

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

SEPTEMBER 6, 2017 REGULAR MEETING 7:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on January 5, 2017 and posted in the Municipal Building. Pledge of Allegiance
3. Welcome to guests
4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Daniels, Mr. Freeman, Mr. Guerrero, Mr. Lopez, Mr. Mumbower, Ms. Berkley, Mr. Gehin-Scott, Solicitor Lou Capelli, Engineer Jim Winckowski, Planner Tamika Graham, Secretary Marion Karp
5. Approval of minutes – 8/2/2017
6. Swear in Board Professionals
7. Resolutions: approval needed:

14-2017 APCO Petroleum Corporation, Block 904, Lot 2 – one year extension of prior approval
8. Old Business:

None
9. New Business:
 - a. James & Dena Young, Block 1205, Lot 9 (818 Woodlane Road) – use variance & site plan waiver (counseling/therapy office in Residential zone)
 - b. Pacific Outdoor Advertising, Block 202, Lot 2 (45 East Park Drive) – use & bulk variances, site plan waiver (replace static billboard faces with digital, changeable faces)
 - c. Dolan Contractors, Inc., Block 203, Lot 2 (32 Springside Road) – amended site plan (dumpster and trash compactor revisions)
 - d. ME Casa, LLP, Block 1201, Lot 20 (798 Woodlane Road) – site plan waiver (mobile food truck pilot)

10. Informal Applications:

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

AUGUST 2, 2017 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on August 2, 2017 at 7:00 P.M. The meeting was called to order by Chairman David Barger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 5, 2017 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. Barger welcomed all those in the audience.

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

The minutes of the June 7, 2017 meeting were approved.

Solicitor Lentini swore in the Board professionals.

Resolutions:

10-2017 Dolan Contractors, LLC, Block 203, Lot 7 (90 Stemmers Lane) – major site plan and bulk variance (warehouse building expansion) – continued from May 3, 2017 LDB meeting – was memorialized.

11-2017 Dolan Group VII, LLC, 80 Stemmers Lane, Block 203, Lot 7.01 – request for 1 year extension – was memorialized.

12-2017 Dolan Contractors, Inc., 97 Stemmers Lane, Block 203, Lot 6.04 – request for 1 year extension – was memorialized.

13-2017 KCA Westampton, LLC (Wawa), 76 Springside Road, Block 203, Lot 5 – preliminary and final major site plan, conditional use & bulk variances – was memorialized.

Old Business:

None

DRAFT

New Business:

APCO Petroleum Corporation, Block 904, Lot 2. Chairman Dave Barger recused himself from this application as this is a client of his. Ron Applegate took over as Chair. Kevin Moore, the applicant's attorney, was present. The property is located at 2036 Burlington-Mt. Holly Road and is in the Commercial Zone. They were requesting a one year extension of a prior site plan approval, with variances granted. They had come before the Board a year ago and requested a one year extension, which they had secured. Vested approvals will be extended until June 20, 2018. They haven't perfected the conditions yet due to economic conditions; they have also had trouble with Burlington County and where they want to locate the cross access easements; they are still trying to work this out.

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

Mr. Blair made a motion to approve the extension; the motion was seconded by Mr. Daniels. All voted yes, with the exception of Mr. Barger, who had recused himself. The motion passes.

Informal Applications:

Peachfield Plantation, Block 906, Lot 12. The applicant was represented by Dick Alaimo, engineer, for an informal presentation. Judy Perinchief, a representative of Peachfield, was also present. Mr. Alaimo explained that a barn was taken down on the Mildred Deacon property; it is over 100 years old. They want to re-erect the barn on the Peachfield property. Mr. Alaimo was sworn in by the Solicitor. They will need to secure County as well as State approval. Other improvements planned include a stone parking lot. The parcel is 49 acres in size and is located on Burrs Road, adjacent to the Burlington County Country Club. The barn is approximately 84 feet by 54 feet, about 4000 square feet in size. An Amish company had taken the barn down and will put it back up again. The farm is on the National Historic and State registers.

Jim Winckowski had spoken with Mr. Alaimo via telephone. They want to install 50 parking spaces; they need this many due to the parking on the grass at current functions. They run programs there 3 to 4 times a week. Jim stated that storm water management regulations wouldn't necessitate a full blown report since the parking lot is gravel and allows for recharge and is pervious. Mr. Alaimo was here to see what the Board would require. They aren't disturbing more than an acre and won't be adding any impervious coverage.

Gene Blair stated that waivers would be required due to the installation of gravel

parking, not providing curbing, etc. It appears that the barn will be in the front yard and will require a variance. Gene thinks this will need a site plan approval before the Board, Mr. Alaimo concurs with this.

Judy Perinchief gave a brief background of the National Society of Colonial Dames; they were established in 1892. They have owned Peachfield outright since 1965 when it was given to them by Marion Harker. The purpose of the organization is patriotism, historic preservation and American history. They own 180 acres which has been farmed for over 300 years. They want to use the barn for educational programs. They also run a camp for children in the summer. Mayor Daniels had been there recently for an event and concurs that they need more parking space.

Parking isn't organized at this point; they are simply using the grass to park cars. They would like an organized area that is safer than what is being used now. Jim suggested that it might be worth actually paving the parking lot as gravel lots involve a lot of maintenance.

Gene explained that this plan involves a change of use for the barn and it opens up a whole can of worms. There are substantial costs involved in order to make a structure like this compliant. It will involve an educational use and together with the introduction of the public it will involve ADA access, rest rooms, ramps, etc. They are assuming Mr. Alaimo is aware of this. A use variance is also required due to this not being a permitted use.

Comments from the Public

Janet Curran – had missed the June meeting where Wawa presented their application. She said it wasn't well known amongst residents and wondered why there wasn't an article in the BCT. It will be an eyesore and is a bad decision. The Solicitor explained to her that it wasn't up to the Board to call the newspaper to publicize the application.

Comments from the Board

Mr. Barger thanked the Board members and professionals.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

RESOLUTION: 14-2017

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: APCO Petroleum Corporation

BOARD'S DECISION: Granting One Year Extension of Preliminary and Final Site Plan Approval with Conditional Use Variance, Bulk Variance, and Waivers

PROPERTY ADDRESS: 2036 Burlington-Mount Holly Rd – Block 904, Lot 2

ZONING DISTRICT: Commercial – “C”

DATE OF HEARING: August 2, 2017

WHEREAS, APCO Petroleum Corporation (“the Applicant”) was previously granted Preliminary and Final Major Site Plan Approval with Conditional Use Variance, Bulk Variance, and Waiver Relief (“Approval”) to permit the demolition of an existing motor vehicle service station and convenience store and to construct a new, larger motor vehicle service station and convenience store at 2036 Burlington-Mount Holly Road, Westampton, New Jersey, and designated as Block 904, Lot 2 on the Township Tax Map (“Subject Property”) by the Westampton Land Development Board (“Board”); and

WHEREAS, the Applicant’s Approval was granted on April 4, 2012;

WHEREAS, the Applicant was previously granted a one (1) year extension of approval from June 30, 2016 to June 30, 2017 at the regularly scheduled public meeting held on September 7, 2016; and the resolution granting said extension of approval was memorialized on November 2, 2016 under Resolution #14-2016;

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

WHEREAS, the Application was presented by the Applicant’s attorney, Kevin J. Moore, Esq.;

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

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

paragraphs:

1. The Subject Property is located at 2036 Burlington-Mount Holly Road, Westampton, New Jersey. The Subject Property is designated as Block 904, Lot 2, and lies in the "C" – Commercial District.
2. The Applicant is seeking a one (1) year extension of approval to June 30, 2018 of Preliminary and Final Major Site Plan Approval with Conditional Use Variance, Bulk Variance, and Waiver Relief to permit the demolition of an existing motor vehicle service station and convenience store and to construct a new, larger motor vehicle service station and convenience store at the Subject Property.
3. The Applicant has worked diligently to satisfy all of the conditions of the Approval; however, due to economic conditions and the scope of conditions attached to the Approval, the Applicant has yet to satisfy all the conditions.
4. After presentation by the Applicant's professionals, the matter was opened to the public for comment. No member of the public appeared to testify.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton that the Applicant's Application requesting a one (1) year extension to June 30, 2018 of Preliminary and Final Major Site Plan Approval with Conditional Use Variance, Bulk Variance, and Waiver Relief to permit the demolition of an existing motor vehicle service station and convenience store and to construct a new, larger motor vehicle service station and convenience store at the Subject Property upon motion duly made by Mr. Blair and seconded by Mayor Daniels, was and is hereby **GRANTED**, subject to the testimony and representation set forth on the record by the Applicant, and any conditions set forth herein.

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

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

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

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

ROLL CALL VOTE

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

WESTAMPTON LAND DEVELOPMENT BOARD

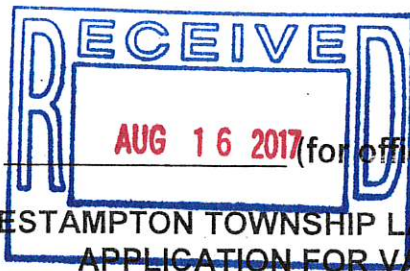
BY:

Dave Barger, Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____



DATE FILED: AUG 16 2017 (for office use only)

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD
APPLICATION FOR VARIANCE OR APPEAL

To the Westampton Township Land Development Board:

The petition of James A. Young & Dena Brown-Young
who resides at 2 Maple Tree Dr Westampton, NJ,
respectfully shows: 08060

- 1. A variance is requested with respect to land designated on the Westampton Township Tax Map as Block 1205, Lot(s) 9.
2. The property is located 818 Woodlane Rd., Westampton NJ 08060 Phone # 609-351-2654 in a R-2 zone district, the street number is 818.
2a. A variance is sought from Section(s) 250-11 of the Zoning Ordinance to permit commercial use of the aforementioned property for a therapy office.
2b. Applicant appeals from the decision of N/A on N/A, based upon Sections N/A of the Zoning Ordinance for the reasons outlined on paragraph 9.
3. James A. Young & Dena Brown-Young, who resides at 2 Maple Tree Dr, Westampton, NJ 08060, is the present owner of the property. Applicant's interest in the property is same as owner of property.
4. No variance, conditional use, or special permit has ever been granted with respect to this property, except None.

5. The last previous use or occupancy of the property was by Creek Life Management LLC, who used the property for residential

6. The dimensions of the property are 75.00' x 175.00'
a. Frontage: 75.00' b. Depth: 175.00'
The total area of the property is 13,125.00 ± S.F.

7. The property is now occupied by (a) building(s). Said building(s) occupy 8 % of the lot(s) as nearly as can be determined. The height of said building(s) is 20 feet and 1 stories. (Please give the maximum if more than one building.) The setback from the nearest street is 41.50 feet.

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

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

- 9a. Describe how the proposed variances would promote the public welfare:
It will provide a service that isn't readily offered at the doctoral level in this area that is willing to accept insurance plans as well as self pay clients.
- 9b. Demonstrate that the proposed variance would do no substantial damage to the Westampton Township Plan: This variance will use the current footprint of the property that has no impact on any of the open areas, parks, or infrastructure of
- 9c. Provide details of the future use of the property and structures if the Westampton variance is granted: The future use will remain as the same proposed service of providing therapy. There are no future structures planned.
- 9d. Describe any changes in traffic and/or parking patterns: There are no changes in traffic patterns. A gravel lot/turn around space has been provided to help promote flow and safety driving head first onto Woodlane Rd.

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

9c: The neighbors may notice a flow of cars (6-8)
mainly in the early evening hours (4-9)
Monday - Friday. A privacy fence is planned to be erected

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

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

[Handwritten Signature]
Applicant

STATE OF New Jersey :

ss.

COUNTY OF Burlington :

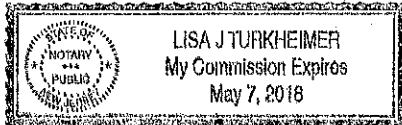
James A. Young Dena Brown-Young of full age, being duly sworn according to law on his/her oath deposes and says:

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

James A. Young
Applicant

Sworn to and Subscribed :
before me this 15 day :
of August, 2017.

Lisa J Turkheimer
Notary Public of



WESTAMPTON TOWNSHIP
SITE PLAN WAIVER APPLICATION



Date Filed (for office use only): _____

Block: 1205 Lot: 9

Applicant Name: JAMES A. & Dena Brown-Young

Address: 2 Maple Tree Dr. Westampton, NJ 08060

Present Owner's Name SALE 609-351-2654

Address: SALE cardiacrnta@gmail.com

Location of Site: 818 Woodlane Rd. Westampton, NJ 08060

Zoning Classification: R3 Present Use: Residential

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

It is our intent to use the property commercially for a low volume psychotherapy business. A simple 5x10 stone gravel lot was created to allow ample space for patrons to turn around safely and enter Woodlane road head-first into traffic. We ask for this waiver to allow us to legally use this lot.

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

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

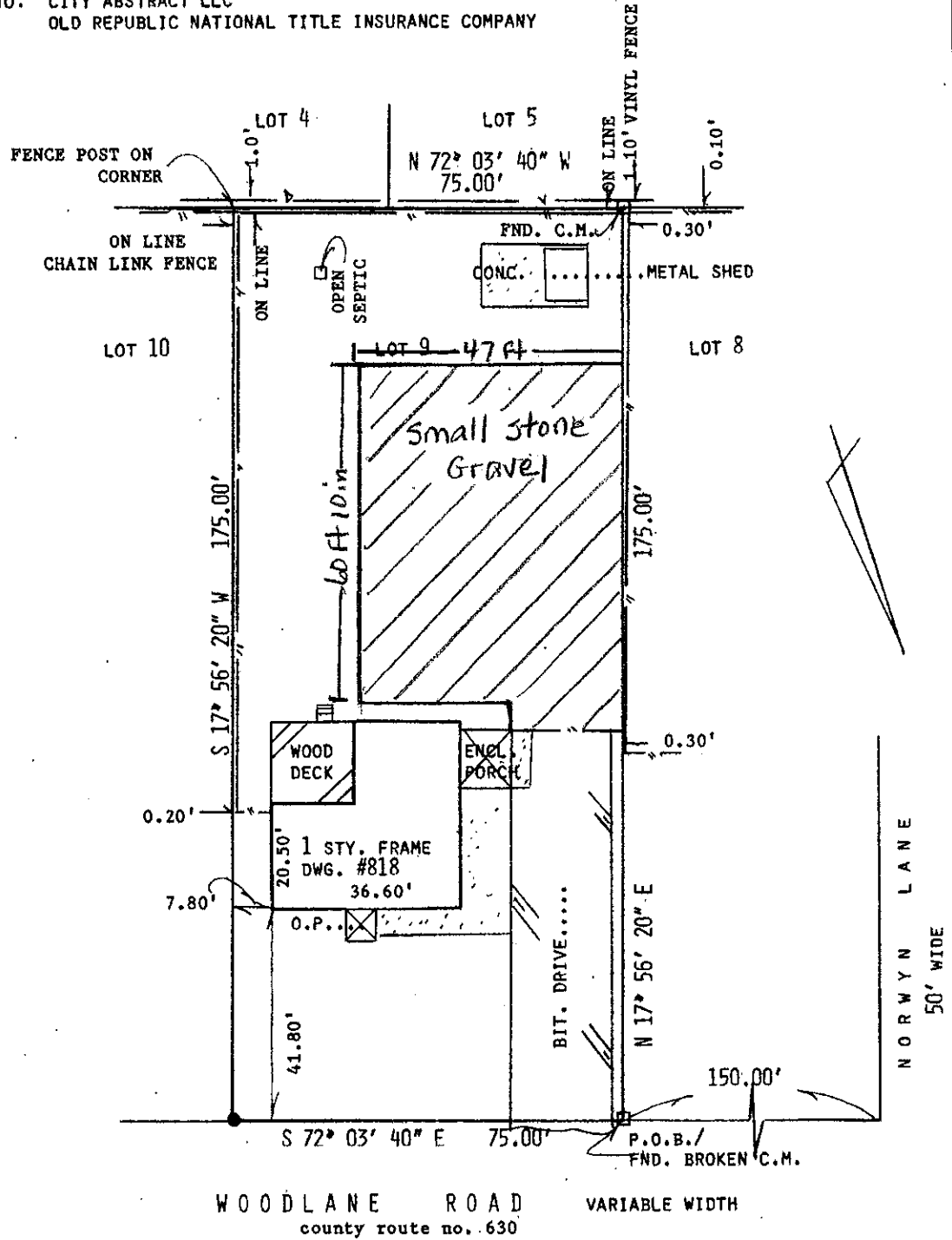
In the event site plan waiver is not granted, the above fees will be applied to your site plan application. The balance of the fees and all escrows will be required in the event site plan review is not waived.

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE TAX MAP BASE PLAN BASE FORMER SURVEY BASE

- = REBAR/IRON PIPE SET
- = CONCRETE MONUMENT SET

DESCRIPTION: BEING KNOWN AS LOT 9, BLOCK 1205 ON THE OFFICIAL TAX MAP; AREA = 13,125.0± S.F.

TO: CITY ABSTRACT LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



<p>TO THE OWNER: CREEK LIFE MANAGEMENT, LLC</p>	<p>SURVEY OF PREMISES NO. 818 WOODLAND ROAD</p>									
<p>TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.</p> <p style="text-align: center;"><i>Albert N. Floyd</i> ALBERT N. FLOYD L.S.</p> <p>New Jersey Lic. No 21759</p>	<p>SITUATE TOWNSHIP OF WESTAMPTON BURLINGTON COUNTY, NEW JERSEY</p>									
	<p>ALBERT N. FLOYD & SON LAND SURVEYORS ALBERT N. FLOYD - N.J. LIC. NO. 21759 ALBERT N. FLOYD, JR. - N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318</p> <table border="1"> <tr> <td>DATE:</td> <td>SCALE:</td> <td>DRAWN:</td> <td>CHECKED:</td> <td>NUMBER:</td> </tr> <tr> <td>12/5/16</td> <td>1" = 25'</td> <td>S.M.F.</td> <td>A.N.F.</td> <td>16-958</td> </tr> </table>	DATE:	SCALE:	DRAWN:	CHECKED:	NUMBER:	12/5/16	1" = 25'	S.M.F.	A.N.F.
DATE:	SCALE:	DRAWN:	CHECKED:	NUMBER:						
12/5/16	1" = 25'	S.M.F.	A.N.F.	16-958						

PRINCIPALS

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

SENIOR ASSOCIATES

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

PLEASE REPLY TO THE NOTED OFFICE

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

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

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

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

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

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

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

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

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

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

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

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

August 24, 2017

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

Attention: Marion Karp, Secretary

**Re: Use Variance and Site Plan Waiver
 James A. Young
 818 Woodlane Road
 Block 1205, Lot 9
 Our file #03-37-P-**

Dear Board Members:

We have reviewed a submission for a "d(1)" use variance and site plan waiver consisting of the following:

Sheet	Title	Date
----	Survey of the Premises	12-05-16

The Survey of the Premises was prepared by Albert N. Floyd, P.L.S., Albert N. Floyd and Son Land Surveyors, P.O. Box 903, Elmer, New Jersey 08318, (856) 464-0224.

I. GENERAL INFORMATION

Applicant/Owner: James A. Young & Dena Brown-Young
 2 Maple Tree Drive
 Westampton, NJ 08060
 (609) 351-2654

- Proposal:** The property under review is a one-story, 1,050 square foot single-family dwelling within a residential zone. The applicant proposes to use the building for a therapy office, which is not a permitted use in the zone. The applicant seeks a "(d)1" use variance approval and waiver of site plan.
- Zoning:** R-2 Residential

II. ZONING REQUIREMENTS

- A. Use: Per Section 250-11A, the applicant's proposed therapy office is not a permitted use in the R-2 Residential Zone. Given that the proposed use incorporates a non-permitted use in the R-2 Zone, a "(d)1" variance is necessary.

The applicant has the burden of demonstrating "Special Reasons" for granting the use variance as well as offering an "enhanced quality of proof" which states that the variance is not inconsistent with the intent and purpose of the master plan and zoning ordinance (Positive Criteria). The applicant should also demonstrate that the requested relief can be granted without substantial detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance (Negative Criteria).

"Special Reasons", the applicant should demonstrate that the proposed use carries out the purposes of zoning as listed in 40:55D-2 of the Municipal Land Use Law or that the refusal to allow the project would impose an undue hardship on the applicant. The applicant must present support for the first test within a Statement of Reasons contending that the proposed use promotes the purpose of zoning. In lieu of the Statement of Reasons, the applicant should provide a statement regarding the undue hardship which must relate to the land in question or unique conditions of the site. Finally, if the use is deemed an inherently beneficial use, this has been determined to satisfy the special reasons criteria.

With respect to the first portion of the Negative Criteria, the applicant must demonstrate that the requested relief can be granted without substantial detriment to the public good. The applicant must demonstrate that the proposed use will not have a negative impact on the adjacent properties, and that it will not cause such damage to the character of the neighborhood as to constitute "substantial detriment to the public good". The applicant shall provide testimony at the Land Development Board hearing.

In the second prong of the Negative Criteria, the applicant must demonstrate that the requested relief will not impair the intent and purpose of the zone plan and zoning ordinance. Testimony should be provided as to why the proposal will not impair the intent and purpose of the R-2 Zone and the Township Master Plan.

- B. **Area and Bulk Requirements:** The applicant is not expanding the footprint of the building; therefore, all requirements are pre-existing and will not be changed by this application.

III. USE VARIANCE COMMENTS

1. The applicant should address the impact of the application on the following:
 - a. Compatibility of the proposed commercial use with surrounding residential uses; and
 - b. Mitigating factors for the use variance.
2. The applicant should address the following items for the Board to be able to evaluate the impact of the proposed application on the neighboring properties and the Township:
 - a. That the use will not injure or detract from the use of neighboring property.
 - b. That the use will not detract from the character of the neighborhood.
 - c. That the use of property adjacent to the area included in the plan is adequately safeguarded.
 - d. That the property is suitable for the intended use.
 - e. That the use will serve the best interests of the Township.
 - f. That the use will not adversely affect public sewers and facilities such as water, sewer, police, and fire protection.
 - g. That the use will not adversely affect the drainage facilities in the adjacent neighborhood.

- h. That the use will not adversely affect the safe flow of highway traffic and that adequate roadway accesses are provided to protect roadways from undue congestion and hazards.

IV. GENERAL COMMENTS

1. The applicant is seeking a waiver from site plan. According to Section 196-2(B), an applicant may request a waiver provided that the site plan involves the following: 1) is not within the flood hazard area; 2) is an existing building; 3) no new construction; 4) no extension of the on-tract parking improvements; 5) no change in the existing drainage; and 6) construction of a building for agricultural purposes. The applicant should provide testimony to support the request for waiver.
2. The applicant should provide details as it relates to the use such as the number of anticipated patients, hours of operation, number of employees, trash storage and hauling, delivery schedules, etc.
3. The applicant should clarify if the concrete pad and metal shed to the rear of the property is existing or proposed. Per Section 250-22(A)(1), no accessory building shall be located any nearer to any rear or side yard property line than six (6) feet, except that sheds 120 square feet or less can have a three-foot side and rear setback. All dimensions and setbacks should be provided for compliance.
4. In the absence of parking requirements under the R-2 zone, other zone standards where the use would be permitted could be used as a reference to help give a basis for an opinion on the required parking. Section 250-16(E)(1), states that one space per 250 square feet of gross floor area for commercial activity is required. Testimony should be provided as to how the proposed use will impact the parking needs and whether adequate parking exists to meet the demands of the proposed use.
5. Per Section 250-22(Q)(1), off-street parking spaces shall be provided with the creation of new uses and all parking areas, passageways and driveways shall be surfaced with a dustless, durable, all-weather surface such as macadam or concrete, clearly marked for car spaces. The applicant has indicated the conversion of an existing 2,859± square foot grass area into a small stone gravel area for parking. A variance will be required. Also, the applicant should indicate if the gravel parking area will be temporary or permanent.

6. Per Section 250-22(Q)(3), all parking areas and appurtenant passageways and driveways serving business uses shall be illuminated adequately during the hours between sunset and sunrise when the use is in operation. The applicant should indicate if any lighting is proposed in the gravel parking area.
7. Testimony should be provided if there will be any changes to the exterior façade or the exterior lighting.
8. Per Section 250-22(B)(1), where commercial uses abut any residential district or zone or existing residential use, the commercial use must buffer along the abutting property line along such other property lines as are necessary in order to effectively screen and buffer its use from the residential districts and/or uses. The applicant should address.
9. Per Section 196-8(B)(5), where off-street parking areas adjoin or face premises situated in a residential zone, the Land Development Board may require the construction of a fence or wall not less than four feet nor more than six feet in height, maintained in good condition. The applicant proposes a chain link fence along the rear of the property. The extent of this fence along adjoining properties and the height should be clarified.
10. Testimony should be provided as to whether any new signage is proposed. If so, details should be provided, including overall dimensions, letter height, proposed materials and lighting. The applicant is reminded that all signage should adhere to the requirements of Section 250-25.
11. Testimony should be provided in regard to any other planned accessory uses on-site such as solar energy equipment.

V. SUMMARY OF VARIANCES AND WAIVERS

Variances:	Section 250-11A -	Permitted Use
	Section 250-22(Q)(1) -	Paved off-street parking
	Section 250-59 -	Change of Use Certificate of Occupancy

Waivers:	Section 196-2 -	Site plan waiver
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VI. APPROVAL PROCESS

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

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

VII. OUTSIDE AGENCY APPROVALS

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

1. Burlington County Planning Board.
2. Any others as may be necessary.

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

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

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.


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

JMP/TG/mcb

cc: James A. Young
Dena Brown-Young
Jim Winckowski, P.E., Board Engineer
Lou Cappelli, Esq., Board Solicitor (LCappelli@fpslawfirm.com)



DATE FILED: _____ (for office use only)

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

To the Westampton Township Land Development Board:

The petition of Pacific Outdoor Advertising, LLC,
who resides at 23 Wendy Drive, Linwood, NJ 08221,
respectfully shows:

1. A variance is requested with respect to land designated on the Westampton Township Tax Map as Block 202, Lot(s) 2.
2. The property is located Route I-295 at East Park Drive
Phone # (609) 653-0612 in
a I-Industrial zone district, the street number is 45 East Park Drive.
- 2a. A variance is sought from Section(s) (See Attached)
of the Zoning Ordinance to permit
(See Attached)
- 2b. Applicant appeals from the decision of _____
on _____, based upon
Sections _____ of the Zoning Ordinance
for the reasons outlined on paragraph 9.
3. NJW, LLC, who resides at
650 Westtown Road, West Chester, PA 19381, is
the present owner of the property. Applicant's interest in the property is
Tenant
4. No variance, conditional use, or special permit has ever been granted
with respect to this property, except Resolution 23-2000 approved on 09/06/2000
which granted a setback variance for the Guard Shack which was within front yard buffer
area and a variance for insufficient lot frontage. See attached.

5. The last previous use or occupancy of the property was by current
occupants
 who used the property for warehouse, storage and office uses, as well as the
approved outdoor advertising signs.
6. The dimensions of the property are irregular,
 a. Frontage: 195.71 ft. on East Park Drive b. Depth: 2,819 ft. along I-295 & Turnpike
 The total area of the property is 31.96 +/- acres.
7. The property is now occupied by (a) building(s). Said building(s)
 occupy 12.2 % of the lot(s) as nearly as can be determined. The height
 of said building(s) is 45^{less than} feet and 1 stories. (Please give the
 maximum if more than one building.) The setback from the nearest
 street is 460.8 feet.
8. The percentage of coverage, height and setback of the proposed
 building(s) are N/A. No new paving is being added and no new buildings are
proposed.
9. The petitioner advances the following reasons why the application
 should be approved:
- 9a. Describe how the proposed variances would promote the public welfare:
The proposed signs will make efficient use of developed, industrially zoned
property and will provide an opportunity for businesses and/or institutions to safely
communicate with the motoring public.
- 9b. Demonstrate that the proposed variance would do no substantial
 damage to the Westampton Township Plan: (See Attached)

- 9c. Provide details of the future use of the property and structures if the
 variance is granted: If the new requested variances are granted, the property will
continue to function as it presently does. The addition of the two digital signs within
existing paved area will not alter the existing use in any way.
- 9d. Describe any changes in traffic and/or parking patterns: No changes in traffic
or parking will result from the proposal. The existing signs have not altered operations
and the owner of the site consents to the application. The only change
requested is to convert two (2) of the four (4) existing signs to digital signs.

9e. Describe impact on neighbors if variance is granted for use described in 9c: (See Attached)

(See Attached)

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

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

Pacific Outdoor Advertising, LLC

Applicant

Joe, Jacobs, Managing Member

STATE OF New Jersey :

ss.

COUNTY OF Camden :

Joe Jacobs, of full age, being duly sworn

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

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

Applicant

Sworn to and Subscribed :
before me this 4th day :
of August , 20 17 .

Notary Public of

KELLY A NEIMAN
Notary Public of New Jersey
My Commission Expires
January 27, 2018

Pacific Outdoor Advertising, LLC
Continuation of Variance Application

2a. A use variance was granted in November, 2015 under Resolution 22-2015, to permit the placement of outdoor advertising signs in the Industrial (I) Zone (Section 250-20A). Bulk variances were also granted for the following relief:

- (a) from Section 250-25D(1) to permit a sign advertising goods not sold on the lot on which the sign is located;
- (b) from Section 250-25E(1) regarding sign area;
- (c) from Section 250-25G(1)(a) regarding sign height; and
- (d) from Section 250-22(J) regarding lot frontage and side yard setback.

Currently, as approved and built, the construction included two (2) double faced pylon/ground mounted, illuminated outdoor advertising signs, for a total of four signs, two (2) on each pole. Each pole measures 16 feet high x 60 feet long for a total of 960 square feet for each sign. Both pylon poles measure 79 feet from property grade. Each sign faces the I-295 corridor.

The Applicant now seeks to replace two (2) of the existing sign faces (one on each pole) with a digital, changeable copy sign of the same height, size and location. There are no changes being made to the site or the approved site plan.

No new use variances are required or requested. The current and proposed use remain the same.

Two (2) new bulk variances are sought by this application for the following relief:

- A. Section 250-25D(2) to permit two (2) digital signs with a flashing sign.
- B. Section 250-25D(8) to permit two (2) changeable copy signs.

Existing Bulk variances which were previously granted under Resolution 22-2015 and are not changed or affected by this Application are as follows:

- A. Section 250-25D(1) to permit a sign advertising goods and/or services not sold on the lot on which sign is located, including billboards.
- B. Section 250-25E(1) regarding sign area.
- C. Section 250-25G(1)(a) regarding sign height.
- D. Section 250-22(J) regarding lot frontage and side yard setback. These variances are preexisting conditions/variances granted by Resolution 23-2000 which are also not affected by this Application.

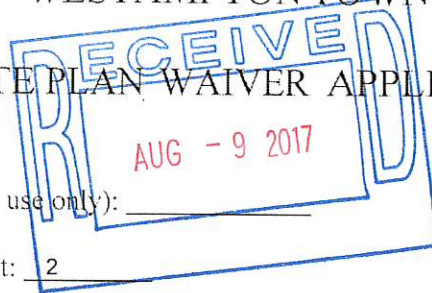
4. A use variance was granted on November 4, 2015 under Resolution 22-2015 to permit the construction of outdoor advertising signs in the Industrial (I) Zone and bulk variances were also granted to permit the construction at this site of two, 79 foot pylon/ground mounted poles, each containing two (2) double-faced, illuminated outdoor advertising signs. A total of four (4) static signs have been erected, each measuring 16 feet high x 60 feet long for a total of 960 square feet each. All signs face the I-295 corridor.

9b. The Township's 2010 Vision Plan sets forth seven goals, none of which will be undermined by the proposal. As stated, use and bulk variances for these signs have been granted by this Board in November, 2015. The signs have been erected as proposed and have existed for over a year. All signs, including the proposed digital signs, have received all necessary permits from the New Jersey Department of Transportation. Though billboards are not permitted in any zone within the Township, the existing location within the Industrial Zone and in between Route I-295 and the New Jersey Turnpike is the most appropriate area in the Township for such use. The existing signs have taken advantage of the Township's location without impacting upon residents or surrounding businesses. Additional testimony will be provided at the hearing.

9e. There will be no impact to surrounding neighbors. The property is bound to the north by Route I-295, to the south by the New Jersey Turnpike, to the west by right-of-way area and Rancocas Creek, and to the east by other industrially zoned and developed properties. There are no residential properties in the immediate area. The closest residential zone (R5) is located across the Turnpike and that area is preserved and undeveloped (Rancocas Creek State Park). The proposed signs are intended only to be visible to motorists travelling on Route I-295. The billboard use has already been approved under Resolution 22-2015. The Applicant now seeks bulk variances to permit two (2) changeable copy, digital signs to replace two (2) existing static signs in the same location, at the same height and which are the same size.

WESTAMPTON TOWNSHIP

SITE PLAN WAIVER APPLICATION



Date Filed (for office use only): _____

Block: 202 Lot: 2

Applicant Name: Pacific Outdoor Advertising, LLC

Address: 23 Wendy Drive, Linwood, New Jersey

Present Owner's Name NJW, LLC

Address: 650 Westtown Road, West Chester, PA 19381

Location of Site: 45 East Park Drive.

Zoning Classification: I- Industrial Present Use: Warehouse, storage, office & 2 poles containing 4 outdoor advertising signs approved in November, 2015.

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

No changes are proposed to the existing site. The proposal seeks solely to convert two (2) of the existing static signs to digital signs. Thus, one sign on each pole will be digital and the other sign on each pole will remain static. The height, location and size of the poles and signs will remain exactly as existing.

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

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

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

BRIEF DESCRIPTION OF PROPERTY
AND
CONCISE STATEMENT OF VARIANCES REQUESTED

The subject property is located at 45 East Park Drive, Westampton Township, New Jersey and is designated as Block 202, Lot 2 on the tax map. In September 2000, under Resolution No. 23-2000, the Land Development Board granted preliminary and final major site plan approval to construct a 106,620 square foot warehouse and office space facility and granted two bulk variances, one for a setback to the guard shack within the front yard buffer area and another for insufficient lot frontage. The property is located in the I (Industrial) Zone and is situated at the end of East Park Drive. The property is bound to the north by Route I-295, to the south by the New Jersey Turnpike, to the east by other Industrial zoned and developed properties and to the west by the right-of-way area and Rancocas Creek. There are no residential properties in the immediate area. The closest Residential Zone (R5) is located across the Turnpike and that area is preserved and undeveloped as the Rancocas Creek State Park.

A use variance was granted in November, 2015 under Resolution 22-2015, to permit the placement of outdoor advertising signs in the Industrial (I) Zone (Section 250-20A). Bulk variances were also granted for the following relief:

- (a) from Section 250-25D(1) to permit a sign advertising goods not sold on the lot on which the sign is located;
- (b) from Section 250-25E(1) regarding sign area;
- (c) from Section 250-25G(1)(a) regarding sign height; and
- (d) from Section 250-22(J) regarding lot frontage and side yard setback.

Currently, as approved and built, the construction included two (2) double faced pylon/ground mounted, illuminated outdoor advertising signs, for a total of four signs, two (2) on each pole. Each pole measures 16 feet high x 60 feet long for a total of 960 square feet for each sign. Both pylon poles measure 79 feet from property grade. Each sign faces the I-295 corridor.

The Applicant now seeks to replace two (2) of the existing sign faces (one on each pole) with a digital, changeable copy sign of the same height, size and location. There are no changes being made to the site or the approved site plan.

There will also be no changes in traffic or parking from this proposal and it will not alter the present operations of the site.

No new use variances are required or requested. The current and proposed use remain the same.

Two (2) new bulk variances are sought for the following relief:

- A. Section 250-25D(2) to permit two (2) digital signs with a flashing sign.
- B. Section 250-25D(8) to permit two (2) changeable copy signs.

Existing Bulk variances which were previously granted under Resolution 22-2015 and which are not changed or affected by this Application:

- A. Section 250-25D(1) to permit a sign advertising goods and/or services not sold on the lot on which sign is located, including billboards.
- B. Section 250-25E(1) regarding sign area.
- C. Section 250-25G(1)(a) regarding sign height.
- D. Section 250-22(J) regarding lot frontage and side yard setback. These variances are preexisting conditions/variances granted by Resolution 23-2000 which are also not affected by this Application.

As well, there will be no impact to surrounding properties or to any residential zone. The closest residential zone (R5) is located across the Turnpike and that area is preserved and undeveloped (Rancocas Creek State Park). The signs are intended to be visible only to motorists on Route I-295 and the New Jersey Department of Transportation has issued the appropriate permits for the signs.



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
GREGORY R. VALES, PE, PP, CME

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

August 30, 2017

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

Attn: Marion Karp
Administrative Officer

**Re: Pacific Outdoor Advertising, LLC
Site Plan Waiver/Variance Application
Location: 45 East Park Drive
Zone: I - Industrial
Block 202, Lot 2
Westampton Township, Burlington County, NJ
Our File: CWAL0202.02**

Dear Chairman and Board Members:

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

- Plan entitled, "Use Variance and Preliminary and Final Site Plan for Pacific Outdoor Advertising Proposed Billboards", prepared Dynamic Engineering Consultants, P.C., dated October 10, 2015, unrevised;
- ALTA Survey for Block 202, Lot 2 Westampton Township, Burlington County, NJ, consisting of one (1) sheet, prepared by Land Dimensions Engineering, revised through June 18, 2015.
- Application Forms with Cover Letter, dated August 9, 2017;

and offer the following comments for the Board's consideration:

- 1) The Applicant previously received use variance and site plan approval to construct two (2) billboards on the subject parcel. Each sign, now existing, is double sided with each sign face measuring 960 square feet (60 feet wide by 16 feet high). The signs will have a height of 79 feet and a ground clearance of 60 feet. The double faced signs are V-shaped and cantilever mounted on top of a support monopole. The billboards are spaced approximately 1,300 feet apart and setback 10 feet from the New Jersey State Highway (NJSH) Route 295 right-of-way.
- 2) The previous billboard signs were approved as static messages. The Applicant is now seeking approval to provide digital, changeable copy signs for the billboard signs which face northbound Route 295 traffic. The southbound facing signs will remain static messages. No other changes to the projects changes to the site improvements are proposed.

S:\Westampton\Project Files\L0202.03 Pacific Outdoor Advertising\2017-8-30 Pacific .doc



Westampton Township Land Development Board
Re: Pacific Outdoor Advertising, LLC
Site Plan Waiver/Variance

August 30, 2017
Our File: CWAL0202.02
Page 2

- 3) The subject 32-acre parcel has frontage along East Park Drive, the New Jersey Turnpike and New Jersey State Highway Interstate 295. The site is situated in the I (Industrial) Zone District. The site currently contains a warehouse and office facility and has access to the cul-de-sac bulb of East Park Road. A significant number of tractor trailers are stored throughout the property.
- 4) We defer to the Board Planner the extent of the variance relief that may be required for this change.
- 5) The Applicant should be prepared to discuss the following with the Board:
 - a) The existing billboards are currently visible from the Rancocas Village residential area. The visual impact the change from the static signs to digital, changeable copy signs should be addressed by the Applicant.
 - b) The Applicant should be prepared to discuss the following with the Board:
 - c) The frequency of the changeable messaging should be clarified.
 - d) The Applicant should address in testimony the potential traffic impact the proposed changeable message billboards will have on the adjacent NJSH Route 295 and the Route 295 exit 45 A-B interchange. The billboards may provide a potential visual distraction to motorists on adjacent Route 295, which is known for congestion and high accident volume.

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
Office of the Board Engineer

JW

cc: Gene Blair, Construction Code Official
Lou Cappelli, Jr., Esq., Board Solicitor
Tamika Graham, PP, Board Planner
Pacific Outdoor Advertising, LLC - Applicant
Allen S. Zeller, Esq.

PRINCIPALS

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

SENIOR ASSOCIATES

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

PLEASE REPLY TO THE NOTED OFFICE

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

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

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

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

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

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

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

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

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

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

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

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

August 25, 2017

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

Attention: Marion Karp, Secretary

**Re: Site Plan Waiver and Bulk Variances
 Pacific Outdoor Advertising
 45 East Park Drive
 Block 202, Lot 2
 Our file #03-37-P-015**

Dear Board Members:

We have reviewed a submission for a site plan waiver and bulk variances consisting of the following:

Sheet	Title	Date
1 of 1	Alta Survey	06-18-15
1 of 3	Cover Sheet	09-10-15
2 of 3	Aerial Map	09-10-15
3 of 3	Site Plan	09-10-15

The Survey was prepared by Lawrence M. Divietro, Jr., P.L.S., P.P., Land Dimensions Engineering, 6 East High Street, Glassboro, New Jersey 08028, (856) 307-7800.

Sheets 1 of 3 through 3 of 3 were prepared by R. P. Freud, P.E. and J. A. Palus, P.E., Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey 07719, (732) 974-0198.

I. GENERAL INFORMATION

Applicant: Pacific Outdoor Advertising
 23 Wendy Drive
 Linwood, NJ 08221

Owner: NJW, LLC
650 Westtown Road
West Chester, PA 19381
(609) 238-0646

Proposal: Previously, the applicant received approval to construct two (2) double faced pylon, illuminated outdoor advertising signs, two (2) on each pole for a total of four (4) signs. The signs are v-shaped and cantilever mounted on top of a support monopole and located approximately 1,320 feet from one another.

Per Section 250-25(D)(1), billboards are not permitted uses in the Industrial (I) Zone; therefore, the applicant's proposed use is not a permitted use. A (d)1 variance was granted in November 2015 under Resolution 22-2015. Additional bulk variances were also granted as it relates to the following: 1) a sign advertising goods not sold on the lot upon which the sign is located, 2) sign area, 3) sign height, and 4) lot frontage and side yard setback.

Presently, the applicant seeks approval to replace two (2) of the existing sign faces (one on each pole) with a digital, changeable copy sign of the same height, size, and location. Each of the two (2) replacement signs will remain at a height of 79 feet and an area of 960 square feet (16' x 60') each.

Zoning: Industrial (I) Zone

II. ZONING REQUIREMENTS

- A. **Use:** Per Section 250-25(D)(1), billboards are not permitted uses in the Township; therefore, the applicant's proposed use is not a permitted use. A (d)1 variance is necessary and was previously granted for the existing static signs. The applicant now proposes to change these signs to digital signs, which is a change in the use variance granted by the Board. An amended use variance may be necessary to accommodate this proposed change. The Board should determine if an amended use variance is necessary. If so, appropriate proofs and justification will be necessary.

- B. **Area and Bulk Requirements:** The applicant is not expanding the footprint of the building; therefore, all requirements are pre-existing and will not be changed by this application.

Code Reference	Item	Required	Existing	Proposed Billboard	Status
250-20(D)	Minimum Lot Area	5 ac.	31.96 ac.	31.96 ac.	C
250-20(D)	Lot Depth	350 ft.	2,819 ft.	2,819 ft.	C
250-20(D)	Lot Width	300 ft.	777 ft.	777 ft.	C
250-20(D)	Max. Lot Coverage	80%	70%	70%	C
250-20(D)	Building Height	45 ft.	< 45 ft.	< 45 ft.	C
250-20(D)	Lot Frontage	300 ft.	195.7 ft.	195.7 ft.	P (see note)
	Principal Bldg. Setback				
250-20(D)	Front Yard	100 ft.	460.8 ft.	460.8 ft.	C
250-20(D)	Rear Yard	50 ft.	1,512.7 ft.	1,512.7 ft.	C
250-20(D)	Side Yard	50 ft.	170.9 ft.	170.9 ft.	C
250-25(G)	Sign Height	8 ft.	79 ft.	79 ft.	P
250-25(J)	Sign Area	100 sf. max	960 sf.	960 sf.	P

C - Conformance.
 P - Pre-existing, non-conforming condition.

- C. **Note:** Lot frontage and side yard setback (to the guard shack) are preexisting conditions that were granted variances under Resolution 23-2000 for preliminary and final site plan for the existing warehouse.

III. GENERAL COMMENTS

1. The applicant is seeking a waiver from site plan. According to Section 196-2(B), an applicant may request a waiver provided that the site plan involves the following: 1) is not within the flood hazard area; 2) is an existing building; 3) no new construction; 4) no extension of the on-tract parking improvements; 5) no change in the existing drainage; and 6) construction of a building for agricultural purposes. The applicant should provide testimony to support the request for waiver.
2. Per Section 250-25(D)(2), no flashing sign of any type may be erected. The applicant requests a variance. Appropriate justification should be provided.

3. Per Section 250-25(D)(7), signs using mechanical and/or electrical devices to revolve, flash or display movement or the illusion of movement as well as windblown signs are prohibited. A variance is required. Appropriate justification should be provided.
4. Testimony should be provided in regard to frequency of sign change. Applicant should clarify if the proposed signs will include animation or give the illusion of movement.
5. Per Section 250-25(D)(8), changeable copy signs, either manually or electrically changed are prohibited, except as permitted for institutional uses. The applicant requests a variance. Appropriate justification should be provided.
6. The applicant should address how the shift from static signs to digital, changeable copy signs may adversely impact surrounding traffic, including along I-295.
7. Per Section 250-25(D)(6), any sign or illumination is prohibited that causes any direct glare into or upon any road or any building other than the building to which the sign may be related. The applicant should provide testimony in regard to the use of anti-glare coating for the proposed LED signs.
8. Testimony should be provided regarding the exact nature of the proposed billboard, such as estimated frequency of advertisement changes, estimated hours of illumination per day, and content to be displayed.
9. Applicant should provide details of the billboard including illumination levels, materials, colors, and other features such as sensors that adjust brightness based on surrounding light levels.
10. Applicant should address visual impact of the proposed billboard to adjacent properties, roadways, and the community.
11. Testimony should be provided if changes will be made in regard to related exterior lighting.
12. The applicant should provide details as it relates to the proposed use such as maintenance schedule, etc.

IV. SUMMARY OF VARIANCES AND WAIVERS

Variances:	Section 250-25(D)(2) -	Permit two (2) digital signs
	Section 250-25(D)(7) -	Permit two (2) flashing/ animated signs
	Section 250-25(D)(8) -	Permit two (2) changeable copy signs
Waivers:	Section 196-2	Site plan waiver

V. APPROVAL PROCESS

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

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

VI. OUTSIDE AGENCY APPROVALS

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

1. New Jersey Department of Transportation.
2. Any others as may be necessary.

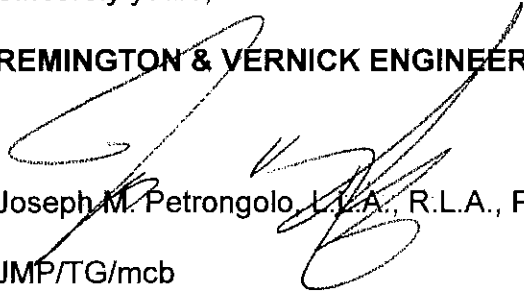
When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items.

Page 6
Township of Westampton
August 25, 2017

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

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.

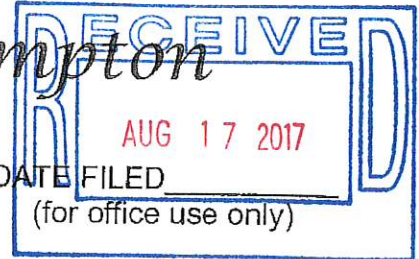

Joseph M. Petrongolo, L.L.A., R.L.A., P.P.

JMP/TG/mcb

cc: Joseph Jacobs, Pacific Outdoor Advertising, LLC
NJW, LLC
Allen S. Zeller, Esq.
Jim Winckowski, P.E., Board Engineer
Lou Cappelli, Esq., Board Solicitor (LCappelli@fpsflawfirm.com)



Township Of Westampton



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

BLOCK 203 LOT 2

1. GENERAL INFORMATION

A. Applicant Name Dolan Contractors, Inc.
 Address 94 Stemmers Lane, Westampton, NJ 08060
 Telephone Number 609-871-6200

B. The Applicant is a:

Corporation* X
 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) General Contractor

Attorney Russell Whitman, Esq.
 Address 44 East Main Street, Toms River, NJ 08753
 Telephone Number 732-341-0010

D. Engineer/Surveyor: Bernie Wojtkowiak, PE
Address 94 Stemmers Lane, Westampton, NJ 08060
Telephone Number 609-871-6200

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 32 Springside Road
- B. The location of the property is approximately 2000 feet from the intersection of Ikea and Springside Road
- C. Existing use of the property Office/Warehouse
Proposed use of property Office/Warehouse
- D. Zone in which property is located OR-3
- E. Acreage of property 42.22 combined total acres
- F. Is the property located on a County road? Yes X No ; State road? Yes No X; or within 200 feet of a municipal boundary? Yes No X

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

- G. The type of proposal is: New Structure Expanded area Improved Parking Area Alteration to Structure Expansion to Structure Change of Use Sign Commercial Trash Compactor
- H. Name of business or activity (if any) Distributor Center
- 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 1
- K. Was the property subject to a prior subdivision? Yes X No
(If so, list dates of prior subdivisions and attach resolutions)
- L. Number of lots created on tract prior to this application 1

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

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

Temporary solid waste dumpster installation instead of permanent
dumpster enclosure. Permanent trash compactor (enclosed) location
proposed.

O. List maps and other exhibits accompanying this application:

CS (8/16/17) C2.1 (8/16/17)

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.

N/A

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.

N/A

5. AUTHORIZATION AND VERIFICATION

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

P. W. Kowalski
Signature of Applicant

8/17/17
Date

Michael J. Dolan
Signature of Owner

8/17/17
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>

[Handwritten mark]



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. McGLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

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

August 30, 2017

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

Attn: Marion Karp
Administrative Officer

**Re: Dolan Contractors, Inc. / Rancocas Park 8
Amended Site Plan (Trash Compactor)
Block 203, Lot 2
Location: Springside Road
Westampton Township, Burlington County, NJ
Our File: CWAL0203.03**

Dear Chairman and Board Members:

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

- Site Plan entitled "Trash Compactor Installation", consisting of two (2) sheets, prepared by Bernard Wojtkowiak, PE, of Dolan Contractors, Inc, dated August 16, 2017, unrevised.
- 1) The Applicant, Dolan Contractors, Inc., is seeking Amended Site Plan approval to modify their proposed site improvements associated with the above-referenced project. The Applicant is proposing to provide a trash compactor on the east side of the now existing warehouse, facing Springside Road.
- 2) The Applicant previously received Final Site Plan approval (Resolution #4-2016) on March 2, 2016 for the construction of a 682,708 square foot warehouse including 5,000 square feet of office space.
- 3) The subject tract is comprised of a consolidated lot area of +/-42.22 acres and is situated in an OR-3 (Office Research) Zone. The site has approximately 1,870 feet of frontage along the westerly side of Ikea Drive as well as approximately 1,720 feet of frontage along Springside Road / Burlington County Route 635. The proposed warehouse and site improvements are currently under construction.

S:\Westampton\Project Files\CWAL0203.03 Rancocas Park 8\2017-8-30 Amended SP Eng Rvw #1.doc



Westampton Township Land Development Board
Re: 32 & 40 Springside Road/Rancocas Park 8
Amended Site Plan Review/Trash Compactor

August 30, 2017
Our File: CWAL0203.03
Page 2

- 4) The Applicant should be prepared to discuss the following with the Board:
- a) The Applicant should clarify the color, size and height of the proposed compactor. The visibility of the trash compactor to either Springside Road or the residential properties to the north should also be clarified.
 - b) The Applicant should address why the trash compactor is not proposed on the west side of the warehouse, facing the interior of the industrial park.
 - c) The potential noise output and hours of operation of the trash compactor should be identified.

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

Very truly yours,
CME Associates

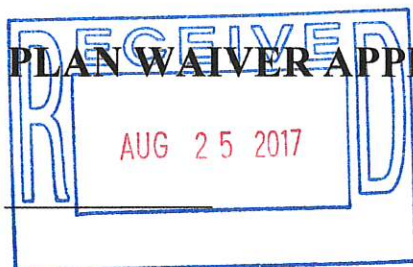
James Winckowski, PE, CME
Land Development Board Engineer's Office

JW

cc: Gene Blair, Construction Code Official
Tamika Graham, PP, Board Planner
Lou Cappelli, Esq, Board Solicitor
Russell W. Whitman, Esq, Applicant's Solicitor
Bernard Wojtkowiak, PE, Dolan Contractors, Inc., Applicant's Engineer
Dolan Contractors, Inc., Applicant

WESTAMPTON TOWNSHIP

SITE PLAN WAIVER APPLICATION



Date Filed (for office use only):

Block: 1201 Lot: 20

Applicant Name: ME Casa, LLP Attn: Abraham López Email:info@mecasawestampton.com

Address: Post Office Box28 Rancocas, NJ 08073Phone:201-892-6371

Present Owner's Name Woodlane Associates, LLP Attn: Laira Hart, Professional Property Management

Address: Post Office Box 705, Medford, NJ 08055

Location of Site: 798 Woodlane Road, Westampton, NJ 08060

Zoning Classification: Commercial Present Use: Shopping Center

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

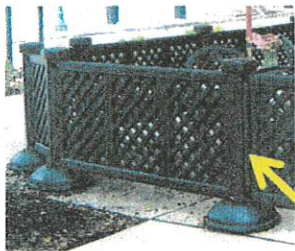
ME Casa is an established restaurant offering quality Puerto Rican cuisine in Jersey City, NJ with interests in opening a brick and mortar site in Westampton Township. With the goal of opening a dining establishment in the Woodlane Shopping Center, ME Casa would like to test the market by way of a food truck operating at the shopping center starting one day weekly in the month of September, and adding one to two additional days of service each ensuing month should the on the ground market conditions allow for the growth. The Truck will operate during the lunch and dinner hours. Should market conditions confirm the demand for our service offerings, we would transition to a formal brick and mortar restaurant within the same shopping center; likely within a six to nine-month time frame, if not earlier.

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

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

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

Woodlane Shopping Center
798 Woodlane Road
Westampton, NJ 08060



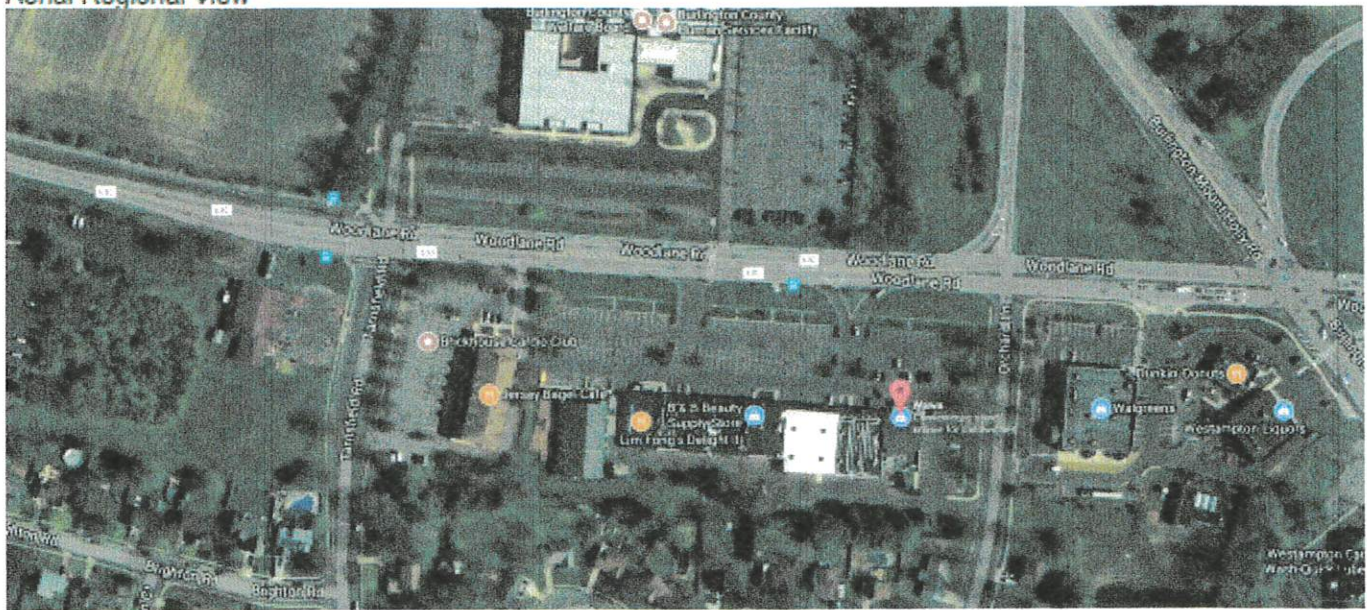
Portable Patio Fencing Sample.

The ME Casa Express Food Truck would park the parking curb running parallel to Woodlane Road, service side facing whatever direction the Township so chooses. If need be, portable patio fencing would be setup / broken down each business day.



Woodlane Shopping Center
798 Woodlane Road
Westampton, NJ 08060

Aerial Regional View



Street Side Image of Woodlane Square Shopping Center. We propose to park the vehicle as noted on the image above.



Woodlane Associates
P.O. Box 705
Medford, NJ 08055
856-273-6915
laurahart@professionalpropertymanagersllc.com

Via Email: clerk@westampton.com, alopez@mecasawestampton.com

August 23, 2017

Westampton Township Clerk
Mario Karp
710 Rancocas Road
Westampton, NJ 08060

Abraham López
Co-Owner
ME Casa, LLP
Post Office Box 28
Rancocas, NJ 08073

RE: Woodlane Square
798 Woodlane Road

This letter is an authorization, that Woodlane Associates has given permission to ME Casa, LLP to bring a Mobile Food Truck to the Woodlane Square Shopping Center. It is our understanding that the food truck will be there for a few hours on a weekly basis with the exact date and times to be determined. Our permission is granted with the understanding that ME Casa obtains the proper permits that may be required by the Township of Westampton, NJ. Please let our office know if you need anything else from the Landlord.

Laura Hart

Authorization

Date: 8/25/17

*agent for
Woodlane Assoc.*