommendation and designating the Property as a Non-Condensation Redevelopment Area and authorizing the Land Development Board to prepare a Redevelopment Plan.

The Township subsequently sent the Preliminary Investigation and Resolution 142-18 to the Commissioner of the New Jersey Department of Community Affairs (Commissioner) for their approval of the "Area in Need of Redevelopment" Designation." The Commissioner sent a letter to the Mayor dated November 2, 2018 indicating that, "The determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation. Accordingly, the redevelopment area determination took effect after transmission to the Commissioner of DCA" (Appendix E).

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

As shown on the Concept Plan included in Appendix F, the Redevelopment Plan proposes:

1. Renovating an 80-room *Red Roof Inn* which contains a two-story hotel with a one-story addition.
2. Constructing a new four-story joint hotel structure comprised of the following:
  - a. An 84 room, *Hilton Brand Hotel*.
  - b. A 90-room, *Hilton Brand Hotel*.
  - c. Shared guest amenities, such as a breakfast area, fitness room, indoor pool, outdoor patio, common self-service laundry and the capacity for 250-seats of meeting room space.
3. Constructing a one-story, national brand, 6,500 square foot, approximate 200 seat sit-down restaurant with a liquor license, as permitted by state regulations on

properties with at least 100 hotel rooms. The proposed restaurant may have a specialized service and several parking spaces for employees to deliver pre-ordered food to a patron's vehicle, however, it will not have drive-thru service.

4. Constructing a one-story, 1,520 square foot, drive-thru pad site.
5. Reconstructing three existing billboards in the same locations as the existing billboard foundations with the same square footage as the existing billboards. Two existing billboards are located along the Property's New Jersey Turnpike frontage and one is situated on the Property's Burlington-Mount Holly Road frontage near the turnpike. The billboards will advertise goods and/or services that may or may not be sold or performed on the lot on which the sign is located. It is anticipated that the billboard situated on Burlington-Mount Holly Road will advertise on or off-site Township businesses and/or upcoming events.
6. Reconstructing three existing freestanding business identification signs in the same locations as the existing freestanding sign foundations with the same square footage as the existing freestanding signs along the Property's Burlington-Mount Holly Road frontage to advertise goods and/or services available on the Property.
7. Providing other required site improvements, such as off-street parking and loading areas, stormwater management facilities, solid waste and recyclable management facilities, directional signage, landscaping, lighting, etc.

## II. Definitions

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

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

Redevelopment Area, or Area in Need of Redevelopment - means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

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

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

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

### **III. Contents of a Redevelopment Plan**

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

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

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

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

#### **A. Relationship to Local Objectives**

The Property is located within a Non-Condemnation Redevelopment Area in the Commercial (C) Zoning District. This Redevelopment Plan allows for redevelopment which comprises a planned campus of three hotels, one sit-down restaurant with a liquor license, and one drive-thru pad site. Hotels are a conditionally permitted use in the Commercial (C) District. Restaurants are a permitted use and retail and service establishments and banks and financial institutions that would likely occupy the pad site, in addition to a smaller drive thru restaurant, are permitted uses.

Upon completion of the proposed redevelopment project, there will be additional facilities for overnight accommodations, a full service restaurant and a pad site to provide retail or service amenities to residents or visitors.

The most recent Westampton Township Master Plan Reexamination Report was adopted on April 1, 2015. The Master Plan Reexamination discussed the economic downturn over the past seven years which at the time would have been from 2008 to 2015 and the major negative impact it had on development within Westampton. The Reexamination Report discusses the Visioning Statement and Plan that was prepared in 2010 and focuses on recommendations for the Route 541 Corridor. The Reexamination states that the western portion of the Route 541 Corridor contains a concentration of regional, travel related uses that have developed adjacent to the Turnpike entrance including hotels and restaurants. Since most of the development is relatively new, redevelopment is not likely. While this statement may have been true for some or most of the western parcels, the former Howard Johnson's site was developed 50+ years ago and prior to demolition of some of the structures on the Property, it contained vacant buildings from commercial uses no longer in business. There were no zone change recommendations for the Property, however, the Reexamination Report recommended that the Route 541 Corridor be studied in phases with the central portion of the Corridor studied first, starting in 2015 for a mixed use land use plan and land use regulations. The eastern and western sections of the Corridor would be studied later.

Another development discussed in the 2015 Master Plan Reexamination Report was the plan for Virtua Hospital's medical campus and the recommendation for mixed-use development along the north side of Route 541 in the central portion of Route 541 to create both a strong regional identity, a Town Center and a destination for the Township. Additional overnight accommodations would benefit from the primary and secondary effects of the hospital facilities.

Because the proposed redevelopment project is a non-residential use within a non-residential zoning district, it is not related to the Township's local objectives in terms of density of population and potential adverse impacts on municipal recreational and community facilities. There is sufficient public water supply and wastewater treatment capacity to accommodate the proposed redevelopment plan.

The Burlington County Traffic Engineer indicated that the traffic accident problems cited in the Master Plan's 2002 Circulation Plan Element, at the adjacent intersection of Burlington-Mount Holly Road, Hancock Lane, and the New Jersey Turnpike Access Road, have since been corrected. Any traffic management concerns related to the proposed redevelopment project will be addressed during the Township and County Site Plan review and approval processes.

The objectives of the Redevelopment Plan are as follows

- a. Encourage the productive use of Block 805, Lot 1.
- b. Create land use requirements specific to the Property that are sensitive to the area and feasible due to site location surrounded by County Route 541 and the New Jersey Turnpike Access Road and Interchange and the New Jersey Turnpike.

- c. Encourage the redevelopment of the property to increase tax ratables within the Township of Westampton.
- d. Provide infrastructure improvements for the redevelopment area.
- e. Provide for the reuse of underutilized lands which represent a lost opportunity for a valuable contribution to the economic vitality of the community.
- f. Utilize to the maximum extent practicable, Smart Growth Planning Principles in the redevelopment area. Such principles include:
  - i. Encouraging development in a region adjacent to existing development.
  - ii. Clustering development with the ability to utilize shared parking, access, and stormwater management.
  - iii. Utilizing high quality design and providing for a use suited to access to transportation networks.
- g. Institute land use and building controls to promote the redevelopment of the area.

The 2010 Visioning Statement discussed ratables and employment and stated that the best ratable development at the time were the new hotels that have been built along the turnpike interchange because in addition to paying taxes, there is an additional occupancy or room tax placed on each room rental which is a plus for the tax base.

The Redevelopment Plan is consistent with the Visioning Statement's recognition of the economic benefits of hotels. The proposed redevelopment project that includes two Hilton Brand Hotels, renovations to an existing hotel, a new restaurant and a pad site which is adjacent to New Jersey Turnpike Interchange #5 and within Westampton Township's hospitality lodging and dining use node at that interchange will increase the number of Township hotel rooms near the Turnpike Interchange and will increase the number of restaurants which will broaden the Township's tax base.

One of the Visioning Statement's goals was to, "Provide transportation choices, including bicycle paths, pedestrian networks, and public transportation." One of the recommendations was to "Plan for pedestrian facilities that link residential areas and economic activity centers. Public outreach identified a need for sidewalks along Route 541." The 2015 Master Plan and Development Regulations Reexamination Report adopted on April 1, 2015 also stated the increasing demand for biking and walking facilities for both recreation and travel. The Reexamination Report states that, "Installation of sidewalk is solely a County decision along County roads, however, the Township is able to influence the decisions with written policies and recommended conditions attached to development approvals." This was identified as an ongoing problem or objective.

Because the Property contains existing curb cuts for entrance and exit drives from Route 541, existing paving, and most importantly, significant elevation changes from the western side of the Property at the Turnpike overpass to the eastern side

access drive, providing sidewalk or a walkway on the Property to achieve this Visioning Statement and Master Plan Reexamination objective is not feasible. Within the Turnpike and/or County right-of-way, there is Guardrail at the top of a steep slope down to the actual Property. Providing a sidewalk or walkway will need to involve the New Jersey Turnpike and Burlington County. This will likely involve a long-term, regional issue and solution for the entire length of Route 541.

The Concept Plan for the Property, provided in Appendix F, shows the locations and dimensions of the proposed hotels, restaurant, pad site, billboards, parking areas, freestanding business identification signs, and stormwater management area. The Concept Plan may change as site planning evolves and the Preliminary and Final Site Plans are developed. The Redevelopment Project, however, will be bound by the regulations contained in this document, unless an amendment to the Redevelopment Plan is adopted or bulk variances or design waivers are approved.

## **B. Proposed Land Uses and Building Requirements**

This Redevelopment Plan refines and supersedes the use regulations and bulk standards of the prevailing Commercial (C) District provided in Ordinance §250-16, Conditional Use Standards for Hotels and Motels in Ordinance §250-26J, Ordinance §250 Attachment 2, and other Ordinance standards and requirements discussed in Section III.B.4.a. through e. and Section III.B.5.a. through e. of this Redevelopment Plan. The Westampton Township Zoning Map shall be amended to reflect the Redevelopment Plan status of the Property.

### **1. Permitted Principal Uses and Structures**

This Redevelopment Plan permits the following Principal Uses and Structures:

- Hotels and motels.
- Sit-down, dine-in restaurant, with Class "C1" plenary retail consumption liquor license. The restaurant may have a specialized service and several reserved parking spaces for employees to bring pre-ordered food to a patron's vehicle.
- Pad site for a Retail sales or service establishment such as food or beverages or bank or financial institution, including a drive-thru facility.
- Reconstruction of three existing billboard signs advertising goods and/or services not sold or performed on the lot on which the sign is located.
- Reconstruction of three existing freestanding signs on County Route 541 advertising uses on the Property.

## 2. Permitted Accessory Uses and Structures

Permitted Accessory Uses and Structures include the following:

- Awnings and canopies.
- Backup electrical power generators.
- Balconies, chimneys, and eaves.
- Electric and hybrid vehicle charging stations.
- Fences, walls, and hedges with a maximum of six feet.
- Flags and flagpoles.
- Gardens and landscape planting beds.
- Gazebos, benches, and similar street furniture.
- Hotel amenities such as beverage and coffee snack bars, individual business work spaces and facilities, breakfast rooms, game room, indoor fitness room, vending machines, laundry services, both self-service and valet, and indoor swimming pool.
- Hotel public assembly facilities, such as business meeting rooms, conference rooms, lobbies, and lounges.
- Off-street parking and loading facilities and fire lanes.
- Outdoor decks, patios, and break areas.
- Outdoor lighting.
- Property maintenance structures.
- Public and private utilities with underground infrastructure.
- Retaining walls with a maximum height of eight feet, if required.
- Restaurant food order delivery services where employees bring food orders to one's car, or drive-thru service on the pad site, where drivers pick up orders at a restaurant window.
- Sidewalks and walkways.
- Signs for business identification: façade and freestanding.
- Signs for direction and traffic management, including directory signs and traffic signs for pedestrians and vehicles.
- Solar energy systems, per Ordinance §250-22.1A(2)(b)[1] [a] to [d] and [2].
- Solid waste and recyclable collection facilities and trash enclosures.
- Stormwater management facilities.
- Temporary construction and marketing trailers and up to four signs not exceeding 50 square feet each, advertising the prime contractor, subcontractor(s), architect, financial institution, and similar data for the period of construction, beginning with the issuance of a building permit and concluding with the issuance of the final certificate of occupancy for the Property, provided that said trailer(s) and signs are on the site where the construction is taking place and that they are shown on the Site Plan and approved by the Land Development Board.



### 3. Bulk Standards

This Redevelopment Plan refines and supersedes the zoning bulk requirements of the prevailing Commercial (C) District provided in Ordinance §250 Attachment 2. Applicable bulk standards are as set forth below in Table 1.

**TABLE 1**

<b>Principal Structure Requirements</b>		
<b>Standard</b>	<b>Permitted</b>	<b>Proposed</b>
Minimum Lot Area	1 Acre	11.24 Acres (489,773 SF)
Minimum Lot Width and Frontage on CR 541	150 Feet	586.49 Feet
Minimum Lot Depth from CR 541	150 Feet	1,070 Feet
Minimum Front Yard Building Setback	50 feet	78.2 Feet
Minimum Side Yard Building Setback from New Jersey Turnpike ROW	20 Feet Each Side	43.84 Feet
Minimum Rear Yard Building Setback	50 feet	263 Feet
Maximum Floor Area Ratio	20%	14.0% +/-
Maximum Impervious Coverage	60%	52.47% (256,962 SF)
Maximum Building Height at Setback Line	35 Feet	35 Feet for Pad Site & Restaurant
Maximum Building Height 100'+ From ROW	45 Feet	50 Feet including Parapet

### 4. Miscellaneous Redevelopment Plan Requirements

The following submission items and ordinance requirements are modified or superseded by this Redevelopment Plan as follows:

- a. **§196-8B and §250-16F Screening and Buffering Requirements:** Due to the Property's unique location surrounded on four sides by the New Jersey Turnpike and Burlington-Mount Holly Road, existing setbacks from Burlington-Mount Holly Road, steep slopes adjacent to the New Jersey Turnpike, and open lawn area adjacent to the New Jersey Turnpike Access Road, landscape areas shall be as shown on the Concept Plan in Appendix F.

Landscape areas range from a minimum of 5' at one point along the New Jersey Turnpike to 7' along County Route 541 to 10' at one point on the New Jersey Turnpike Access Road across from the toll booth. Maximum landscape areas range from 35' adjacent to the New Jersey Turnpike to the future basin, to 25' from County Route 541, and 25' adjacent to the New Jersey Turnpike Access Road.

These minimum and maximum landscape areas shall be enhanced with screen plantings that may contain a combination of vegetative/ornamental ground cover, landscape berms, fences, and ornamental trees and shrubs. In areas where existing dense, healthy, non-invasive vegetation exists and is to remain, these areas may be counted towards the required buffer. The site access drive crossings,

fences, walls, signs and other existing structures shall be permitted within the buffer area. Strict conformance with the requirements of §196-8B are waived because the adjacent uses to the property are existing roadways, one of which provides access to the existing hotel on the Property and no substantial change to the property frontage within the landscape area is proposed. Applicant shall work with the Township Planner to provide the maximum landscaping and buffering feasible to create an attractive planting plan that insures the health and growth of selected plantings.

- b. **§250-22G Site Lighting:** Landscape and facade up-lighting approval shall be conditioned upon lighting to be directed on landscaping or on a building, that light and glare are directed away from adjacent streets, and that lighting shall not interfere with traffic or otherwise pose a hazard to public safety. This applies to existing and proposed lighting of reconstructed billboards and freestanding signs including changeable copy.
- c. **§196-8A Parking and Loading Design Standards, §250-16E Parking and Loading Requirements, §250-22Q Off-Street Parking, and §250-22R Off-Street Loading:** The provisions of these Ordinance standards are modified by the following standards in Table 2 and as shown on the Concept Plan.

It is anticipated that the Conference Center in the hotel will be utilized by hotel guests and not by groups or organizations that are not staying overnight at the hotel. Should this remain the case, the parking requirement may be reduced at the time of Site Plan approval based on testimony provided and Board approval of the reduction. Alternatively, parking areas may be constructed in Phases, or certain areas may be reserved as "phantom" spaces for future development, as needed, and as shown on the Site Plan at the time of Site Plan approval.

**TABLE 2**

<b>Parking Requirements</b>		
<b>Parking Space Size</b>	<b>9' x 18'</b>	<b>9' x 18'</b>
<b>Parking Spaces for Hotels</b>	1 Space Per Room	254
<b>Parking Spaces for Restaurant</b>	1 Space Per 300 Seats, Approximately 200 Seats/3 Plus 2 Spaces Per Employee on Maximum Shift	67  60
<b>Parking for Drive Thru Pad Site</b>	1 Space Per 200 SF	8
<b>Maximum Parking for Conference Center</b>	1 Space Per 4 Seats, Approximately 250 Seats	63
<b>Maximum Parking Required</b>	452	496 Provided (Including 19 ADA Spaces)

Loading Requirements	
Loading Space-Existing Hotel	To Be Accommodated within existing drives at off-peak hours.
Loading Space-Proposed Hotel	As shown on the Concept Plan.
Loading Space-Proposed Restaurant	As shown on the Concept Plan.
Loading Space-Proposed Drive Thru	To Be Accommodated within existing drives at off-peak hours.

d. **§250-26J: Conditional Uses, Hotels and Motels:** This section of the Ordinance is not applicable to the Property and its development since Hotels and Motels are a Permitted Principal Use in this Redevelopment Plan.

e. **§250-25: Signs for Hotel, Restaurants, Pad Site Uses - 2015 Burlington-Mount Holly Road Redevelopment Area**

(1) **Facade Signs.**

- [a] Maximum number: one (1) per hotel, restaurant or pad site business or five (5) total for the Property.
- [b] Maximum sign area: 200 square feet for each hotel (3 total) and 100 square feet for each restaurant or pad site (2 total).
- [c] Maximum height: Signs shall not project above the roofline of the building to which it is attached.
- [d] Maximum building projection: Signs shall not project more than fifteen inches from the building face to which it is attached, nor shall they project beyond the edge of the building.

(2) **Freestanding Signs.**

- [a] Orientation: Three (3) existing double-sided, individual or multiple-tenant freestanding signs are permitted to be reconstructed along the Property's County Route 541 frontage. The freestanding signs must be reconstructed in the same location as the existing foundations. No additional signs may be erected along the Property's County Route 541 or New Jersey Turnpike frontage.
- [b] Changeable copy: Manually or electrically-changeable copy signs are permitted, however, no more than 50% of each sign may have changeable copy advertizing hotel prices, vacancy status, amenities and events.
- [c] Maximum Freestanding Sign Height and Square Footage:
  - [1] Freestanding Sign #1 shall be no more than 20' in height and 50 square feet in size.
  - [2] Freestanding Sign #2 shall be no more than 27' in height and 135 square feet in size.

- [3] Freestanding Sign #3 shall be no more than 7' in height and 32 square feet in size.

### **(3) Billboard Signs.**

- [a] Orientation: Two (2) existing billboards along the New Jersey Turnpike and one (1) existing billboard along County Route 541 may be reconstructed. The billboards must be reconstructed in the same location as the existing foundations. No additional billboards may be erected along the Property's New Jersey Turnpike or County Route 541 frontage.
- [b] Changeable Copy: Turnpike Billboard Signs #1 and #2 are permitted to be a maximum of 50% changeable copy and County Route 541 Billboard Sign #3 is permitted to be a maximum of 100% changeable copy.
- [c] Maximum Billboard Sign Height and Square Footage:
  - [1] Turnpike Billboard Sign #1 is permitted to be a maximum of 28' in height and a maximum of 376 square feet in area.
  - [2] Turnpike Billboard Sign #2 is permitted to be a maximum of 62 feet in height and a maximum of 427 square feet in area.
  - [3] County Route 541 Billboard Sign #3 is permitted to be a maximum of 21' in height and a maximum of 176 square feet in area. This sign may advertise on or off-site Township businesses, uses or upcoming events.

### **(4) Directional Signs.**

- [a] Directional signs are permitted, as required by the Land Development Board Engineer, to facilitate traffic circulation and safety at road access points and within the property.
- [b] Maximum Size: 16 Square Feet
- [c] Maximum Height: 5 Feet
- [d] Message Content: No more than 1/4 of the sign area may include the corporate logo(s) of on-site businesses.
- [e] Changeable Copy: Changeable copy on Directional Signs is prohibited.

## **5. General Requirements**

- a. All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls visible from any street shall be suitably finished for aesthetic purposes.

- b. All portions of the Property disturbed in preparation for development that are not utilized by buildings or paved surfaces shall be landscaped in accordance with a Landscape Plan. Species and varieties of plantings recommended for planting shall be those approved by the Township Planner. The established grades on the site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities, and landscaping shall be coordinated to prevent erosion and silting, as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated.
- c. All development shall be carried out in a manner which promotes energy conservation and maximizes active and passive solar energy in accordance with any applicable statutes. Such measures may include orientation of buildings, landscaping to permit solar access and the use of energy-conserving building materials.
- d. The Land Development Board may, at the time of site plan review, and without formal amendment to this Redevelopment Plan, approve departures from Section B 3, 4, and 5 provided that such departures are, in the opinion of the Land Development Board, properly justified and consistent with the intent of this Plan. Justification for such relief shall generally conform to the requirements for "c" variances, waivers, or design exceptions, as applicable, under Township Ordinances and the Municipal Land Use Law. In reviewing such requests, the Land Development Board shall seek to further the overall intent and purpose of this Redevelopment Plan.
- e. Trash and garbage containers, including dumpsters, shall not be stored in loading areas or other designated areas unless shown on the Site Plan. No specific screening or shelter provisions are required if the containers are not visible from the street.

#### **C. Provisions for Relocation**

Not applicable. The Property is currently developed with a hotel serving patrons so there is no need for the relocation of any residents. The Concept Plan indicates that the existing hotel is to remain *in situ*, so there is no need for the relocation of any businesses.

#### **D. Identification of Property to be Acquired**

Not applicable. The Property is privately owned and will be privately developed. No acquisition by eminent domain by the municipality is permitted in this non-condemnation redevelopment area.

## **E. Relationship to Other Plans**

### **1. Master Plan of Contiguous Communities**

Westampton Township is surrounded by Burlington, Springfield, Eastampton, Mount Holly, Hainesport, Mount Laurel, and Willingboro Townships. Because this redevelopment area is not immediately adjacent to any of these neighboring municipalities, consistency with their Master Plans is not applicable.

### **2. Burlington County Plan**

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

### **3. State Development and Redevelopment Plan**

The Redevelopment Area is located within the Suburban (PA 2) Planning Area. This Redevelopment Plan has been reviewed for its relationship to the State Strategic Plan: New Jersey's State Development and Redevelopment Plan (Draft Final Approved 11/14/11). The Plan states the following goals that are necessary to deliver the plan's Vision and Mission.

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

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

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

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

This Redevelopment Plan is consistent with all four of the State's Goals as set forth in the New Jersey State Strategic Plan. Westampton Township and the State have recognized the desirability of enhancing economic opportunities and effectively planning development in areas of existing development and growth where utilities and services are available.

The proposed Redevelopment Project will provide lodging and restaurant facilities for visitors to existing, proposed or expanding businesses in the Township and region such as Fountain Square Shopping Center, Burlington Stores Headquarters and Distribution Centers, Amazon Warehouses, Ikea, Inductotherm, and Six Flags Great Adventure and Hurricane Harbor to name a few. The project will also provide lodging and restaurant facilities to educational facilities and the existing and expanding Fort Dix McGuire Air Force Base. As Virtua Hospital in Westampton is developed, patients and visitors to the Hospital and its related facilities on Burlington-Mount Holly Road, will be able to utilize the overnight accommodations of the hotels and the restaurant and retail or service business at the pad site. There is a clear relationship between government (Westampton Township, Burlington County, and New Jersey) and the private sector in order to redevelop the Property. As a result, the State's critical resources identified in Goal 3 can be preserved.

#### **4. Relationship to Municipal Land Use Law**

This Redevelopment Plan is consistent with the following purposes of the Municipal Land Use Law:

- (a) To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- (c) To provide adequate light, air and open space;
- (d) To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- (g) To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to the respective environmental requirements in order to meet the needs of all New Jersey citizens;
- (i) To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- (j) To promote conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- (m) To encourage coordination of various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

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

## **F. Affordable Housing Provisions**

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

## **IV. Other Actions and Provisions**

### **A. Outline of Proposed Actions**

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

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

### **B. Infrastructure**

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

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

### **C. Township and Redeveloper Agreements**

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



#### **D. Amendment to Zoning Map and Development Regulations**

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

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

#### **E. Definitions**

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with "Word Usage and Definitions" section in the Township's Zoning Regulations set forth in Chapter 250-4.

#### **F. Adverse Influences**

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

#### **G. Non-Discrimination Provisions**

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the Township Committee, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

#### **H. Duration of the Plan**

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

##### **1. Completion of Redevelopment**

Upon the inspection and verification by the Township of Westampton that the redevelopment within the Plan Area has been completed, a certificate

of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

## **2. Severability**

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

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

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

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

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

## **J. Procedure for Amending the Approved Plan**

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

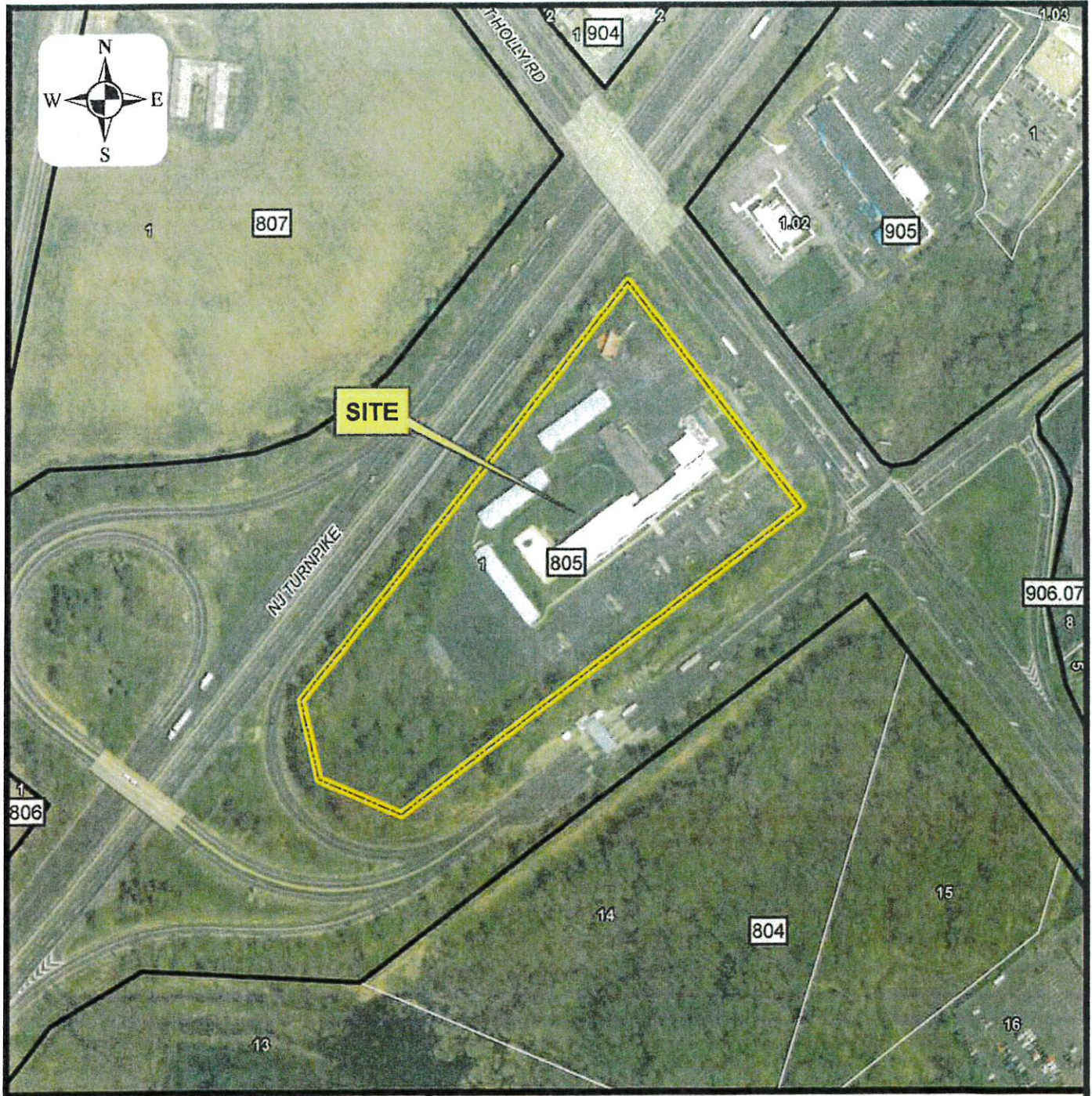
**Appendix A**

**Figure 1. Tax Map**

**Figure 2. Zoning Map**

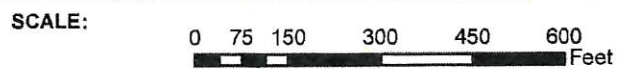
**Figure 3. 2015 Aerial**

**Figure 4. USGS Location Map**



**FIGURE 1 - TAX MAP**

**REDEVELOPMENT PLAN  
 FORMER HOWARD JOHNSONS MOTEL & RESTAURANT  
 2015 BURLINGTON-MOUNT HOLLY ROAD  
 BLOCK 805, LOT 1  
 WESTAMPTON TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY**

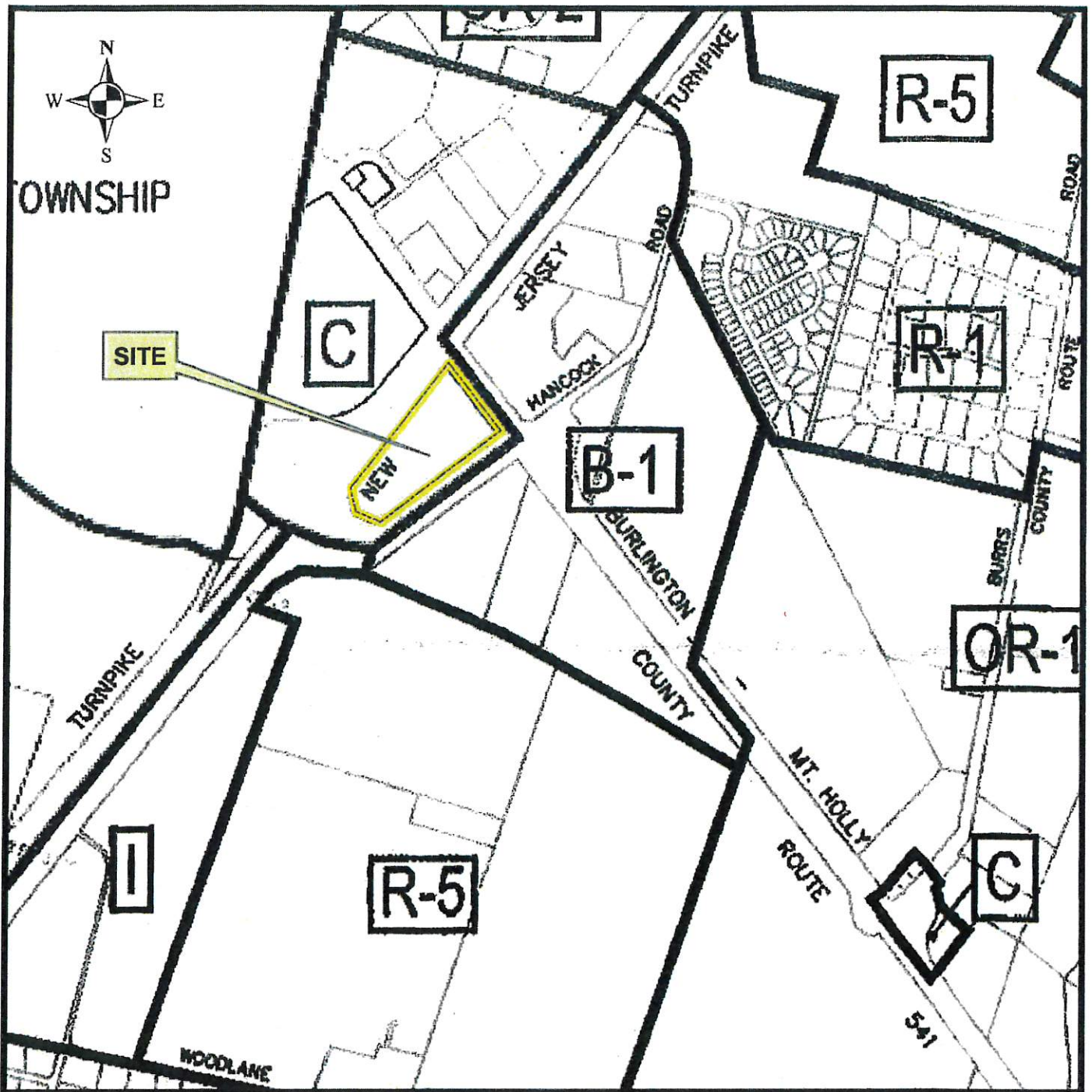


SOURCE: NJDEP GIS DATA



**ENVIRONMENTAL  
 RESOLUTIONS, INC.**

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



**FIGURE 2 - ZONING MAP**

**REDEVELOPMENT PLAN  
 FORMER HOWARD JOHNSONS MOTEL & RESTAURANT  
 2015 BURLINGTON-MOUNT HOLLY ROAD  
 BLOCK 805, LOT 1  
 WESTAMPTON TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY**

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

SOURCE: NJDEP GIS DATA



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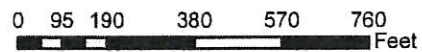
**ENVIRONMENTAL  
RESOLUTIONS, INC.**

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

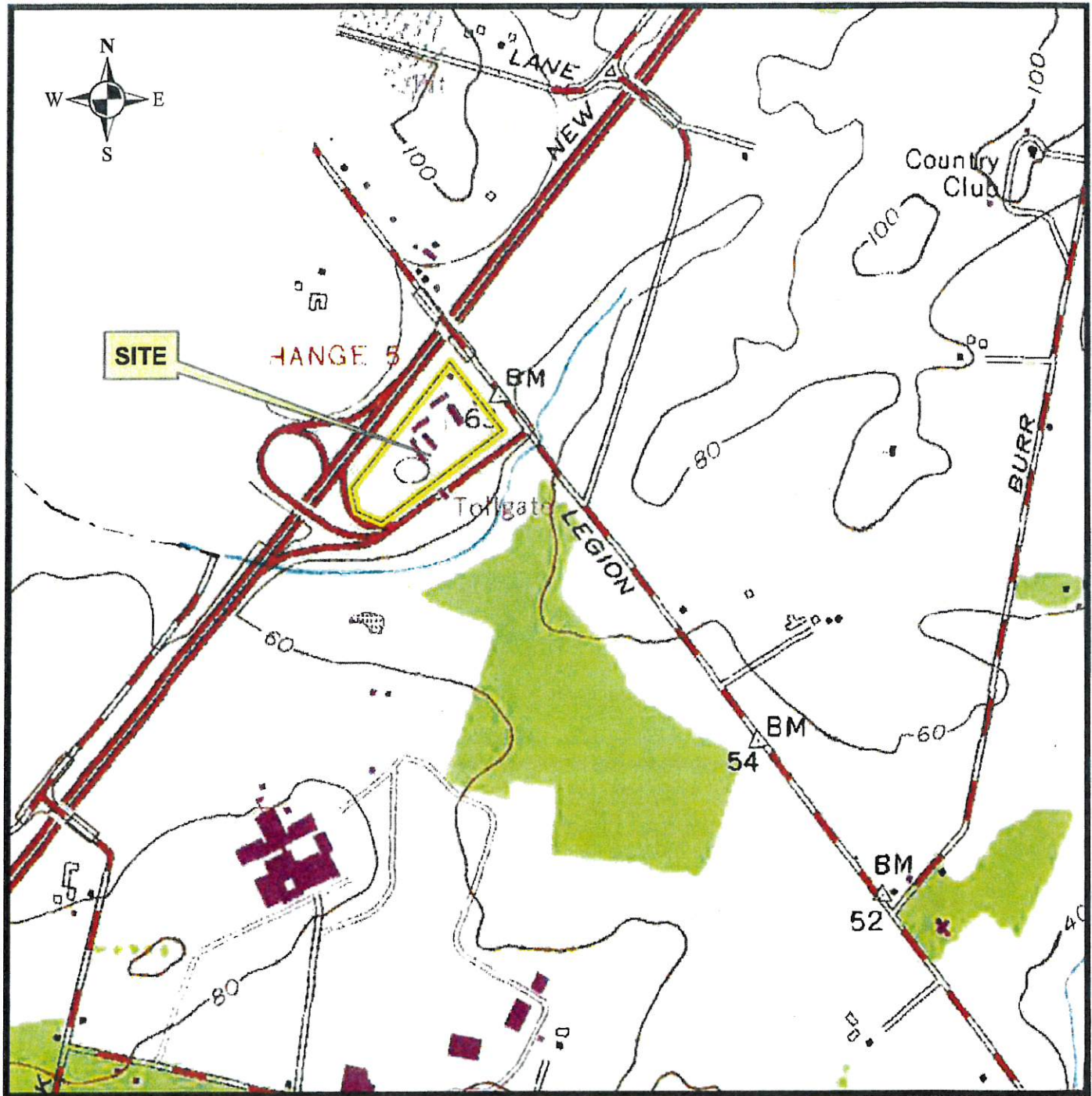
**FIGURE 3 - 2015 AERIAL**

**REDEVELOPMENT PLAN  
 FORMER HOWARD JOHNSONS MOTEL & RESTAURANT  
 2015 BURLINGTON-MOUNT HOLLY ROAD  
 BLOCK 805, LOT 1  
 WESTAMPTON TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY**

SCALE:



SOURCE: NJDEP GIS DATA



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RESOLUTIONS, INC.**

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 TEL. 856-235-7170 FAX 856-273-9239

**FIGURE 4 -USGS LOCATION MAP**

**REDEVELOPMENT PLAN  
 FORMER HOWARD JOHNSONS MOTEL & RESTAURANT  
 2015 BURLINGTON-MOUNT HOLLY ROAD  
 BLOCK 805, LOT 1  
 WESTAMPTON TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY**

SCALE: 0 245 490 980 1,470 1,960 Feet

SOURCE: NJDEP GIS DATA

**Appendix B**

***Westampton Township Committee Resolution 43-18,  
Authorizing the Land Development Board to conduct a Preliminary Investigation of the  
Property for Designation as "A Non-Condernation Area in Need of Redevelopment"***



TOWNSHIP OF WESTAMPTON

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

RESOLUTION NO. 43-18

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

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

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

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

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

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

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

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

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

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

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

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

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

Marlon Karp  
Marlon Karp, Clerk

*Appendix C*

*Westampton Township Land Development Board Resolution 8-2018,  
Recommending that the Township Committee designate the Property as  
"A Non-Condensation Area in Need of Redevelopment"*

**RESOLUTION: 8-2018**

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**APPLICATION:** Preliminary Investigation for the Determination of an Area in Need of Non-Condensation Redevelopment

**INVESTIGATION AREA:** 2015 Route 541 – Block 805, Lot 1

**DATE OF PUBLIC HEARING:** April 4, 2018

**BOARD'S DECISION:** Recommended Township Committee Designate the Investigation Area as "In Need of Redevelopment"

**WHEREAS**, by way of Westampton Township Committee ("Township Committee") Resolution No. 43-18, dated February 6, 2018, and in accordance with the Local Redevelopment and Housing Law ("LRHL"), *N.J.S.A. 40A:12A-6a*, the Township Committee directed the Westampton Land Development Board ("Board") to conduct a preliminary investigation to determine whether 2015 Route 541 – Block 805, Lot 1 ("Investigation Area") is "an area in need of redevelopment"; and

**WHEREAS**, the Board Planner, Barbara J. Fegley, AICP, PP, prepared a Preliminary Investigation for the Determination of an Area in Need of Non-Condensation Redevelopment, dated March 18, 2018 ("Preliminary Investigation"); and

**WHEREAS**, prior to holding a public hearing to consider the Preliminary Investigation, the Board prepared a map showing the boundaries of the Investigation Area, the location of various parcels included in the Investigation Area, and appending a statement setting forth the basis for the Preliminary Investigation as required by *N.J.S.A. 40A:12A-6b(1)*; and

**WHEREAS**, the Board specified and gave notice of the date of the public hearing to consider the Preliminary Investigation: April 4, 2018 at 7:00 PM, and gave proper notice of the public hearing to persons who are interested in or would be affected by a determination that the Investigation Area is a redevelopment area; *N.J.S.A. 40A:12A-6b(2)*; and

**WHEREAS**, the contents of the Board's notice of the public hearing to consider the Preliminary Investigation complied with the requirements of the LRHL, specifically *N.J.S.A. 40A:12A-6b(3)(a)*; *-6b(3)(b)*; and was published and sent to the required parties in accordance with the requirements of *N.J.S.A. 40A:12A-6b(3)(d)*; and

**WHEREAS**, at the April 4, 2018 public hearing to consider the Preliminary Investigation, the Board Planner summarized and explained the Preliminary Investigation in-detail, noting that demolition has already begun within the Investigation Area; that the Investigation Area is obsolete as currently developed; and that the Investigation Area meets the

criteria for redevelopment; and .

**WHEREAS**, upon query from the Board, the Board Planner explained that the Township's existing Zoning Ordinance does not restrict development; that there are tax abatements that can be used in conjunction with redevelopment; and that the next step is to prepare a redevelopment plan if the Board recommends to the Township Committee that the Investigation Area be designated as a redevelopment area; and

**WHEREAS**, the hearing was opened to the public as required by *N.J.S.A. 40A:12A-6b(4)*, and the following members of the public appeared to testify:

a. George H. Hulse, Esq. – testified that the Board Planner did an excellent job with her analysis and his client proposes to work with the Township and use the redevelopment tool for mutual benefit; Mr. Hulse further testified that the site is currently underutilized, dilapidated, and that his client intends to make the Investigation Area into a destination site for the Township.

**WHEREAS**, based on the Preliminary Investigation, testimony, and other evidence presented at the April 4, 2018 public hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Board hereby adopts and incorporates by reference as if fully set forth at length herein the entirety of the Preliminary Investigation, including the factual findings and conclusions of law set forth in Article VII – Applicability of Statute and Article VIII – Summary of Findings.
2. As set forth in the Preliminary Investigation Article VIII – Summary of Findings, the Investigation Area meets the statutory criteria to be designated an “Area in Need of Redevelopment,” specifically the criteria listed at *N.J.S.A. 40A:12:5b; -5d; -5e; and -5h*.
3. Because the Investigation Area meets the criteria listed at *N.J.S.A. 40A:12-5*, the Investigation Area is a redevelopment area. *N.J.S.A. 40A:12-6a*.

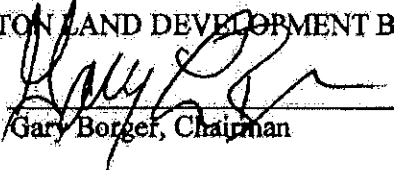
**NOW, THEREFORE**, in accordance with *N.J.S.A. 40A:12A-6b(5)(a)*, upon motion made by Mr. Blair and seconded by Ms. Haas, **IT IS HEREBY RECOMMENDED** by the Land Development Board of the Township of Westampton that the Township Committee designate the Investigation Area, defined as 2015 Route 541 – Block 805, Lot 1, as “an area in need of redevelopment” pursuant to the procedures set forth in the LRHL, *N.J.S.A. 40A:12A-1 et seq.*

ROLL CALL VOTE

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

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

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

ATTEST:

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

DATE MEMORIALIZED: 5-2-18

***Appendix D***

***Westampton Township Committee Resolution 142-18,  
Designating the Property as "A Non-Condensation Area in Need of Redevelopment"  
and Authorizing Land Development Board to Prepare a Redevelopment Plan***



TOWNSHIP OF WESTAMPTON

RESOLUTION DESIGNATING BLOCK 805, LOT 1 (2015 ROUTE 541) AS A NON-CONDEMNATION REDEVELOPMENT AREA AND AUTHORIZING THE LAND DEVELOPMENT BOARD TO PREPARE A REDEVELOPMENT PLAN THERETO

RESOLUTION NO. 142-18

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

WHEREAS, in accordance with the LRHL, the Township Committee of the Township of Westampton (the "Township Committee") adopted Resolution No. 43-18 dated February 6, 2018 authorizing and directing the Land Development Board of the Township of Westampton (the "Board") to conduct a preliminary investigation to determine whether Block 805, Lot 1, 2015 Route 541 (the "Investigation Area") met the criteria set forth in the LRHL and should be designated as a Non-Condemnation Redevelopment area, as defined by the LRHL; and

WHEREAS, the Board conducted a preliminary investigation of the Investigation Area to determine whether the Investigation Area should be designated as a Non-Condemnation Redevelopment Area (the "Preliminary Investigation") in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, prior to holding a public hearing to consider the Preliminary Investigation, the Board prepared a map showing the boundaries of the Investigation Area, the location of various parcels included in the Investigation Area, and appending a statement setting forth the basis for the Preliminary Investigation as required by N.J.S.A. 40A:12A-6b(1); and

WHEREAS, the Board provided the requisite statutory notice of the public hearing, and on April 4, 2018, conducted a public hearing to consider the Preliminary Investigation at which the Board Planner summarized and explained the Preliminary Investigation in detail and stated that the Investigation Area met the criteria under the LRHL for redevelopment; and

WHEREAS, after completing the Preliminary Investigation and public hearing on this matter, the Board concluded that the Investigation Area met the statutory criteria to be designated an Area in Need of Redevelopment; and

WHEREAS, in accordance with the LRHL and as memorialized by Resolution: 8-2018, the Board recommended to the Township Committee that the Investigation Area be designated as an Area in Need of Redevelopment; and

WHEREAS, the Township Committee has reviewed the recommendation of the Board and wishes to designate the Investigation Area as a Non-Condernation Redevelopment Area for the reasons set forth in the Board's Resolution: 8-2018; and

WHEREAS, in order to effectuate the Township Committee's designation of the Investigation Area as a Non-Condernation Redevelopment Area, the Township Committee is required to adopt, by ordinance, a Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7 of the LRHL; and

WHEREAS, the Township Committee desires to direct the Board to prepare a Redevelopment Plan and transmit the proposed Redevelopment Plan to the Township Committee for its consideration.

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

1. The Township Committee has reviewed the recommendation of the Land Development Board and finds that the Investigation Area qualifies as an Area in Need of Redevelopment pursuant to the LRHL.
2. The Investigation Area is hereby designated as a Non-Condernation Redevelopment Area in accordance with the LRHL.
3. The designation of the Investigation Area as a Non-Condernation Redevelopment Area, and the subsequent adoption of a Redevelopment Plan, shall authorize the Township of Westampton to exercise those powers enumerated in the LRHL.
4. The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review, in accordance with N.J.S.A. 40A:12A-6b(5)(c) of the LRHL.
5. In accordance with N.J.S.A. 40A:12A-6b(5)(d) of the LRHL, within ten (10) days of the Township Committee's adoption of this Resolution, notice of the Township Committee's determination and this Resolution shall be served upon all record owners of property within the Non-Condernation Redevelopment Area, those whose names are listed on the Tax Assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent.
6. The Land Development Board is hereby authorized and directed to create and transmit a Redevelopment Plan and Report to the Township Committee in accordance with the LRHL. The Land Development Board's Report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations.

concerning these inconsistencies and any other matters as the Land Development Board deems appropriate.

I, Marlon Karp, Clerk of the Township of Westampton, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 16th day of Oct. 2018

Marlon Karp

Marlon Karp, Clerk

***Appendix E***

***NJDCA Approval of Township Committee Designation of the Property as  
"A Non-Condernation Area in Need of Redevelopment"***



**State of New Jersey**  
DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO Box 800  
TRENTON, NJ 08625-0800  
(609) 292-6420

**PHILIP D. MURPHY**  
*Governor*

**LT. GOVERNOR SHEILA Y. OLIVER**  
*Commissioner*

November 2, 2018

The Honorable John Wisniewski  
Mayor  
Westampton Township  
710 Rancocas Road  
Westampton, New Jersey 08060

RE: Review of Resolution 142-18 determining Block 805, Lot 1 as an Area in Need of  
Redevelopment (Non-Condemnation)

Dear Mayor Wisniewski:

The Department of Community Affairs (DCA) is in receipt of the above-referenced resolution. The determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation. Accordingly, pursuant to N.J.S.A. 40A:6b (5)(c), the redevelopment area determination took effect after transmission to the Commissioner of DCA.

The municipality or redeveloper may find the New Jersey Business Action Center (BAC), located in the Department of State, helpful in identifying potential sources of state financing to facilitate the redevelopment of these properties. You may contact the BAC by calling (866) 534-7789.

This determination is a tribute to the work the Township of Westampton has done. Please feel free to contact Tom Stanuikynas at (609) 984-4584 if you need any further assistance.

Sincerely,

Lt. Governor Sheila Y. Oliver  
Commissioner

cc: Municipal Clerk  
Melanie Willoughby, New Jersey Business Action Center  
Sean Thompson, Local Planning Services



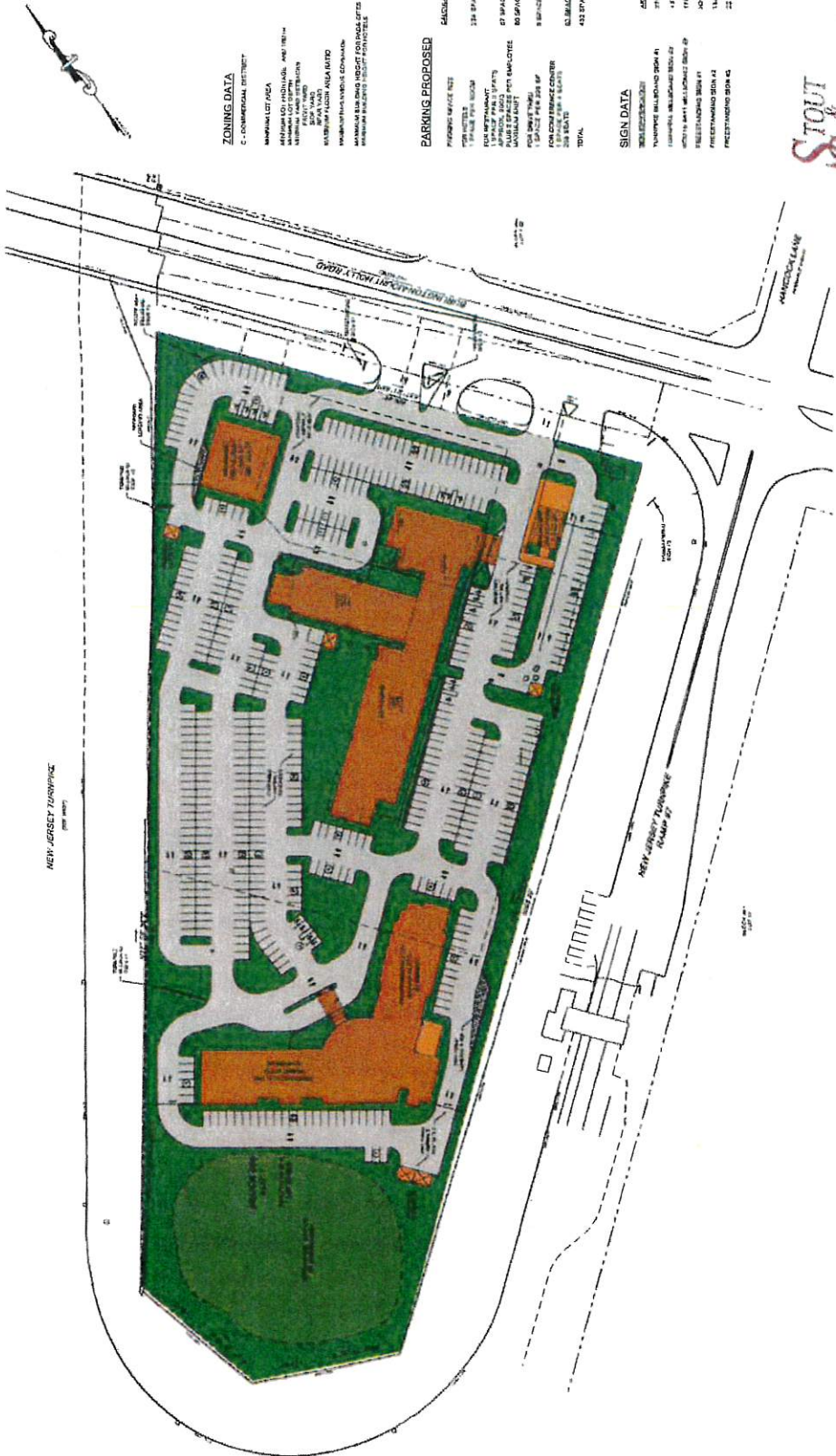
***Appendix F***

***Westampton Hospitality, LLC Concept Plan,  
Prepared by Stout & Caldwell, LLC, dated May, 2018***

# WESTAMPTON REALTY, LLC

TAX MAP SHEET 8 - BLOCK 805 - LOT 1

WESTAMPTON TOWNSHIP - BURLINGTON COUNTY - NEW JERSEY



NEW JERSEY TURNPIKE  
100 FT

NEW JERSEY TURNPIKE  
100 FT



### ZONING DATA

C - COMMERCIAL DISTRICT

MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT DEPTH	100 FT.
MINIMUM FRONT YARD SETBACK	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.
MINIMUM BUILDING HEIGHT	35 FT.
MINIMUM BUILDING FOOTPRINT COVERAGE	10%
MINIMUM BUILDING SETBACK	10 FT.

### PARKING PROPOSED

PARKING SPACE SIZE	300 SQ. FT.	NUMBER OF SPACES	498
TYPE OF PARKING	ASPHALT		
TYPE OF PAVING	ASPHALT		
TYPE OF CURB	CONCRETE		
TYPE OF LIGHTING	FLUORESCENT		
TYPE OF SIGNAGE	FLUORESCENT		
TYPE OF FURNITURE	FLUORESCENT		
TYPE OF UTILITIES	FLUORESCENT		
TYPE OF DRAINAGE	FLUORESCENT		
TYPE OF MAINTENANCE	FLUORESCENT		
TYPE OF SECURITY	FLUORESCENT		
TYPE OF ACCESSIBILITY	FLUORESCENT		
TYPE OF OTHER FEATURES	FLUORESCENT		
TOTAL			498 SPACES (EXCLUDING 10 ADA SPACES)

### SIGN DATA

TYPE OF SIGN	AREA	HEIGHT
FLUORESCENT SIGN A	100 SQ. FT.	10 FT.
FLUORESCENT SIGN B	100 SQ. FT.	10 FT.
FLUORESCENT SIGN C	100 SQ. FT.	10 FT.
FLUORESCENT SIGN D	100 SQ. FT.	10 FT.
FLUORESCENT SIGN E	100 SQ. FT.	10 FT.
FLUORESCENT SIGN F	100 SQ. FT.	10 FT.
FLUORESCENT SIGN G	100 SQ. FT.	10 FT.
FLUORESCENT SIGN H	100 SQ. FT.	10 FT.
FLUORESCENT SIGN I	100 SQ. FT.	10 FT.
FLUORESCENT SIGN J	100 SQ. FT.	10 FT.
FLUORESCENT SIGN K	100 SQ. FT.	10 FT.
FLUORESCENT SIGN L	100 SQ. FT.	10 FT.
FLUORESCENT SIGN M	100 SQ. FT.	10 FT.
FLUORESCENT SIGN N	100 SQ. FT.	10 FT.
FLUORESCENT SIGN O	100 SQ. FT.	10 FT.
FLUORESCENT SIGN P	100 SQ. FT.	10 FT.
FLUORESCENT SIGN Q	100 SQ. FT.	10 FT.
FLUORESCENT SIGN R	100 SQ. FT.	10 FT.
FLUORESCENT SIGN S	100 SQ. FT.	10 FT.
FLUORESCENT SIGN T	100 SQ. FT.	10 FT.
FLUORESCENT SIGN U	100 SQ. FT.	10 FT.
FLUORESCENT SIGN V	100 SQ. FT.	10 FT.
FLUORESCENT SIGN W	100 SQ. FT.	10 FT.
FLUORESCENT SIGN X	100 SQ. FT.	10 FT.
FLUORESCENT SIGN Y	100 SQ. FT.	10 FT.
FLUORESCENT SIGN Z	100 SQ. FT.	10 FT.

**STOUT & CALDWELL ENGINEERS, LLC**

705 U.S. Route 130 South  
Chinnaminson, NJ 08077  
OFFICE 856.796.2202 FAX 856.786.3050  
www.stoutcaldwell.com  
SC #1702-050C MAY 2019

***Appendix G***

***Photos of Existing Billboard and Freestanding Signs to be Reconstructed***





**Photo 1. Turnpike Billboard Sign #1.**



**Photo 2. Turnpike Billboard Sign #2.**



**Photo 3. Route #541 Billboard Sign #3.**



**Photo 4. Freestanding Sign #1.**



**Photo 5. Freestanding Sign #2, Former Fischer Travel.**



**Photo 6. Freestanding Sign #3 at Route 541 and the Turnpike Entrance.**

