

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

FEBRUARY 5, 2020 REGULAR MEETING 7:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on January 5, 2020 and posted in the Municipal Building.

Pledge of Allegiance

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

5. Swear in Board Professionals

6. Approval of Meeting Minutes: 1/8/2020

7. Resolutions: approval needed:

4-2020 Award contract for LDB Engineer

5-2020 Award contract for LDB Solicitor

6-2020 2020 LDB Reorganization

7-2020 Salt & Light Company, Inc., Block 1208, Lot 11(1841 Route 541) –
Use variances

8. Old Business:

1. Brian Janson, Block 602, Lot 1 (118 Hillside Road) – minor subdivision – continued from 1/8/2020 meeting
2. Dolan Contractors, Inc., Block 203, Lot 7.03 (86 Stemmers Lane) – amended preliminary and final site plan (reduced size office/warehouse/distribution facility) – continued from 1/8/2020 meeting
3. MRP Industrial NE, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane) – preliminary & final site plan approval (construction of 634,000 sq. ft.

warehouse and associated improvements) – continued from 1/8/2020 meeting

9. New Business: None

10. Informal Applications: None

11. Correspondence: None

12. Open meeting for public comment:

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

14. Adjourn

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

**AUTHORIZING THE AWARD OF A CONTRACT FOR
PROFESSIONAL SERVICES AND APPOINTING
LAND DEVELOPMENT BOARD ENGINEER**

RESOLUTION NUMBER 4 -2020

WHEREAS, N.J.S.A. 40:55D-24 and N.J.S.A. 40A:55D-71 provides that the Planning Board may employ, contract or fix compensation for a Planning Board Engineer, other than the Municipal Engineer; and

WHEREAS, N.J.S.A. 40:55D-24 and N.J.S.A. 40:55D-71 further provides that the Board may create and fill such office as established by ordinance; and

WHEREAS, the Office of the Land Development Board Engineer has heretofore been established by Section 149-13B. of the Code of the Township of Westampton; and

WHEREAS, the Board, at its meeting on January 8, 2020, duly appointed the firm of CME Associates, as Engineer to the Board; and

WHEREAS, the Engineer is licensed to practice within the State of New Jersey; and

WHEREAS, the "Local Public Contracts Law," N.J.S.A. 40A:11-5, permits the execution of a written contract for the provision of professional services, and this contract was provided through the fair and open process; and

WHEREAS, the Land Development Board of the Township of Westampton wishes to recognize the aforesaid appointment and provide compensation by way of a written contract for services which may be performed by the Engineer and any Engineering Firm with which the Engineer is associated; and

NOW, THEREFORE, BE IT RESOLVED, by the Westampton Township Land Development Board as follows:

1. The Westampton Township Land Development Board hereby designates CME Associates as the Land Development Board Engineer to provide professional services as more fully described in the Contract for Professional Services on file with the Recording Secretary of the Westampton Township Land Development Board and further authorizes the Chairman to execute said Contract.
2. This contract is awarded through the fair and open process in accordance with the Local Public Contracts Law.
3. A notice of this action shall be published as required by law.

4. **CME ASSOCIATES** was appointed as Land Development Board Engineer upon motion of Mr. Blair, seconded by Chairman Applegate. **Vote - Aye:** Chairman Applegate, Mr. Blair, Mr. Eckart, Mr. Guerrero, Ms. Haas, Mayor Henley, Mr. Thorpe, Mr. Odenheimer and Ms. Burkley. **Abstain:** Mr. Freeman **Nay:** None.

Attest:

Ronald Applegate, Chairman

**Marion Karp, RMC, CMR, Board
Secretary**

CERTIFICATION

I HEREBY CERTIFY that the Land Development Board of the Township of Westampton, County of Burlington, State of New Jersey adopted the foregoing Resolution at its meeting held in the Municipal Building, 710 Rancocas Road, Westampton, New Jersey, on January 8, 2020, and said Resolution was authorized for memorialization at a meeting held on _____, 2020.

Marion Karp, RMC, CMR, Board Secretary

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

**AUTHORIZING THE AWARD OF A CONTRACT FOR
PROFESSIONAL SERVICES AND APPOINTING
LAND DEVELOPMENT BOARD SOLICITOR**

RESOLUTION NUMBER 5-2020

WHEREAS, N.J.S.A. 40:55D-24 and N.J.S.A. 40A:55D-71 provides that the Land Development Board may employ, contract or fix compensation for legal counsel, other than the Municipal Attorney; and

WHEREAS, N.J.S.A. 40:55D-24 and N.J.S.A. 40A:55D-71 further provides that the Board may create and fill such office as established by ordinance; and

WHEREAS, the Office of the Land Development Board Solicitor has heretofore been established by Section 149-12 of the Code of the Township of Westampton; and

WHEREAS, the Board, at its meeting on January 8, 2020, duly appointed the firm of Florio Perrucci Steinhardt & Cappelli, LLC, as Solicitor to the Land Development Board; and

WHEREAS, the Solicitor is licensed to practice within the State of New Jersey; and

WHEREAS, the "Local Public Contracts Law," N.J.S.A. 40A:11-5, permits the execution of a written contract for the provision of professional services, and this contract was provided through the fair and open process; and

WHEREAS, the Land Development Board of the Township of Westampton wishes to recognize the aforesaid appointment and provide compensation by way of a written contract for services which may be performed by the Solicitor and any law firm with which the Solicitor is associated; and

NOW, THEREFORE, BE IT RESOLVED, by the Westampton Township Land Development Board as follows:

1. The Westampton Township Land Development Board hereby designates Florio Perrucci Steinhardt & Cappelli, LLC, as the Land Development Board Solicitor to provide professional services as more fully described in the Contract for Professional Services on file with the Recording Secretary of the Westampton Township Land Development Board and further authorizes the Chairman to execute said Contract.
2. This contract is awarded through the fair and open process in accordance with the Local Public Contracts Law.
3. A notice of this action shall be published as required by law.

4. **FLORIO PERRUCCI STEINHARDT & CAPPELLI, LLC** was appointed Solicitor of the Land Development Board upon motion of Mr. Blair, seconded by Mayor Henley. **Vote** - **Aye:** Chairman Applegate, Mr. Blair, Mr. Eckart, Mr. Guerrero, Ms. Haas, Mayor Henley, Mr. Thorpe, Mr. Odenheimer and Ms. Burkley. **Abstain:** Mr. Freeman **Nay:** None.

Attest:

Ronald Applegate, Chairman

**Marion Karp, RMC, CMR, Board
Secretary**

CERTIFICATION

I HEREBY CERTIFY that the Land Development Board of the Township of Westampton, County of Burlington, State of New Jersey adopted the foregoing Resolution at its meeting held in the Municipal Building, 710 Rancocas Road, Westampton, New Jersey, on January 8, 2020, and said Resolution was authorized for memorialization at a meeting held on _____, 2020.

Marion Karp, RMC, CMR, Board Secretary

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

2020 REORGANIZATION

RESOLUTION NUMBER 6 -2020

WHEREAS, N.J.S.A. 40:55D-24 provides that the Planning Board shall elect a chairman and a vice-chairman from its regular members, and select a secretary who may or may not be a member of the Board or a municipal employee; and

WHEREAS, the above matter was duly considered and voted upon during a reorganization meeting of the Land Development Board held January 8, 2020; and

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

A. Selection of Officers:

1. **Ronald Applegate** was elected Chairman upon motion of Mr. Blair and seconded by Ms. Haas. **Vote - Aye:** Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mayor Henley, Mr. Thorpe, Mr. Odenheimer and Ms. Burkley. **Abstain:** Mr. Applegate. **Nay:** None.
2. **Gary Borger** was elected Vice Chairman upon motion of Chairman Applegate and seconded by Mr. Blair. **Vote - Aye:** Chairman Applegate, Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mayor Henley, Mr. Thorpe, Mr. Odenheimer and Ms. Burkley. **Nay:** None.
3. **Marion Karp** was elected Board Secretary upon motion of Mr. Blair and seconded by Ms. Haas. **Vote - Aye:** Chairman Applegate, Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mayor Henley, Mr. Thorpe, Mr. Odenheimer and Ms. Burkley. **Nay:** None.

Ronald Applegate, Chairman

Attest:

Marion Karp, RMC, CMR, Board Secretary

CERTIFICATION

I HEREBY CERTIFY that the Land Development Board of Westampton Township, County of Burlington, State of New Jersey adopted the foregoing Resolution at its meeting held in the Municipal Building, 710 Rancocas Road, Westampton, New Jersey, on January 8, 2020, and said Resolution was authorized for memorialization at a meeting held on _____, 2020.

Marion Karp, RMC, CMR, Board Secretary

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

RE- ORGANIZATION MEETING

JANUARY 8, 2020 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 January 8, 2020 at 7:00 P.M. The meeting was called to order by Secretary Marion Karp and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 4, 2019 and January 3, 2020 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. New Board members Mr. Applegate, Mr. Blair, Mr. Eckart, Mr. Henley, Mr. Thorpe and Ms. Burkley were sworn in by Solicitor Robert Swartz.

Roll Call: Present: Mr. Applegate, Mr. Blair, Mr. Eckart, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Thorpe, Mr. Odenheimer, Ms. Burkley
Absent: Mr. Borger

Motions are needed for the following 2020 appointments:

Mr. Blair made a motion to nominate Ron Applegate for Chairman; the motion was seconded by Ms. Haas. There were no other nominations. All voted yes, Mr. Applegate abstained.

Mr. Applegate made a motion to nominate Mr. Borger for Vice Chairman; the motion was seconded by Mr. Blair. There were no other nominations. All voted yes.

Mr. Blair made a motion to nominate Marion Karp for Secretary; the motion was seconded by Ms. Haas. There were no other nominations. All voted yes.

Mr. Blair made a motion to nominate Robert Swartz of Florio, Steinhardt, Fader and Capelli; the motion was seconded by Mr. Henley. There were no other nominations. All voted yes, Mr. Freeman abstained.

Mr. Blair made a motion to nominate Jim Winckowski of CME Engineers; the motion was seconded by Mr. Applegate. There were no other nominations. All voted yes, Mr. Freeman abstained.

The Solicitor swore in the Board professionals.

The minutes of the December 4, 2019 meeting were approved as written.

Resolutions:

1-2020 Dolan Contractors, Inc., Block 203, Lot 7.03 – continued application for amended preliminary and final site plan approval, bulk variances – was memorialized

2-2020 MRP Industrial NE, LLC, Block 902, Lots 1, 2 & 3 – continued application for preliminary and final site plan approval – was memorialized

3-2020 Salt & Light Company, Inc., Block 1208, Lot 11 – continued application for amended site plan approval, use variance and bulk variances – was memorialized

Old Business:

Dolan Contractors, Inc., Block 203, Lot 7.03 (86 Stemmers Lane) – continued application for amended preliminary and final site plan approval, bulk variances – **to be continued until 2/5/2020 meeting**. No further notice will be required to be given by the applicant.

MRP Industrial NE, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane) – preliminary and final site plan (construction of 634,000 sq. foot warehouse & associated improvements) – **to be continued until 2/5/2020 meeting**. No further notice will be required to be given by the applicant.

Salt & Light Company, Inc., Block 1208, Lot 11 (1841 Route 541) – amended site plan approval, use variance and bulk variances – continued from 12/4/2019 meeting.

The applicant's attorney, Pat McAndrew, was present on behalf of the application for a use variance and site plan approval. Only the use variance portion of the application would be presented and considered this evening. Kent Pipes, principal and Bill Nicholson, applicant's engineer were sworn in by the Board solicitor. It shall be noted that the Mayor and Deputy Mayor were not permitted to vote on the application since it involved a use variance.

Kent Pipes gave a brief description of his company, Salt and Light and a history of this project that had received prior approval from the LDB. The site is particularly suited to his clients and has worked out well for them during the last 6 years but the problem is he can't find funding for the commercial space which occupies 7000 square feet of the first floor of the building. It is easier for him to get funding if the building would not be a mixed use. They are moving towards single occupancy efficiency units and he had presented his conceptual plan to the Board back in August 2019. Each building to be constructed resembles a Cape Cod from the outside. Each has 4 units on the first floor and 2 units on the second floor. He explained that recovery residences that are clustered together with onsite supervision and services are effective in helping people stay sober and to become independent. He is looking to the Board for support. This is an ideal location for those who cannot or do not want to drive; there is shopping and there are employment opportunities close by as well as support services. He thinks that

Westampton is the ideal spot to launch a project such as this; it will be a key component in Burlington County.

Instead of 14 units of multi bedrooms which were approved back in 2011 they are proposing 30 single occupancy units which would house approximately the same number of people. Five of these buildings are proposed; they are affordable and will provide 30 units of rental housing which will give the Township 60 COAH credits. He hoped to secure close to 3 million dollars in funding and begin construction February 2021.

Mr. Freeman asked if each unit would have its own bathroom and kitchen; they would. Mr. Pipes explained that he expected each person would be there anywhere from 1 to 2 years; some longer, some shorter. No alcohol or drugs are permitted; if found, they would be asked to leave. Mr. Freeman also asked about the onsite support services. They are proposing to convert the garage on site into a service center. These clients would need ongoing support services such as supervision of their medication. They are hoping to amend the application to include an apartment on top of the garage to provide 24-hour support.

Mr. Applegate asked why the deed restrictions were never put into place as they were supposed years ago. Mr. Pipes explained that they are now ready to do this with the five units.

Ms. Burkley asked who owns the daycare building; Salt and Light owns it and leases it to the daycare center. She asked how close the daycare center would be to the new apartments; he stated approximately 150 yards.

The units will be 270-300 square feet inside; state minimums are 150 square feet. Solicitor Swartz asked if those not having opioid addictions would be allowed to live there; he isn't sure if these units will qualify as affordable housing. Mr. Pipes stated they would pursue this with the state if necessary; he wanted them dedicated to recovering addicts. They would be deed restricted for 30 years.

At least 50% would be restricted as very low-income units. Planner Barbara Fegley explained that we may not get 60 credits but instead 30 or 45.

Mr. Blair asked if they would be paying taxes; Mr. Pipes explained that the buildings would be tax exempt. Taxes are being paid for the portion of the property that is being leased to the daycare center.

There are 3 different use variances involved; one is for exceeding the FAR (D3); one is for a nonpermitted use (D1) and the third is for the conversion of the garage (D2).

Mr. Blair stated that he thought the project was admirable; all of Mr. Pipes' projects seem to be a win-win and he thinks it is a good thing for the Township.

Mr. Guerrero asked the Planner about the granting of a setback variance back in 2011; it was for 30 feet where 50 feet is permitted. This would no longer be valid since the old building was not going to be built; this is a new plan. Nothing has been completed from this old approval except for the 5 units on the second floor.

Michael Bowery was sworn in before the Board; he is an addiction counselor employed at Hampton Hospital. He is also a Westampton resident. He has over 25 years experience as an addiction counselor. He testified regarding the need for recovery housing in Westampton. He explained that recovery takes longer than 28 days; it takes as long as two years. They just need the opportunity to get these people some help.

Bill Nicholson, applicant's engineer testified on behalf of the application. He thinks the site is especially suitable for the use and won't have any negative impact on the master plan or on zoning. This plan allows for more efficient use of the land which is another positive impact.

Mr. Odenheimer asked about the garage and the subdivision that would take place which would place it on the lot with the daycare center. Mr. Pipes explained that this would enable separate financing on the properties.

Ms. Burkley has concerns that this is too close to the child care center and if this would pose a detriment. Mr. Pipes stated that there haven't been any issues with the five units that are in operation at this time. These aren't criminals, they are people with addiction problems. The five units are currently rented to low income persons whom are not committed to sobriety like the residents of this new project would be. Anyone with a record would be precluded from applying and living there due to the proximity to the school; this is state law.

Mr. Thorpe was on the Township Committee back in 2013; he voted affirmatively for this; he believes in it. He asked if it was legal to condition this approval on allowing Westampton residents first choice to get in; Solicitor Swartz answered that the answer was no due to the deed restrictions that would have to come into place.

The meeting was opened to the public for comment.

Louis Lopez, Mt. Holly – asked if the location was close to the Burger King. He thinks Mr. Pipes is doing a great job and he would like to see more places like this for recovery; it is a great location with many services around.

There being no further comment; the meeting was closed.

Mr. McAndrew summarized that the use would be less intense since it now involved no commercial uses and would hold nearly the same amount of persons; 30 vs. 28. He again reiterated the great need for this type of project in the area.

It will be a condition of approval that the five units get deed restricted. The new units would have to be deed restricted as well. Approval would also be conditioned upon obtaining site plan approval and for obtaining COAH approval/credits.

Three separate votes were taken for the different variances. The first was for the D1 use variance: motion to approve made by Mr. Freeman; seconded by Mr. Blair. All voted yes (Borger absent; Eckart and Henley recused).

The second vote taken was for the D4 FAR variance: motion to approve made by Mr. Blair; seconded by Mr. Freeman. All voted yes (Borger absent; Eckart and Henley recused).

The third vote was for the D2 variance (garage): motion to approve made by Ms. Haas; seconded by Mr. Blair. All voted yes (Borger absent; Eckart and Henley recused).

New Business:

a. Brian Janson, Block 602, Lot 1 (118 Hillside Road) – minor subdivision – **to be continued until 2/5/2020 meeting**. No further notice will be required to be given by the applicant.

Open Meeting for public comment

Louis Lopez – asked about solar panels. Mr. Blair explained they are permitted on roofs but not on the ground.

Comments from the Board

Mr. Blair – welcomed the new board members.

Planner Barbara Fegley – is happy to be back this year.

Solicitor Robert Swartz – thanks for the reappointment; he looks forward to serving the Board

Engineer Mike Roberts – thanks for the reappointment

Mr. Applegate – thanked the Board; he appreciates the opportunity to chair the Board and looks forward to a good year.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board



Township Of Westampton

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

BLOCK 602 LOT 1



1. GENERAL INFORMATION

A. Applicant Name Brian Janson

Address 20 Blue Jay Hill Road, Westampton, NJ 08060

Telephone Number (609)929-5339 Email: jansonbuilders@gmail.com

B. The Applicant is a:

Corporation* _____
Partnership* _____
Individual X
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 X
Owner _____
Lessee _____
Other (specify) _____

Attorney Jeffrey E. Snow, ESQ.

Address 329 Delaware Avenue, P. O. Box 143, Riverside, NJ 08075

Telephone Number (856)461-3306 Email: jsnowesq@yahoo.com

D. Engineer/Surveyor: William J. Robins, L.S.-Robins Associates

Address 9 Scott Street, Riverside, NJ 08075

Telephone Number (856)461-9494 Email: robinssurvey@verizon.net

2. INFORMATION REGARDING THE PROPERTY

A. Street address of the property 118 Hillside Road

B. The location of the property is approximately 0 feet from the intersection of Hillside Road and Blue Jay Hill Road

C. Existing use of the property Residential

Proposed use of property Residential

D. Zone in which property is located R-1

E. Acreage of property 4.781 +/-

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 Alteration to Structure Expansion to Structure Change of Use Sign

H. Name of business or activity (if any) N/A

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 X
(If so, list dates of prior subdivisions and attach resolutions)

L. Number of lots created on tract prior to this application N/A

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:

On site sewage disposal system

Well

O. List maps and other exhibits accompanying this application:

Minor Subdivision Plan

Notice of Public Hearing

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 necessary/anticipated

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.

None necessary/anticipated

5. AUTHORIZATION AND VERIFICATION

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

Brian H. Janson
Signature of Applicant
BRIAN JANSON

December 14, 2019
Date

Alfred W. Sloan, Jr.
Signature of Owner
ALFRED W. SLOAN, JR.

December 14, 2019
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>

Barbara J. Sloan
Signature of Owner
BARBARA J. SLOAN

December 14, 2019
Date

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

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

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



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Harry R. Fox, NICET III, CPSI
C. Jeremy Noll, PE, CME, CPWM
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

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January 6, 2020

#88028 01

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

Attn: Marion Karp, Secretary Land Development Board

Re: Brian Janson
118 Hillside Road
Block 602 Lot 1
Minor Subdivision

Dear Members:

A Minor Subdivision Application was received and reviewed for Block 602, Lot 1 located at 118 Hillside Road in Westampton, New Jersey. The property contains primary frontage on Hillside Road, however, 55 feet of the property fronts on Blue Jay Hill Road. Murray Avenue to the north ends at the northeastern property line. The property is predominantly wooded and comprises 4.781 acres. It is improved with a 1-story frame dwelling, a detached frame garage and a covered in-ground pool and is serviced with an on-site sewage disposal system and well. The property is accessed from Hillside Road via a combination stone and concrete driveway with dual access points.

The applicant is proposing to subdivide the parcel into two lots. Proposed Lot 1 will contain 2.685 acres and retain the improvements described above. Proposed Lot 1.01 will comprise 2.096 acres. The subdivision plan depicts a future 2-story house with an attached garage that will be serviced with an on-site sewage disposal system and well and will be accessed via a future driveway connection to Blue Jay Hill Road. The property is situated in the R-1 Zoning District.

Documents Submitted

The following documents have been received with this application:

1. Township of Westampton Minor Subdivision Application.
2. Minor Subdivision Plan, prepared by Robins Associates dated 2/26/19.
3. Submission letter prepared by Jeffrey E. Snow, Esq. dated 12/16/19.

Existing and Proposed Bulk Requirements

The R-1 bulk requirements for existing Lot 1, proposed Lot 1 and proposed Lot 1.01 are shown in the table below:

Stacey Arcari, PE, CME, PTOE, PP
Timothy Kaluhiokalani, LLA, PP
Anthony R. Lopez, PE, CFM
José Ruiz-del-Valle, PLS
Karen Hermack, PE

Andrew J. Orsino, NICET III
John T. Potts, NICET III, W-2, T-2
Charles Sabatini, PE, CME, CPWM, PP
Edward E. Fox, III, AICP, PP

John L. Scott, Jr., PLS, NICET III
Rohan Tadas, CHMM, LSRP
Neil J. Werket, LLA, RLA
Kathryn Haywood, PE, CFM
Mathew Kensler, NICET III

TABLE 1
LOT BULK REQUIREMENTS IN R-1 ZONING DISTRICT
EXISTING AND PROPOSED CONDITIONS

| | Required | Existing Lot 1 | Status | Proposed Lot 1 | Status | Proposed Lot 1.01 | Status |
|---------------------------------------------------------------------------|----------|-------------------|--------------|-------------------|--------------|----------------------|--------------|
| Minimum Lot Size | 1 acre | 4.781 acres | C | 2.685 acres | C | 2.096 acres | C |
| Minimum Lot Width at the Building Line (Hillside Road) | 150' | 806' +/- | C | 292' +/- | C | 480' +/- | C |
| Minimum Frontage (Hillside Drive) | 150' | 809.6' | C | 305.6' | C | 504' | C |
| Minimum Frontage (Blue Jay Hill Road) ¹ | 150' | 55' | ENC | NA | NA | 55' | ENC |
| Minimum Front Yard- All Buildings and Pools (from Hillside Road) | 50' | 215' | C | 215' | C | 91' | C |
| Minimum Front Yard- All Buildings (from Blue Jay Hill Road) | 50' | 215' | C | 215' | C | 247' +/- | C |
| Minimum Rear Yard | 25 Feet | 255' | C | 255' | C | 66' | C |
| Minimum Side Yard | | | | | | | |
| One side | 12' | 50' | C | 50' | C | 71' | C |
| Both sides | 30' | 104' | C | 104' | C | 317' | C |
| Accessory Structures, Minimum Side or Rear | 6' | 38' | C | 38' | C | NA | NA |
| Maximum Building Height | 35' | ² | ² | ² | ² | ² | ² |
| Building Coverage | 15% | <15% | C | <15% | C | <15% | C |
| Building and Paving Coverage | 25% | <25% | C | 7.6% | C | 12.6% | C |

C Conforming

ENC Existing Non-Conformance

¹ Corner Lots contain two front yards.² Information was not provided on existing or proposed building height.

Potential Waivers

1. Ordinance §250-22A(1) Performance Standards, Accessory Buildings, states that no accessory building shall exceed 600 square feet unless the lot exceeds 3 acres in size. Any accessory building attached to a principal building is part of the principal building and shall adhere to the yard requirements for the principal building. The accessory garage on Existing Lot 1 is 773.61 square feet in size, however, the current lot exceeds 3 acres in size. Proposed Lot 1 will be 2.685 acres in size with a garage exceeding 600 square feet. A waiver may be required.

Page three

2. Ordinance §250-22A(1) Performance Standards, Accessory Buildings, states that no accessory building shall be located closer to the front property line than the rear building line of the principal building. The existing garage on current Lot 1 is in front of the principal building. This is an existing non-conforming condition.

General Comments

1. The applicant should provide testimony regarding the height of both the existing and proposed dwellings.
2. The Minor Subdivision Plan should depict the location of the existing septic system and well servicing Lot 1.
3. Blue Jay Hill Road is shown on the Tax Map as 20' wide but the Minor Subdivision shows it as 25' wide. The discrepancy should be resolved.
4. Google imagery appears to indicate that Blue Jay Hill Road and Hillside Road are narrow roadways, perhaps accommodating only one-way traffic. We defer to the Board Engineer for the adequacy of the existing roads and whether improvements are necessary.
5. The Minor Subdivision Plan indicates that an existing wood and wire fence encroaches onto the lot located immediately west of Proposed Lot 1. The applicant should indicate whether there is an existing easement or agreement with the adjacent property owner to allow the encroachment.
6. Testimony should be provided regarding the presence or absence of wetlands on or adjacent to the subject property.
7. Murray Avenue is mislabeled as Marray Avenue on the Minor Subdivision Plan. It should be corrected.
8. Note 3 on the plan indicates that the subdivision will be filed by deed. A copy of the deed should be submitted to the Board engineer for review.
9. Westampton Planning Board should be revised to Westampton Land Development Board in the signature blocks for the Board Chairman and Board Engineer.

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

Sincerely,


Barbara J. Fegley, AICP, PP
Township Planner

Page four

Cc: Gene Blair, Construction Code Official, via email
Louis Capelli, Esq., Board Solicitor, via email
Robert Swartz, Esq., Board Solicitor, via email
James Winckowski, PE, CME, Board Engineer, via email
Jeffrey E. Snow, Esq., via email (jsnowesq@yahoo.com)
William J. Robins, LS, via email (robinssurvey@verizon.net)
Brian Janson, via email (jansonbuilders@gmail.com)

AMENDED



Township Of Westampton



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

CONSOLIDATED ☒

BLOCK 203 LOT 7.03

AMENDED SITE PLAN
APPLICATION

1. GENERAL INFORMATION

A. Applicant Name DOLAN CONTRACTORS, INC.
Address 94 STEMMERS LANE WESTAMPTON, NJ
Telephone Number 609 871 6200

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) ☒ DESIGN/BUILD CONTRACTOR.

Attorney MR. RUSSELL W. WHITMAN, ESQ
Address 44 EAST WATER STREET, TOMS RIVER, NJ
Telephone Number 732 341 0160

D. Engineer/Surveyor: FRANK WATKOWIAK, PE
Address 94 STEMMERS LANE, WESTAMPTON, NJ
Telephone Number 609 871 6200

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 86 STEMMERS LANE
- B. The location of the property is approximately 1100 feet from the intersection of STEMMERS LANE and WOOLBANK ROAD
- C. Existing use of the property VACANT LAND / FARMING
Proposed use of property OFFICE / WAREHOUSE FACILITY
- D. Zone in which property is located I - INDUSTRIAL
- E. Acreage of property 9.44
- 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 ___ Alteration to Structure ___ Expansion to Structure ___ Change of Use ___ Sign ___
- H. Name of business or activity (if any) STORAGE & DISTRIBUTION
- I. Are there deed restrictions that apply or are contemplated? NONE
(if yes, please attach a copy to application)

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

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

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

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

THIS IS AN AMENDMENT TO AN APPROVED PLAN.
THE AMENDMENTS INCLUDE: A SMALLER
BUILDING. REPLACE CAR PARKING WITH TRUCK
LOADING AREA. RELATED LANDSCAPING.
LIGHTING. DRAINAGE. UTILITY AND OTHER
RELATED REVISIONS.

O. List maps and other exhibits accompanying this application: ALL DATED 8/13/19

| | |
|------------------------------------|---------------------------------|
| <u>C6 COVERSHEET</u> | <u>C6 SITE DETAILS</u> |
| <u>C2 SITE LAYOUT PLAN</u> | <u>C7 SITE DETAILS</u> |
| <u>C3 GRADING PLAN</u> | <u>SE1 SOIL EROSION PLAN</u> |
| | <u>SE2 SOIL EROSION DETAILS</u> |
| <u>C4 UTILITY PLAN</u> | <u>B2 ELEVATION (BUILDING)</u> |
| <u>C5 LIGHTING AND LANDSCAPING</u> | |

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.

NO VARIANCES ARE REQUESTED.
SEE ATTACHED COPIES OF PRIOR APPROVAL
RESOLUTIONS.

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.*

NO WAIVERS ARE REQUESTED.

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

NO WAIVERS ARE REQUESTED
SEE ATTACHED COPIES OF PRIOR
APPROVALS RESOLUTIONS.

5. AUTHORIZATION AND VERIFICATION

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

P. Wyhodcote
Signature of Applicant

8/14/19
Date

Michael J. Dolan
Signature of Owner

8/14/19
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>

Name of Owner:

Rancocas Park 86, L.L.C.
a New Jersey Limited Liability Company

Persons having a ten percent (10%) or greater interest Owner:

Michael J. Dolan
3 Sanctuary Drive
San Antonio, TX 78248

Local Address:
720 S. Warren Avenue
Malvern, PA 19355

M. Theresa Dolan
3 Sanctuary Drive
San Antonio, TX 78248

Local Address:
720 S. Warren Avenue
Malvern, PA 19355

Name of Applicant:

Dolan Contractors, Inc.
A New Jersey Corporation

Persons having a ten percent (10%) or greater interest Owner:

Michael J. Dolan
3 Sanctuary Drive
San Antonio, TX 78248

Local Address:
720 S. Warren Avenue
Malvern, PA 19355

RESOLUTION: 13-2019

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Rancocas Park 86, LLC

BOARD'S DECISION: Granting Three Year Extension of Preliminary and Final Site Plan Approval and a Use Variance

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

ZONING DISTRICT: Industrial – “I”

DATE OF HEARING: May 1, 2019

WHEREAS, Rancocas Park 86, LLC, (the “Applicant”) was previously granted Preliminary and Final Major Site Plan Approval with a use variance and bulk variances (“Approval”) to construct a non-residential building of approximately 200,541 square feet at 86 Stemmers Lane, Westampton, New Jersey, and designated as Block 203, Lot 7.03 on the Township Tax Map (“Subject Property”) by the Westampton Land Development Board (“the Board”); and

WHEREAS, the Approval was granted on May 2007, and adopted under Resolution numbers 17-2007 and 19-2007; and

WHEREAS, in September 2011, the Applicant received amended preliminary and final site plan approval with use variance and bulk variances, with said approval memorialized under Resolution No. 14-2011; and

WHEREAS, the Applicant was previously granted automatic extensions of approval and protection pursuant to the Permit Extension Act, *N.J.S.A. 40:55D-130 et seq.*; and

WHEREAS, the Municipal Land Use Law (“MLUL”), *N.J.S.A. 40:55D-52(b)*, allows for a three-year extension of a prior preliminary and final site plan approval”; and

WHEREAS, the Applicant was previously granted a three-year extension of protection at the regularly scheduled public meeting held on April 6, 2016, and the resolution memorializing said extension was adopted on May 4, 2016 under Resolution #9-2016; and

WHEREAS, the Applicant now seeks a second three-year extension of approval and protection to June 30, 2022 (the “Application”);

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

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

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

1. The Subject Property is located at 86 Stemmers Lane, Westampton, New Jersey and is owned by Rancocas Park 86, LLC. The Subject Property is designated as Block 203, Lot 7.03, and lies in the "T" – Industrial District.
2. The Applicant is seeking a three-year extension of approval and protection to June 30, 2022 for Amended Preliminary and Final Major Site Plan Approval to construct a 200,541 square foot building at the Subject Property pursuant to *N.J.S.A. 40:55D-52(b)*.
3. Mr. Whitman testified that the Subject Property is still vacant and has large improved buildings on either side of it; the Applicant requests the extension because such extension places the Applicant in a position to secure a tenant because they would be able to build quickly if necessary; at this time no tenant has been identified for the Subject Property; and such extension, if granted, would be a great advantage and is good for both the Applicant and the Township.
4. The Board finds and concludes that the Applicant has followed the standards prescribed for final approval and is entitled to a three-year extension of approval and extension pursuant to *N.J.S.A. 40:55D-52(b)*.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton, that the within Application requesting a three-year extension to June 30, 2022 of Preliminary and Final Major Site Plan Approval with a Use Variance to construct a non-residential building of approximately 200,541 square feet at the Subject Property upon motion duly made by Mr. Blair and seconded by Ms. Haas, 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.

ROLL CALL VOTE

| | <u>Ayes</u> | <u>Nays</u> | <u>Abstentions</u> | <u>Recusal</u> |
|-----------|-------------|-------------|--------------------|----------------|
| Applegate | x | | | |
| Barger | x | | | |
| Blair | x | | | |
| Eckart | x | | | |
| Guerrero | x | | | |
| Haas | x | | | |
| Myers | x | | | |

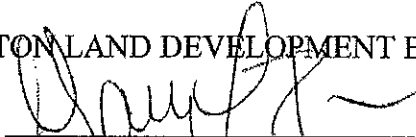
IT IS FURTHER RESOLVED, the above relief is subject to the following standard conditions:

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:

6/12/19

2 USE
VARIANCES

THIS SITE IS ~~BE~~
A.K.A.
"86 STEMMERS"

Land Development Board
Of The
Township of Westampton

RESOLUTION # 19 - 2007

ON THE APPLICATION OF DOLAN CONTRACTORS,
INC., FOR APPROVAL OF USE VARIANCES
CONCERNING DEVELOPMENT OF PROPERTY
IDENTIFIED AS BLOCK 203, LOT 7.03 ON THE TAX
MAPS OF THE TOWNSHIP OF WESTAMPTON

BE IT RESOLVED by the Westampton Township Land Development Board
in the County of Burlington and State of New Jersey that:

86
Section 1. APPROVAL. The Board grants use variances on the
application of Rancocas Park 84 LLC (Dolan Contractors, Inc.) for development of
property identified as Block 203, Lot 7.03, subject to the findings, determinations
and conditions set forth below.

Section 2. FINDINGS, DETERMINATIONS AND CONDITIONS.

A. Findings. Applicant is the developer of an industrial park located
within the Township of Westampton. Block 203, Lot 7.03, is a 9.4-acre lot to
contain 173,718.74 square-foot warehouse with 19,674 square feet of office
space with related site improvements. Parking would accommodate 184 cars with
a loading area to include 32 loading spaces, lighting, landscaping, and storm
water management facilities. The property is located in the I-1 Industrial Zone on
the easterly side of Stemmers Lane. The site would share storm water
management facilities with neighboring Lot 7.02, which recently received site plan

approval. Applicant has no present tenant for the site. However, as proposed, with certain exceptions, applicant meets or exceeds the standards of the ordinance for the zone in which the property is located.

Under a separate resolution the Board has granted preliminary and final site plan approval with certain waivers and variances. This resolution addresses the need for use variance relief.

Applicant seeks two (2) variances. First, a variance is requested from the requirements of N.J.S.A. 40:55D-35 and Westampton Zoning Ordinance § 250-22.0 that a building lot have frontage on a public street. Stemmers Lane, although constructed to municipal standards, is not yet a public street. However, it has been paved and maintained in accordance with Township standards. The Board notes that this is a standard variance request by the applicant and has been routinely granted in all other applications within the development. Exception of a hard-surface road while construction is ongoing would jeopardize the public interest. However, given that health, safety, and welfare concerns are met by existing Stemmers Lane, the variance sought is granted.

A variance is requested from the requirements of § 250-15.D dealing with floor area ratio (FAR). A 30% allowance exists under the ordinance. Applicant seeks to increase to 42%. The Planner's Report addresses the need for this variance. However, it is noted in this report that the increase in the FAR does not impact the ability of the site to accommodate the building, parking areas, and truck maneuvering areas. The requested FAR is consistent with general

warehouse usage. The proposed impervious surface is less than permitted by ordinance. No substantial negative impact is created as a result of its grant. It has been granted in the past on other applications. It is granted here.

The approvals granted by this resolution are conditioned on applicant complying with the provisions and conditions of the resolution granting preliminary and final site plan approval.

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

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

D. Conditional Approvals

1. Conditions Precedent.

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

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

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

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

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

2. Conditions Subsequent.

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

certificate of occupancy or any other approval until such condition or conditions are fulfilled.

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

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

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

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

WESTAMPTON TOWNSHIP LAND
DEVELOPMENT BOARD

Dated: 8/2/07

By: [Signature]
Dan Breslin, Chairman

ATTEST:

Marion Karp
Marion Karp, Secretary

Date of Approval: 4-4-07

Date of Memorialization: 5-2-07

RESOLUTION NUMBER: 14-2011

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Rancocas Park 86, LLC

APPLICATION FOR: Amended preliminary and final site plan approval; use variance for increase in Floor Area Ratio, bulk "c" variance for number of loading spaces; and reaffirmation of prior approvals.

PROPERTY ADDRESS: 86 Stemmers Lane, Rancocas Park, Westampton, New Jersey, Block 203, Lot 7.03

DATE OF HEARING: September 7, 2011

A RESOLUTION MEMORIALIZING WESTAMPTON LAND USE BOARD'S DECISION FOLLOWING A PUBLIC HEARING ON SEPTEMBER 7, 2011, TO APPROVE AN APPLICATION RANCOCAS PARK 86, LLC, FOR AN AMENDED PRELIMINARY AND FINAL APPROVAL, A USE VARIANCE TO INCREASE THE FLOOR AREA RATIO ("FAR"), A BULK VARIANCE TO DECREASE THE NUMBER OF LOADING SPACES, REAFFIRM PREVIOUSLY APPROVED VARIANCES ASSOCIATED WITH RESOLUTIONS 17-2007 AND 19-2007 THAT WERE NOT IMPACTED BY THE CURRENT APPLICATION BEFORE THE BOARD AND REDUCE THE NUMBER OF PARKING SPACES FOR THE PROPERTY LOCATED ON 86 STEMMERS LANE, RANCOCAS PARK, WESTAMPTON, NEW JERSEY, IDENTIFIED AS BLOCK 203, LOT 7.03 IN THE TAX MAPS OF THE TOWNSHIP OF WESTAMPTON AND LOCATED IN THE INDUSTRIAL "I" ZONING DISTRICT.

WHEREAS, the Applicant, Rancocas Park 86, LLC appeared along with its attorney, Russ Whitman, Esquire, before the Westampton Township Land Development Board ("Board") on September 7, 2011 seeking approval to amend the preliminary and final site plan, obtain a use variance to increase the FAR from 42% to 48.6%, obtain a bulk variance to decrease the number of loading spaces from 32 to 21 and decrease the number of parking spaces from 184 as originally approved to 95 spaces for the property located at 86 Stemmers Lane, Rancocas Park, Westampton, New Jersey, identified as Block 203, Lot 7.03 in the Tax Maps of the Township of Westampton, located in the Industrial "I" zoning district;

WHEREAS, the applicant had received prior preliminary and final site plan approval for the property by Resolution number 17-2007 memorialized on May 2, 2007 and an associated use variance for the FAR at 42% for the property by resolution 19-2007 memorialized on April 4, 2007 and memorialized;

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

WHEREAS, the subject property consists of 9.45 + acres and is situated within the "I" Zone District, with approximately 568.3 feet and depth of 721.8 feet;

WHEREAS, the Board considered the application submissions submitted by the Applicant for the Board review:

1. An Amended Site Plan for 86 Stemmers Lane, prepared by Bernard Wojtkowiak, PE, dated February 12, 2007 and revised August 22, 2011;
2. A previously approved site plan for 86 Stemmers Lane, prepared by Bernard Wojtkowiak, PE, dated February 12, 2007 and revised on July 29, 2007;
3. Color rendering and elevation plan;
4. A completed Westampton Township Land Development Board Application dated August 22, 2011; and
5. Prior Westampton Township Land Development Board Resolution #'s 17-2007 and 19-2007;

WHEREAS, the Board also considered the Review Letters of the Board Professionals, identified as follows:

1. Review Letter prepared by the Board Engineer, James Winckowski, P.E. of CME Associates dated September 1, 2011; and
2. Memorandum dated August 29, 2011 prepared by Harry W. McVey, P.P., AICP, the Board Planner of Louis Glass Associates;

WHEREAS, the Board considered § 250-22 of the Township of Westampton Township Zoning Ordinances governing off street loading requirements and Table II of the Westampton Zoning Ordinances regarding the permitted uses and schedule of area, yard and bulk requirements governing the application;

WHEREAS, the applicant provided testimony to the Board regarding the purpose of the application to the Board, specifically, relating to the fact that the revisions to the site are to accommodate for long-term tenant who will needs a large amount of indoor storage to house stainless steel;

WHEREAS, the applicant indicated the increased FAR would not have a substantial detrimental impact on the Township or the surrounding properties since the building is not very visible and behind another building;

WHEREAS, the applicant indicated that change to the FAR is fairly typical for such buildings, which was affirmed by the Board Planner;

WHEREAS, the applicant indicated that he will comply with the conditions stated in the Memorandum prepared by the Board Planner, dated August 29, 2011, and the review letter prepared by the Board Engineer, dated September 1, 2011, and would also be agreeable to:

1. Obtain approval from the Township Fire Marshall, as the fire safety ordinance has changed since the original application, particularly with regards to the Knox box;
2. Provide the Board Engineer with a the grading plans, landscaping plans, utility and lighting plans for review and approval; and
3. Update the revised site plan to show the additional loading spaces, so to eliminate the need to return to the Board, should the applicant which to add additional loading spaces in the future;

WHEREAS, it was further indicated by the Board Planner that the Board affirm the previously approved variances associated with resolutions 17-2007 and 19-2007, not impacted by the application before the Board;

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

WHEREAS, the Board considered all of the above stated factual finds, document submissions, testimony and correspondence in light of the above stated governing zoning ordinances and applicable statutory criteria associated with the applicant's request to amend the preliminary and final site plan to be granted relief for a FAR use variance and bulk "c" variance to permit a deviation from § 250-22 of the Township Zoning Ordinance regarding the requisite number of loading spaces for a property within the "I" zoning district;

WHEREAS, upon a framing of the motion, the said Motion was brought to the Board by Mr. Welsh and a seconded by Mr. Applegate, wherein by a vote of 6 to 0 the Land Use Board of the Township of Westampton granted the application of the applicant, Rancocas Park 86, LLC, to amend the preliminary and final site plan, obtain a use variance to increase the FAR from 42% to 48.6%, obtain a bulk variance to decrease the number of loading spaces from 32 to 21 and decrease the number of parking spaces from 184 as originally approved to 95 spaces for the property located at 86 Stemmers Lane, Rancocas Park, Westampton, New Jersey, identified as Block 203, Lot 7.03 in the Tax Maps of the Township of Westampton, located in the Industrial "I" zoning district;

IT IS NOW RESOLVED, the Applicant is granted approval for the following:

1. An Amended Preliminary and Final Approval for the property pursuant to the Amended Site Plan for 86 Stemmers Lane, as prepared by Bernard Wojtkowiak, PE, dated February 12, 2007 and revised August 22, 2011;
2. A use variance to increase the FAR in the building from 42% to 48.6%, resulting in an overall increase of the square footage in building from 173,719 square feet to 200,541 square feet;
3. A bulk "c" variance to decrease the number of loading spaces from 32 to 21, which is below the minimum required pursuant to § 250-22 of the Township Zoning Ordinance; and
4. A reaffirmation of the previously approved variances associated with resolutions 17-2007 and 19-2007, which were not impacted by the current application before the Board

IT IS FURTHER RESOLVED, the relief afforded to the applicant as set forth above is subject to the additional terms and conditions:

1. The applicant obtains approval from the Township Fire Marshall, as the fire safety ordinance has changed since the original application, particularly with regards to the Knox box;
2. The applicant provides the Board Engineer with a the grading plans, landscaping plans, utility and lighting plans for review and approval;
3. The applicant updates the revised site plan to show the additional loading spaces, so to eliminate the need to return to the Board, should the applicant which to add additional loading spaces in the future;
4. The applicant satisfies the conditions of approval as set forth in the Board review letters of Board Planner, dated August 29, 2011, and the review letter prepared by the Board Engineer, dated September 1, 2011;
5. That the application, all exhibits, testimony, maps and other documents submitted and relied on by the Applicant, are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to be the Board, on reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may rescind its approval and rehear the Application, either upon application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
6. At any time after the adoption of this resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon

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

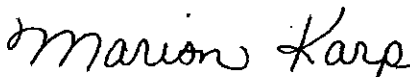
7. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance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

ROLL CALL VOTE

| | <u>Ayes</u> | <u>Nays</u> | <u>Abstentions</u> | <u>Recusal</u> |
|---------------|-------------|-------------|--------------------|----------------|
| Applegate | x | | | |
| Blair | x | | | |
| Camp (absent) | | | | |
| Carugno | | | x | |
| Freeman | x | | | |
| Maybury | | | | x |
| Ryan | x | | | |
| Sampson | x | | | |
| Welsh | x | | | |

**WESTAMPTON TOWNSHIP LAND
DEVELOPMENT BOARD**

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

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

DATE MEMORIALIZED: 11/2/2011

WAIVERS

Land Development Board
Of The
Township of Westampton

RESOLUTION # 17 - 2007

ON THE APPLICATION OF DOLAN CONTRACTORS,
INC., FOR PRELIMINARY AND FINAL SITE PLAN
APPROVAL WITH VARIANCES AND WAIVERS FOR
PROPERTY IDENTIFIED AS BLOCK 203, LOT 7.03
ON THE TAX MAPS OF THE TOWNSHIP OF
WESTAMPTON

BE IT RESOLVED by the Westampton Township Land Development Board
in the County of Burlington and State of New Jersey that:

Section 1. APPROVAL. The Board grants preliminary and final major site plan
approval with variances on the application of Rancocas Park 84 LLC (Dolan Contractors,
Inc.) for property identified as Block 203, Lot 7.03, subject to the findings, determinations
and conditions set forth below.

Section 2. FINDINGS, DETERMINATIONS AND CONDITIONS.

A. Findings. Applicant is the developer of an industrial park located within
the Township of Westampton. Block 203, Lot 7.03, is a 9.4-acre lot to contain 173,718.74
square-foot warehouse with 19,674 square feet of office space with related site
improvements. Parking would accommodate 184 cars with a loading area to include 32
loading spaces, lighting, landscaping, and storm water management facilities. The
property is located in the I-1 Industrial Zone on the easterly side of Stemmers Lane. The
site would share storm water management facilities with neighboring Lot 7.02, which
recently received site plan approval. Applicant has no present tenant for the site.
However, as proposed, with certain exceptions, applicant meets or exceeds the standards

of the ordinance for the zone in which the property is located.

Applicant has applied for and received approval for certain use variances covering the proposed development. The terms and conditions set for those approvals are incorporated into this approval by reference.

Applicant also seeks a variety of waivers. It is requested that the requirement that sidewalks be installed along the frontage of the site be waived. Section 215.19.A(5) requires the installation of sidewalks along all frontages. However, such sidewalk areas have not been required in the Rancocas Park Development. In lieu thereof other systems of public transit have been devised and implemented. The Board grants the waiver sought.

A waiver is requested from the requirements of § 250.15.G and the corresponding sections of 196-8.A and 196-8.B that non-residential use to non-residential plant buffer/screen be at least 25 feet due to the existing street paving and future "common loading area" improvements. The buffer is encroached by 15 feet of parking stalls for a distance of approximately 535 feet along the north property line and 25 feet of the drive aisle for a distance of approximately 595 feet along the south property line. The buffer is encroached by the existing street 20-feet-wide for a distance of 390 feet along the west property line, since that portion of Stemmers Lane was created in part in an access and utility easement area on Lot 7.03. The Board considers the request for the design waiver appropriate. A better civic design is achieved by its grant. The waiver as requested is granted.

A waiver is requested from the requirements of § 250-22Q(6)(a+b) requiring that 2/3 of the parking for office use be non-employee and 10-foot-wide and separated in order to permit all car parking spaces to be 9.5 feet wide as shown on the plan, consistent with

the rest of Rancocas Park Industrial Development. The request is granted. Applicant's demand has never proven to equal the requirements of the ordinance. A waiver as proposed is granted.

With conditions the Board finds that the application as submitted may be approved.

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

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

D. Additional Sidewalks. Although the Board generally has waived the requirement for sidewalks along the frontage of the site, the Board Planner requires that certain sidewalks be run for short distances from the main office entrance across the landscape aisle to the drive aisle, connecting the sidewalks adjacent to the northern and westerly edges of the building, and connecting the door at the rear of the building to the drive aisle. These extensions shall be provided.

E. Additional Landscaping. While the Board has waived certain requirements for landscaping at the site, in accordance with the Planner's Report, applicant is to add screening and landscaping as follows:

1. Shade trees should be added at the northern end of front driveway;
2. The Leland cypress proposed at the southeast corner of the building

should have the buffer extended to the building to provide a visual buffer from the loading docks;

3. Shade trees should be provided in the landscaped island in front of the main office entrance;

4. Shade tree should be provided in the landscaped aisle and adjacent to northwest corner of the building;

5. Small berm at northwest corner of the site should be extended further along the common property line with Lot 7. Additional buffer plantings should be added.

F. Modification of Entrance Buffer. In the approval of the subdivision which created Lot 7.02 and Lot 7.03, certain standby provisions were made for landscaping at the entrance. With the development of Lot 7.03 this condition is deemed undesirable. It is waived by action under this Resolution.

G. Conditional Approvals

1. Conditions Precedent.

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

(b) Proof that applications have been filed with all other agencies having jurisdiction over any aspect of the application for development shall forthwith be filed with the municipal agency.

(c) The fulfillment of all other conditions precedent shall

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

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

2. Conditions Subsequent.

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

(b) Nothing herein contained shall be construed as preventing the municipal agency from specifying a longer period of time within which any

specific condition must be fulfilled, or from granting, upon an ex parte application, an extension of time for good cause shown.

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

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

H. COAH Contributions. Applicant is required to comply with the terms and conditions of the Township's COAH compliance plan. All contributions required by this plan shall be paid when and as required by this plan.

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

WESTAMPTON TOWNSHIP LAND
DEVELOPMENT BOARD

Dated: 5/1/07

By: [Signature]
Dan Breslin, Chairman

ATTEST:

[Signature: Marion Karp]
Marion Karp, Secretary

Date of Approval: 4-4-07

Date of Memorialization: 5-2-07



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
JOHN J. HESS, PE, PP, CME

October 29, 2019

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

Attn: Marion Karp
Administrative Officer

**Re: Dolan Contractors, Inc.
Amended Preliminary and Final Site Plan with Use Variance
Engineering Review #2
Block 203, Lot 7.03
86 Stemmers Lane
Zone: I (Industrial)
Westampton Township, Burlington County, NJ
CME File: CWAL0203.14**

Dear Chairman and Board Members:

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

- Amended Site Plan for 86 Stemmers Lane, prepared by Bernard Wojtkowiak, PE, consisting of ten (10) sheets, dated February 12, 2007, last revised August 13, 2019;
 - Amended Site Plan for 86 Stemmers Lane, prepared by Bernard Wojtkowiak, PE, consisting of nine (9) sheets, dated February 12, 2007, last revised July 29, 2007;
 - Elevation Plan for 86 Stemmers Lane, prepared by Bernard Wojtkowiak, PE, consisting of one (1) sheet, dated August 23, 2019;
 - Completed application forms;
- 1) The subject 9.44 +/- acre rectangular parcel is located at the intersection of Stemmers Lane and Ikea Drive. The property is bound to the east by I-295. The parcel has approximately 570 feet of frontage along Stemmers Lane to the west. The property is located in an I (Industrial) Zoning District and is currently vacant. Stemmers Lane is a private roadway located within an access easement within the Dolan Contractors, Inc industrial park.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: 86 Stemmers Lane – Engineering Review #2
Amended Preliminary Site Plan and Final Site Plan

October 29, 2019
Our File No. CWAL0203.14
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- 2) The Applicant previously received Preliminary and Final Site plan approval and a Use Variance for Floor Area Ratio exceedance in May 2, 2007 to construct a 193,392 sf building consisting of 173,718 sf of warehouse space and 19,674 sf of office space. An Amended Site Plan was then approved in September 7, 2011 to increase in the building to 200,540 sf as well as provide one hundred eight (108) parking spaces and twenty-eight (28) loading bays.
- 3) The Applicant is now seeking to Amended Site Plan approval to reduce the size of the proposed building from 200,540 sf to 146,874 sf. Furthermore, the parking and loading areas are proposed to be modified to provide one hundred (100) parking spaces, fifty (50) loading bays, and thirty-two (32) parking spaces for trailer storage purposes. Testimony should be provided by the Applicant to provide a summary of the changes made to the plan compared to the previous approvals.
- 4) While we defer determination of all required variance and/or design waiver relief to the Board Planner, we note the following:
 - a) The May 2, 2007 Resolution for Preliminary and Final Site Plan approval granted the following variances and/or design waivers:
 - i) Section 215-19A(5) – From providing sidewalks along the project street frontage. No sidewalks continue to be proposed.
 - ii) Section 250-15G & 196-8A and 8B – From providing a 25-foot wide landscape buffer. No buffer continues to be provided.
 - iii) Section 250-22Q(6)(a) and (b) – Requiring that 66% (2/3) of the required parking for office use be non-employee parking and 10 feet wide. No change
 - b) The May 2, 2007 resolution granting use variance approval provided the following variance and/or design waiver relief:
 - i) Section 250-15D – To permit a floor area ratio of 42% whereby a maximum 30% FAR was permitted at the time.
 - c) The September 7, 2011 resolution granting amended preliminary and final site plan approval and a use variance (FAR) provided for the following variances and/or design waiver relief:
 - i) Section 250-15D – To provide 48.6% of floor area ratio whereas, 30% is permitted. As indicated above, 42% was previously approved.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: 86 Stemmers Lane – Engineering Review #2
Amended Preliminary Site Plan and Final Site Plan

October 29, 2019
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- (1) The proposed floor area ratio has been decreased to 35.6%. Subject to confirmation, the zoning code has been amended to allow a Floor Area Ratio of 43%.
- ii) Section 250-22R – To permit a reduction of design density for off-street loading, whereby, one (1) space per 8,000 sf of gross floor area is required; one (1) space per 9,550 sf is proposed.
- (1) The amount of proposed off-street loading spaces has been increased to fifty (50) spaces while the required amount of spaces is eighteen (18). The bulk "C" variance for number of loading spaces is no longer required.
- d) No new variances appear requested although a variance for the parking distribution of employee and non-employee spaces may be required.
- 5) The area of the proposed warehouse space (128,347 sf) and office space (18,500 sf) are used to determine the amount of parking spaces required:
 - a) Section 250-20E – Parking and loading requirements
 - i) One space per 250 square feet of gross floor area for offices
 - ii) One space for 5,000 sf of gross floor area for distribution centers and warehouses.
- 6) Twenty-six (26) spaces are required for warehouse space and seventy-four (74) spaces are required for office space (100 total spaces required). A total of one hundred (100) spaces are proposed on the site plan, including four (4) handicap spaces. The Site Plan identifies the amount of Office Space within the warehouse to be assumed. If additional office space is to be provided, variance relief maybe required.
- 7) The proposed grading of the accessible parking areas shown within the blow ups on sheet C-7 appear to be inconsistent with the Grading Plan sheet C-3. Furthermore, walkways along the accessible route must be less than 5%; whereas a slope of 5% appears to be proposed. A maximum design slope of 4% is recommended.
- 8) The sidewalk abutting the 90-degree parking stalls should be increased to six (6) feet in width.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: 86 Stemmers Lane – Engineering Review #2
Amended Preliminary Site Plan and Final Site Plan

October 29, 2019
Our File No. CWAL0203.14
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- 9) A copy of the topographic survey for which this site plan is based should be provided. General Note #4 indicates the outbound and existing conditions are from survey dated 1995. If this is accurate, an updated survey should be provided including as as-built of the stormwater management basin at the rear of the site.
- 10) Updated storm sewer pipe calculations should be provided for the revised storm sewer design.
- 11) Additional existing grading information should be provided along the edge of pavement of Stemmers Lane. Runoff from the roadway appears to sheet flow into the site in the existing condition. It appears proposed landscape berming along the frontage may impede the roadway runoff. We do note that a storm sewer inlet appears to exist along Stemmers Lane which is not depicted on the drainage plan and should be shown.
- 12) Additional grading detail must be provided at the rear of the site where the proposed access driveway will tie in with adjacent lot 7.02, near HW#2. It appears a low point or flat area will be created between proposed BC57.50 spot elevations.
- 13) As the project is considered a major development being that greater than ¼ acre of new impervious coverage is proposed, the Applicant's Engineer should submit a stormwater management report identifying how peak rate reductions, water quality and ground water recharge requirements of the Westampton Stormwater Control ordinance have been met.
- 14) The Applicant should provide testimony for the adequacy of the trash enclosure size, quantity and location. Whether any trash or card board compactors will be provided for the facility should also be identified.
- 15) The parking area and driveway paving detail shall be revised to provide for a minimum 2" HMA Surface Course and 4" HMA base course in accordance with Section 250-22 (V) of the Westampton Township Code. The Applicant is proposing an HMA base course thickness of 3" and 2" for heavy duty and light duty pavement, respectively.
- 16) The Applicant should indicate the status of all required outside agency permits and/or approvals, including but not limited to:
 - a) Burlington County Planning Board
 - b) Burlington County Soil Conservation District
 - c) Willingboro Municipal Utilities Authority
 - d) Westampton Fire Marshall



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: 86 Stemmers Lane – Engineering Review #2
Amended Preliminary Site Plan and Final Site Plan

October 29, 2019
Our File No. CWAL0203.14
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Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
CME Associates

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

JW/rs

cc: Gene Blair, Construction Code Official
Robert Swartz, Esq, Board Solicitor
Barbara Fegley, PP, Board Planner
Dolan Contractors, Inc., Applicant
Bernard Wojtkowiak P.E., Dolan Contractors, Inc., Applicant's Engineer

Christopher J. Noll, PE, CME, PP
President & CEO
Barbara J. Fegley, AICP, PP
Sec/Treas. & Sr. Vice President
William H. Kirchner, PE, CME, N-2
Vice President



Rakesh R. Darji, PE, PP, CME, CFM
Joseph R. Hirsh, PE, CME, CPWM
Joseph P. Orsino, CET
Marc H. Selover, LSRP, PG

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August 27, 2019
#88024 01

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

Attn: Marion Karp, Secretary Land Development Board

Re: Dolan Contractors, Inc.
Block 203 Lot 7.03
86 Stemmers Lane
Amended Preliminary & Final Site Plan Application

Dear Members:

An application has been received for Amended Preliminary and Final Site Plan approval for construction of an office/warehouse/distribution facility and associated site improvements. The property is located at 86 Stemmers Lane, at the intersection of Stemmers Lane and Ikea Drive, situated within the I (Industrial) zone. The property comprises approximately 9.45 acres.

The Board granted the subject tract amended preliminary and final site plan approval and a use variance on September 7, 2011 to construct a 200,541 square foot office/warehouse/distribution facility with a floor area ratio (FAR) of 48.6% together with associated site improvements. Previous design waivers granted to the property in hearings held in 2007 via Resolution 17-2007 include ordinance §215.19A(5) requirement of providing sidewalk along its frontage. Waivers were also granted from ordinance §196-8A and ordinance §196-8B to permit parking stalls to encroach 15' into a required 25' wide buffer along its north property line and an access aisle to encompass the entire 25' buffer along its southerly property line as well as a waiver to permit encroachment of Stemmers Lane into a required 50' buffer along the property's westerly property line. A waiver from ordinance §250-22Q(6)(a&b) which requires 2/3 of office parking to be a minimum width of 10' was granted to allow all spaces to be 9.5' wide. Resolution 19-2007 granted a variance from ordinance §250-22 which requires a building lot have frontage on a public street as Stemmers Lane is a private road. None of the aforementioned waivers or the variance previously granted are exacerbated by the current application.

The applicant is now seeking Amended Preliminary and Final Site Plan approval to reduce the gross floor area of the proposed building to 146,847 square feet. Additional modifications include increasing the number of loading docks from 32 (including 2 ramps) to 52 (including 2 ramps), adding 32 trailer parking spaces and reducing the number of standard parking stalls from 184 to 100 spaces.

The following documents have been received with this application:

1. Plans prepared by Bernard Wojtkowiaki, PE dated 3/09/07 unless otherwise noted and revised to 8/13/19, including:
 - a. Cover sheet, Sheet CS dated 2/12/07.
 - b. Site Layout and Subdivision Plan, Sheet C2.
 - c. Grading Plan, Sheet C3.
 - d. Utility Plan, Sheet C4 dated 2/21/07.
 - e. Lighting and Landscaping Plan, Sheet C5.
 - f. Detail Sheet, Sheet C6.
 - g. Detail Sheet, Sheet C7.
 - h. Soil Erosion and Sediment Control Plan, Sheet SE1.
 - i. Soil Erosion Notes and Details, Sheet SE2.
2. Prior approved Amended Site Plan set prepared by Bernard Wojtkowiaki, PE dated 2/12/107 last revised to 12/21/07.
3. Elevations of the proposed warehouse, Sheet B2 prepared by Dolan Contractors, Inc. dated 8/13/19.
4. Westampton Township Application for Preliminary and Final Major Site Plan Review dated 8/14/19.
5. Notice of Hearing to Property Owners, Notice of Public Hearing and Property Owner List.
6. Escrow Agreement.
7. Letter of Transmittal from Dolan Contractors, Inc. dated 8/14/19.
8. Submission letter prepared by Bernie Wojtkowiak, PE dated 8/14/19.
9. Burlington County Planning Board Site Plan Application.
10. SCS Certification.
11. Resolution 13-2019 Granting Three Year Extension of Preliminary and Final Site Plan Approval and a Use Variance, Memorialized 6/12/19.
12. Resolution Number 14-2011 Amended Preliminary and Final Site Plan Approval; Use Variance for Increase in Floor Area Ratio, Bulk "c" Variance for Number of Loading Spaces; and Reaffirmation of Prior Approvals, Memorialized 11/2/2011.
13. Resolution #17-2007 On the Application of Dolan Contractors, Inc. for Preliminary and Final Site Plan Approval with Variances and Waivers for Property Identified as Block 203, Lot 7.03 on the Tax Maps of the Township of Westampton, Memorialized 5/2/07.

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14. Resolution #19-2007 On the Application of Dolan Contractors, Inc., for Approval of Use Variances Concerning Development of Property Identified as Block 203, Lot 7.03 on the Tax Maps of the Township of Westampton, Memorialized 5/2/07.

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

Variances

1. Ordinance §250-20D (250 Attachment 2) does not currently provide a maximum floor area ratio (FAR) for the I District, however, previous applications as well as Resolution #19-2007 indicate that FAR was 30%. The applicant applied for and was granted a d(4) use variance to permit a FAR of 48.6% via Resolution #14-2011. The amended site plan submitted with this application reduces the FAR to 35.6%. In the absence of a new standard and prior Resolutions referencing exceeding FAR, it could be assumed that 30% is still the maximum permitted. A d(4) use variance may be required. We defer to the Board attorney for his opinion.

In support of the request for the d(4) variance, if it is determined to be required, the applicant should provide testimony and demonstrate that the proposed use is: (a) not inconsistent with the intent and purpose of the Master Plan and Land Development Ordinance; (b) carries out a general purpose of zoning, especially promotion of the general welfare and the site will accommodate the problems associated with a floor area ratio larger than that permitted by the ordinance (special reasons) and will not result in substantial detriment to the public good (negative criteria).

Design Waivers

1. Ordinance §196-8C(2) prohibits more than 20 parking spaces in a row without an intervening landscaped island of at least 200 square feet in size separating additional spaces in the row. The parking lot proposes rows of 33 and 52 regular parking spaces without an intervening island. Design waivers are required.
2. 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. A Design waiver is required.

The applicant should provide testimony justifying the design waivers.

General Comments

1. The applicant should provide testimony on operations of the proposed facility including:
 - a. Hours and days of operation.
 - b. Number of employees on the maximum shift.
 - c. Waste and recycling generated.
 - d. Truck types, scheduling, and trip frequency for deliveries and shipping.
 - e. Waste removal.
2. The plan proposes to interconnect the access drive servicing the regular parking stalls with access drives servicing adjacent Lot 7. A cross access easement may be required. Applicant should provide testimony and if required, copies of the easement should be submitted to the Board attorney for review.
3. The plan proposes to install a 6' high chain link fence along the northerly property line. The plan indicates that there is an existing fence just inside the property line of adjacent Lot 7. We recommend that the applicant seek an easement to consolidate the two fences where possible to avoid maintenance issues that would be created between them.
4. In the event that consolidation of the fences is not possible the proposed fence should be dimensioned to the property line.
5. The Grading Plan indicates that significant slopes will result in the area between the trailer parking and Lot 7, particularly in the southeasterly end of the trailer parking lot. We recommend installing groupings of rhizomatous shrubs and groundcover species such as Red Twig Dogwood (*Cornus sericea* 'Cardinal'), Staghorn Sumac (*Rhus typhina* 'Tiger Eyes') and 'Gro-Low Fragrant Sumac (*Rhus aromatica* 'Gro-Low') to inhibit erosion and minimize maintenance.
6. Groupings of evergreen trees such as Serbian Spruce, Cryptomeria, 'Green Giant' Arborvitae and White Fir should be installed within mulched planting beds adjacent to the westerly building corners and along the westerly extent of the loading/trailer parking areas to provide screening. The planting beds should be supplemented with ornamental tree such as 'Heritage' Birch, 'Dynamite' Crape Myrtle and Sweetbay Magnolia.
7. Hardier species such as 'Otto Luyken' Cherry Laurel should be substituted for the Azalea cultivars proposed in the landscaped berms and elsewhere on site. We also recommend substituting 'Forest Pansy' Redbud for the White Dogwood.
8. The planting schedule should be revised to provide the actual plant height at the time of planting in addition to container size. The shrubs should have heights of 24-30".

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9. The proposed site identification sign should be depicted on the Landscape Plan. Landscape treatment of the sign base area should be integrated with the site specific landscape detailing.
10. The applicant should provide testimony that the proposed monument sign is consistent with the master sign program established for the overall park as required by ordinance §250-25J(1).
11. The landscaping notes should include a requirement that any plant material that does not live shall be replaced within one (1) year or one growing season per Ordinance §250-22B(4)(d).
12. The Fire Marshal should comment on the ability of the facility to accommodate fire trucks and adequacy of Fire Lanes.

Outside Agency Approvals

13. Any approval granted by the Board should be conditioned on the applicant obtaining the following approvals:
 - a. Construction Code Official.
 - b. Burlington County Soil Conservation District (Certified 7/07/16).
 - c. Burlington County Planning Board.
 - d. All others having jurisdiction over this application.

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

Sincerely,


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

Cc: Gene Blair, Construction Code Official, via email
Louis Capelli, Esq., Board Solicitor, via email to lcapelli@floriolaw.com
Robert Swartz, Esq., via email to RSwartz@Floriolaw.com
James Winckowski, PE, CME, Board Engineer, via email
Bernard Wojtkowiak, PE, via email
Russell Whitman, Esq., 44 East Water Street, Toms River, NJ 08753
Michael Dolan, Dolan Contractors, Inc., 94 Stemmers Lane, Westampton, NJ 08060



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: | August 28, 2019 |
| ADDRESS: | 86 Stemmers Lane |
| PROPOSED USE: | Storage Warehouse |
| HYDRANTS: | <ol style="list-style-type: none">1) Hydrants indicated on drawings submitted 8/13/19 are appropriate and in compliance2) Water supply to construction site in service prior to construction per Township Ordinance 128-34 |
| FIRE PROTECTION SYSTEMS: | <ol style="list-style-type: none">1) FDC Signage (6 inch letters with a 1 inch stroke of contrasting reflective colors) to be located on the building in the area of the front entrance indicating the FDC location to be at 84 Stemmers Pumphouse2) FDC signage and required lighting per Township Ordinance 128-273) Change FDC on 84 Stemmers pumphouse to dual 3" inlets (National Standard Thread)4) Dumpster suppression/detection dependent on proposed location5) Exterior horn/strobe tied to fire alarm6) Fire Protection & Building Documents (including map of detection/protection locations) to be housed on site (PVC tube above door in FACP or Sprinkler Room) |
| APPARATUS ACCESS: | <ol style="list-style-type: none">1) Fire Lanes as indicated on drawings submitted 8/13/19 are appropriate and in compliance2) Height clearances as required (12 ½ Feet)3) Apparatus turning radius (Attached Below) |



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

4) FD Access during construction aka solid base prior to construction to allow emergency vehicles in and out of project in event of emergency.

BUILDING ACCESS:

1) Knox

2) Emergency contact list

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.

6) Fire Extinguishers as required



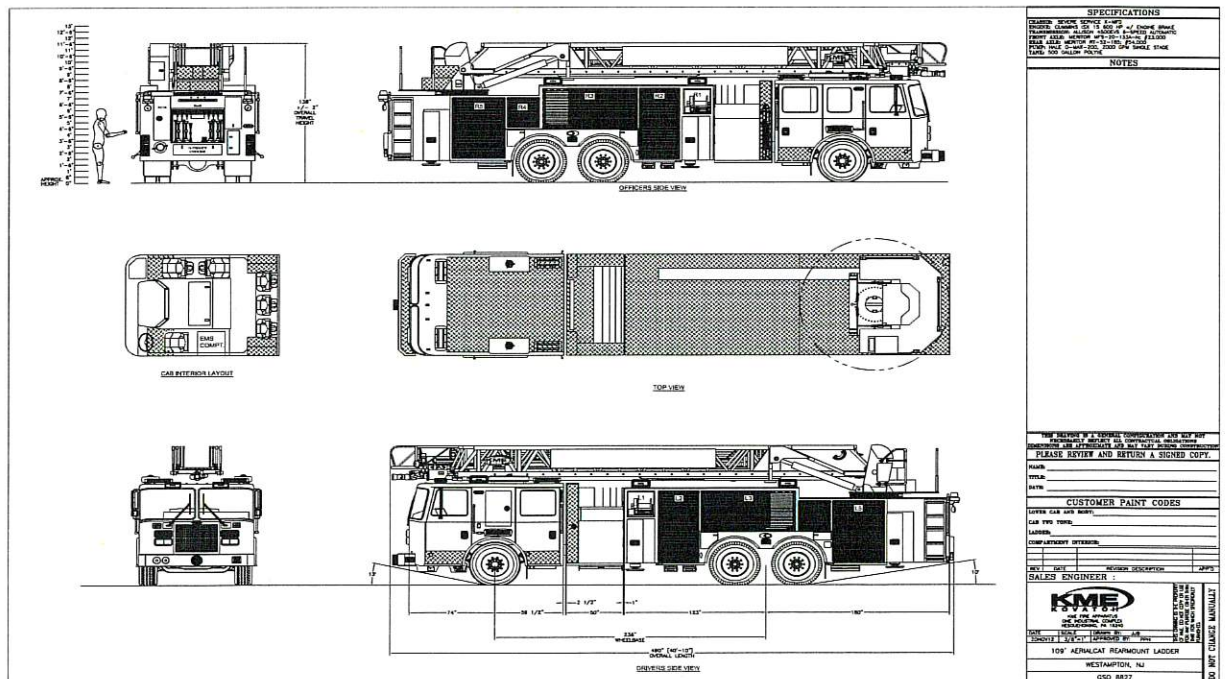
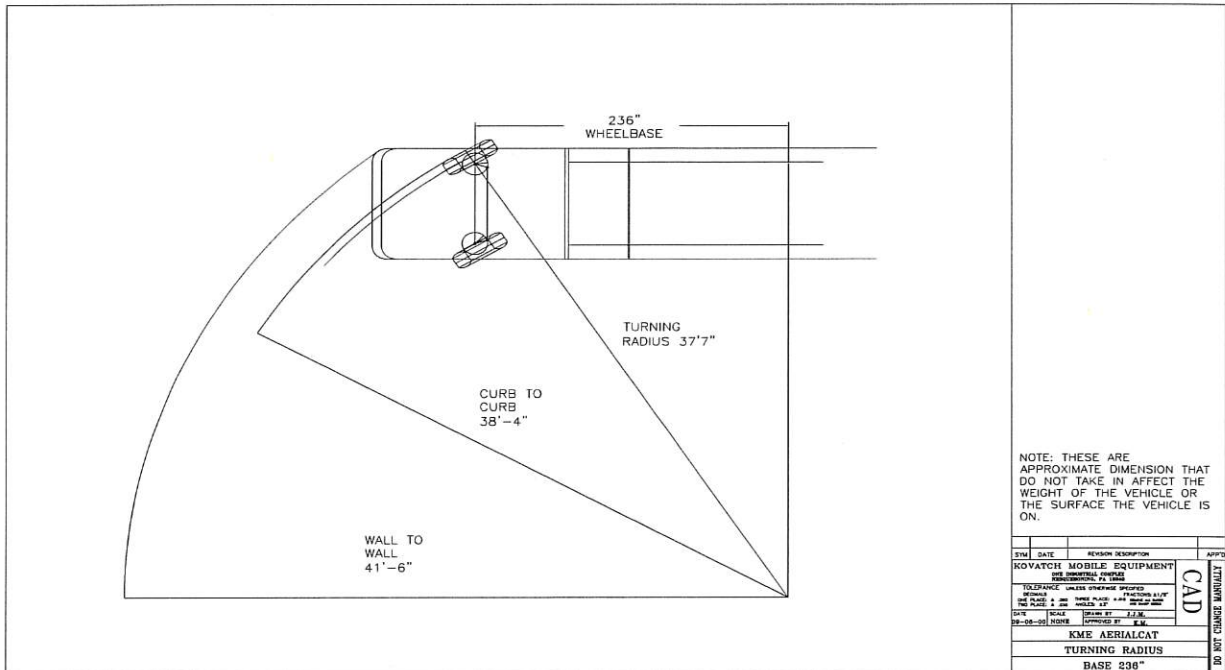
Westampton Township Emergency Services

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

FIRE APPARATUS TURNING RADIUS REQUIREMENTS





Township Of Westampton



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

BLOCK 902 LOT 1, 2, & 3

1. GENERAL INFORMATION

A. Applicant Name MRP Industrial NE, LLC

Address 509 S. Exeter Street, Suite 216, Baltimore, MD 21202

Telephone Number (410) 685-0000

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.

Daniel S. Hudson & D. Reid Townsend

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

Purchaser under contract x
Owner
Lessee
Other (specify)

Attorney Archer & Greiner, P.C.

Address 33 East Euclid Avenue, Haddonfield, NJ 08033

Telephone Number (856) 795-2121

D. Engineer/Surveyor: Langan Engineering & Environmental Services, Inc.

Address 989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648

Telephone Number (609) 282-8000

2. INFORMATION REGARDING THE PROPERTY

A. Street address of the property Western Drive and Hancock Lane

B. The location of the property is approximately 1,000 feet from the intersection
of Western Drive and Irick Road

C. Existing use of the property Farmlands and Wooded Areas

Proposed use of property Warehouse

D. Zone in which property is located Redevelopment Plan dated 31 May 2019

E. Acreage of property 41.6 acres

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

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

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

H. Name of business or activity (if any) N/A

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

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

J. Number of lots proposed

K. Was the property subject to a prior subdivision? Yes ☐ No ☐
(If so, list dates of prior subdivisions and attach resolutions)

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

M. Are there any existing or proposed deed restrictions, easements, rights-of way or other dedication? Yes___ No___ (if yes, attach a copy)

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

Offsite Water Main Extension and Offsite Water Main Connection

Offsite Gas Main Connection

Offsite Electric and Telecom Connection

Offsite Sewer Main Connection

O. List maps and other exhibits accompanying this application:

See provided Site Plan Set.

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.

No variances are requested based on bulk requirements listed in the Redevelopment

Plan dated 31 May 2019.

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.

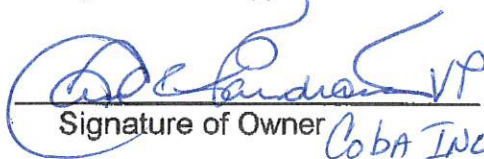
No waivers are being requested as part of this project.

5. AUTHORIZATION AND VERIFICATION

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


Signature of Applicant

9/5/19
Date

 VP
Signature of Owner *Coba INC*

9-6-19
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>

989 Lenox Drive, Suite 124 Lawrenceville, NJ 08648 T: 609.282.8000 F: 609.282.8001

To: Township of Westampton Planning Board

From: Daniel Wojtaszek
Christian M. Roche, P.E., LEED AP

Date: 9 September 2019

Re: Recycling Narrative
Block 902, Lots 1, 2, and 3
Preliminary and Final Major Site Plan Application
Westampton Logistics Center
Township of Westampton, Burlington County, New Jersey
Langan Project No.: 130127501

This Recycling Analysis has been prepared in support of the Westampton Logistics Center project on Block 902, Lots 1, 2, and 3 in the Township of Westampton, Burlington County, New Jersey. The proposed development will consist of a single distribution warehouse with associated at-grade car and trailer parking. The warehouse will have an at-grade footprint of approximately 634,400 square feet.

The site is bound to the north by existing farmlands and wooded areas, to the east by Hancock Lane, to the south by Western Drive, and to the west by commercial properties (see Figure 1).

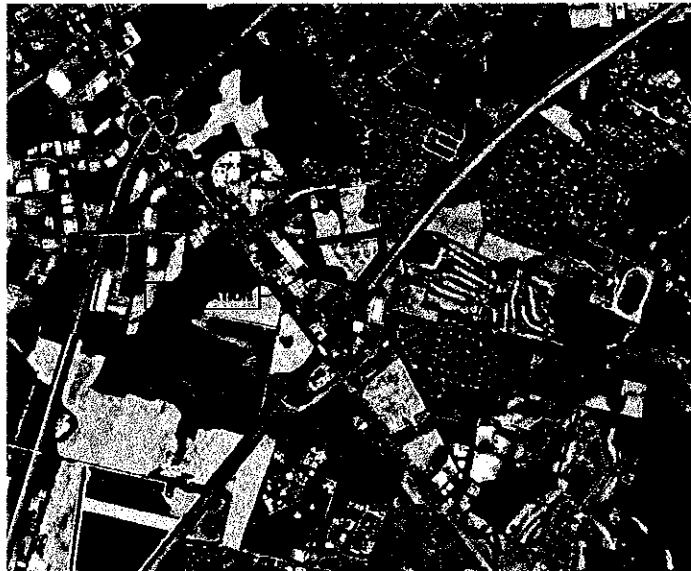


Figure 1

Technical Memorandum

Westampton Logistics Center
Preliminary and Final Major Site Plan Application
Township of Westampton, Burlington County, New Jersey
Langan Project No.: 130127501
9 September 2019 - Page 2 of 3

A summary of the proposed project and recycling measures are provided herein.

Proposed Project

The proposed development will consist of a single warehouse building with an at-grade footprint of approximately 634,400 square feet. In addition, proposed site features include guard houses, roadways, sidewalks, at-grade car and trailer parking, loading docks, two infiltration basins, and landscaped areas.

The garbage and recycling will be stored internally on the ground floor of the proposed warehouse. If required by the yet to be determined tenant, dumpsters or compactors may be placed in the loading docks of the warehouse (see Figure 2). The garbage/recycling will be picked up through a private collector.

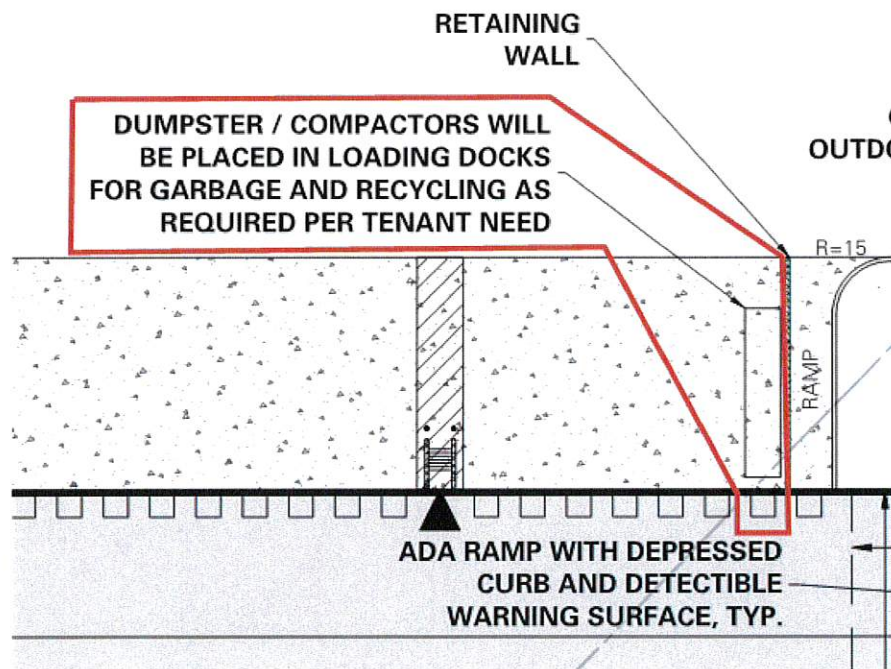


Figure 2

Recycling Analysis

Based on a study performed by the United States Environmental Protection Agency (EPA) in 2013, the average American generated 4.40 pounds of waste per day. The percent of waste that was recycled is 34.3 (of the 4.40 pounds of total waste) which equates to 1.51 pounds of recycled waste per day.

Technical Memorandum

Westampton Logistics Center
Preliminary and Final Major Site Plan Application
Township of Westampton, Burlington County, New Jersey
Langan Project No.: 130127501
9 September 2019 - Page 3 of 3

Based on the quantities obtained from the EPA, the warehouse is estimated to generate approximately 238 pounds (82 pounds of the waste are recyclables) and 1,518 pounds of waste per day (521 pounds of the waste are recyclables), respectively. A breakdown of the calculations is shown below:

Warehouse Building

- $((4.40 \text{ pounds of waste per person}) * (345 \text{ employees})) = 1,518 \text{ pounds of waste (including recycling)}$
- $(34.3\%) * (1,518) = 521 \text{ pounds of recyclables}$

Assuming that the volume of the trash and recycling is 175 pounds per cubic yard (lb/yd³) before compaction; approximately 5.7 yd³/day of trash and 3.0 yd³/day of recycling will be generated by the Warehouse Building. After the trash and recycling is compacted, using an approximate compaction rate of 4:1, the Warehouse Building will generate approximately 1.4 yd³/day of trash and 0.8 yd³/day of recycling. We anticipate four 8 cubic yard dumpsters located in the loading docks at each corner of the warehouse will be utilized with the project. Final dumpster quantity and locations will be determined by the tenant.

\\wangan.com\data\LA\W\data5\130127501\Project Data\ Discipline\Site Civil\Reports\Recycling\Recycling Memo.docx



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: | October 23, 2019 |
| ADDRESS: | Western Drive |
| PROPOSED USE: | Storage Warehouse |
| HYDRANTS: | <ol style="list-style-type: none">1) Located within 50' of FDC.2) Water supply to construction site in service prior to construction per Township Ordinance 128-34 |
| FIRE PROTECTION SYSTEMS: | <ol style="list-style-type: none">1) FDC Signage (6 inch letters with a 1 inch stroke of contrasting reflective colors) to be located on the building.2) FDC signage and required lighting per Township Ordinance 128-273) Change FDC to dual 3" inlets (National Standard Thread)4) Dumpster suppression/detection dependent on proposed location5) Exterior horn/strobe tied to fire alarm6) Fire Protection & Building Documents (including map of detection/protection locations) to be housed on site (PVC tube above door in FACP or Sprinkler Room) |
| APPARATUS ACCESS: | <ol style="list-style-type: none">1) Fire Lanes (Attached Below)2) Height clearances as required (12 ½ Feet)3) Apparatus turning radius (Attached Below) |



Westampton Township Emergency Services

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

4) FD Access during construction aka solid base prior to construction to allow emergency vehicles in and out of project in event of emergency.

BUILDING ACCESS:

1) Knox

2) Emergency contact list

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.

6) Fire Extinguishers as required

7) Ensure name of street is not Schoolhouse as Westampton already has a Schoolhouse Rd.



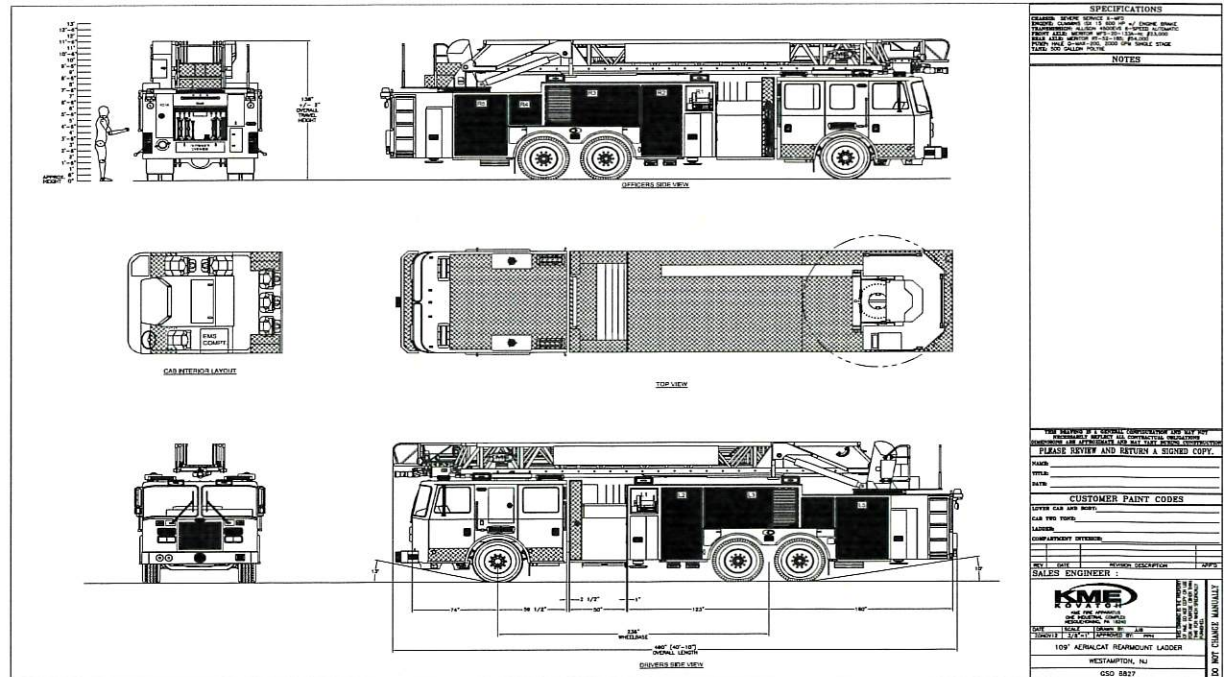
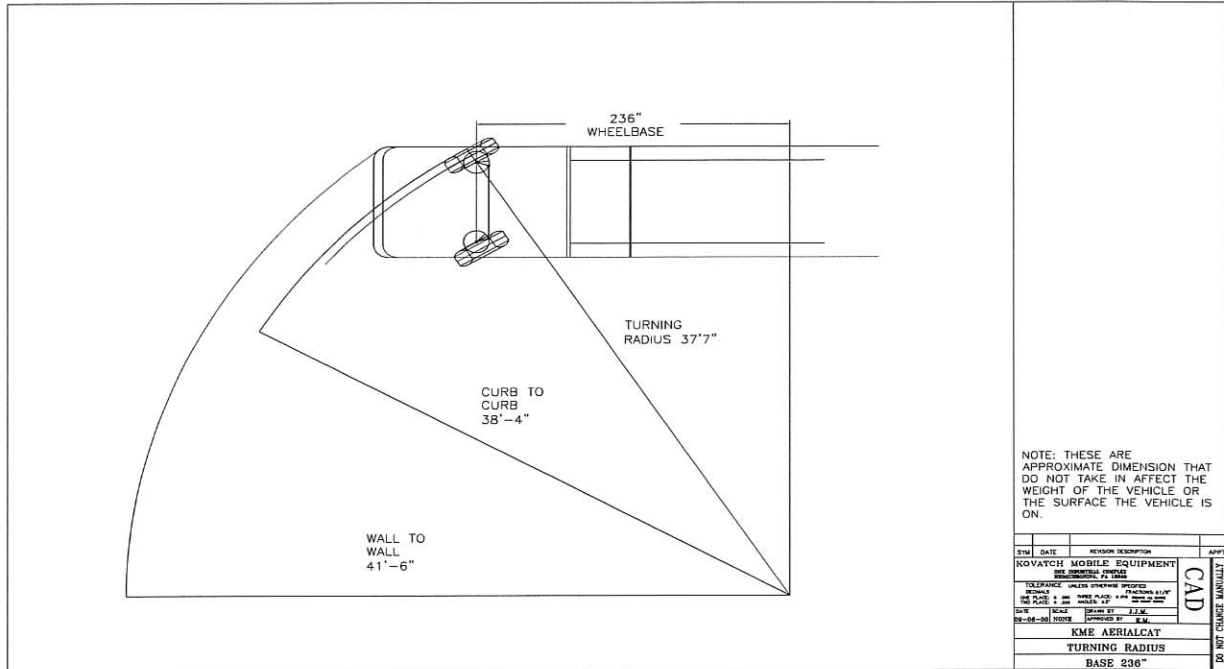
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780 Woodlane Road Westampton, New Jersey 08060

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

FIRE APPARATUS TURNING RADIUS REQUIREMENTS



[illegible]



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
JOHN J. HESS, PE, PP, CME

November 4, 2019

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

Attn: Marion Karp
Administrative Officer

**Re: MRP Industrial NE, LLC.
Preliminary and Final Major Site Plan
Engineering Review #1
Block 902, Lots 1, 2, & 3
Western Drive at Hancock Lane
Zone: OR-2 (Office Research)
Westampton Township, Burlington County, NJ
CME File: CWAL0902.01**

Dear Chairman and Board Members:

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

- Plans entitled, "Preliminary and Final Site Plan Application for Westampton Logistics Center," consisting of thirty (30) sheets, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- A Stormwater Management Report, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- An Environmental Impact Statement, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- A Sanitary Sewer Engineer's Report, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- A Warehouse Sound Exposures Study, prepared by Russell Acoustics, dated October 14, 2019;

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Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
Our File No. CWAL0902.01
Page 2

- A Water System Engineer's Report, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019, last revised October 15, 2019;
- A Traffic Impact Study Report, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019;
- A plan entitled "Existing Drainage Area Map," prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 6, 2019;
- A plan entitled "Westampton Logistics Center," prepared by Ware Malcomb, dated September 5, 2019;
- A Recycling Narrative Technical Memorandum, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated September 9, 2019;
- A Preliminary Geotechnical Engineering Report, prepared by Advantage Engineers, dated December 26, 2018;
- Completed application forms.

The subject 42.67-acre parcel is located at the terminus of Western Drive. The site has frontage along Hancock Lane and the unimproved School House Lane right-of-way and bound to the north by Burlington Township. The property is situated in an OR-2 (Office Research) Zoning District and is subject to a Redevelopment Plan. The tract is currently farmland and wooded area. An isolated freshwater wetland is located at the southwest corner of the tract.

The Applicant, MRP Industrial NE, LLC, is requesting Preliminary and Final Site Plan approval to develop the site with a 634,400 square foot warehouse facility which includes 63,440 square feet of office space and has a height of 49.5 feet. The building will have 118 loading docks with four (4) spaces reserved for dumpsters/compactors. In addition, 288 passenger vehicle parking spaces are proposed (with 147 additional banked passenger vehicle spaces) along with 171 trailer storage spaces. Two (2) guard sheds are proposed at the access drives leading to the rear loading area of the facility.

Access to the facility will be provided by one access point at the terminus of Western Drive.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
Our File No. CWAL0902.01
Page 3

Two (2) infiltration basins are proposed to mitigate the increase stormwater runoff that will be generated by the site.

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

1) Amended Redevelopment Plan

a) The following are discrepancies between the Amended Redevelopment Plan and the Preliminary and Final Site Plan:

- i) The Site Plan proposes a 634,400 square foot building while the Amended Redevelopment Plan proposes a 610,000 square foot building.
- ii) The Site Plan proposes 288 parking spaces with 147 banked parking spaces while the Amended Redevelopment Plan proposes 214 parking spaces.
- iii) The Site Plan proposes 118 loading docks while the Amended Redevelopment Plan proposes 166 loading docks.
- iv) The Site Plan proposes 171 trailer storage spaces while the Amended Redevelopment Plan proposes 74 trailer storage spaces.

b) The Amended Redevelopment Plan Bulk Requirements are listed below:

| Standard | Permitted | Proposed |
|-------------------------------------|-----------|-------------|
| Principal Structures | | |
| Minimum Lot Area | 5 Acres | 42.67 Acres |
| Minimum Lot Width and Frontage | 300 Feet | 881 Feet |
| Minimum Lot Depth | 350 Feet | 854 Feet |
| Minimum Front Yard Building Setback | 100 Feet | 123 Feet |
| Minimum Side Yard Building Setback | 50 Feet | 94 Feet |



Marion Karp, Board Secretary
 Westampton Township Land Development Board
 Re: MRP Industrial NE LLC. – Engineering Review #1
 Preliminary and Final Major Site Plan

November 4, 2019
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| | | |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Minimum Rear Yard Building Setback | 50 Feet | 215 Feet |
| Minimum Front Yard Parking Setback | 25 Feet | 25 Feet |
| Minimum Side Yard Parking Setback | 25 Feet | 25 Feet |
| Minimum Rear Yard Parking Setback | 25 Feet | 30 Feet |
| Maximum Floor Area Ratio | N/A | N/A |
| Minimum to Rear Line | 50 Feet | 50 Feet |
| Maximum Impervious Coverage | 80 | 73 |
| Maximum Building Height | 55 Feet | 49.5 Feet |
| Accessory Buildings and Structures | | |
| Minimum Setback to Side and Rear Yards | 25 Feet. Accessory Structures and buildings are not permitted in the front yard | 100 Feet |
| Fences, Sound Walls and Walls | Permitted within Setback Areas, however if located in the front yard, fences shall be ornamental aluminum picket-type fences. | Sound Wall and picket-type fence are proposed. |
| Parking and Loading Requirements | | |
| Employee/Visitor Parking | 1 space per 5,000 square feet of warehouse gross floor area. This parking requirement shall include office use provided the total office use in the building does not exceed 10% of the gross floor area. – $634,400/5,000=127$ spaces | 288 spaces with 144 additional banked parking spaces. |



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
Our File No. CWAL0902.01
Page 5

| | | |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Stall Size | All parking stalls shall be a minimum of 9' wide x 18' long with the exception of ADA stalls. ADA stalls shall follow ADA standard dimensions. | 9' x 18' spaces |
| Truck/Tractor Trailers | Loading spaces shall be a minimum of 12' wide x 35' long and shall be provided at a minimum ratio of 1 loading space per 8,000 square feet of gross building area. $634,400/8,000=80$ spaces | 13'(approximately) x 60' 118 Loading Docks |
| Off-Street Loading and Maneuvering Area | Off-Street loading and maneuvering areas are permitted within building setback areas, but must remain outside of the required parking setbacks. | Standard is met. |
| Trailer Parking | Parking for the trailer portion of tractor-trailer containerized units for onsite storage purposes shall be permitted for no more than 15 days. | N/A |

c) No variances or waivers are requested by the Applicant;

2) Site Improvements

- a) The site plan depicts banked parking spaces on the west side of the building; however, the limit of the improvements associated with the banked parking are unclear. The plans should be revised to clarify the intent of construction when banked parking is both installed and not installed, including if the sidewalk and associated accessible ramps are to be installed.
- b) The sidewalk abutting the parking spaces shall be a minimum of 6 feet in width.
- c) The limits of any proposed heavy duty / light duty pavement should be identified on the Site Plan.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
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Page 6

- d) The need for improvements to the paper street School House Lane should be discussed. Frontage along improved streets is required in accordance with the Westampton Code. If improvements are not necessary given the nature and location of the right-of-way, consideration should be taken to vacate the right-of-way. This would require application to the governing body.
- e) As part of the Site Plan approval for the adjacent Marriot, an emergency access drive was required to connect Western Drive to Hancock Lane. This need to improve this emergency access road and/or how it is to be incorporated with the proposed site improvements needs to be determined.
- f) Hancock Lane should be provided with a minimum right-of-way half-width of 25 feet.
- g) Western Drive should be investigated to determine if adequate pavement section exists to support increased tractor trailer loading.

3) Parking & Circulation

- a) A circulation plan has been provided for WB-67 and Firetruck design vehicle.
- b) The Applicant's Engineer should address the conflicting wheel paths for trucks entering and existing the site and circulating the loop road as depicted on the Truck Movement Plan. There are multiple places where WB-67's cannot pass each other due to the width of access drive and curve radius of the turns.
- c) The Applicant shall coordinate with the Fire Marshall to identify any required fire lanes. Additionally, we defer to the Fire Marshall to designate an appropriate design vehicle for emergency services.
- d) Seven (7) ADA compliant parking spaces are proposed for the 288 parking spaces. Four (4) ADA compliant parking spaces are proposed for the 147 banked parking spaces. The Applicant is proposing 9-foot wide spaces and accessible aisle widths. Typically, ADA spaces are 11 or 8 feet wide with 5-foot wide accessible aisle, depending on if the space is van accessible. The plan should be revised accordingly and identify van accessible parking spaces.
- e) Applicant's Engineer should extend the double yellow line from the terminus of Western Drive to the stop bar at the ingress/egress to the proposed site.



Marion Karp, Board Secretary
 Westampton Township Land Development Board
 Re: MRP Industrial NE LLC. – Engineering Review #1
 Preliminary and Final Major Site Plan

November 4, 2019
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 Page 7

4) Traffic

- a) It appears the project will generate the following increase in vehicle trips for a 634,400 square foot warehouse:

| | AM Weekday Peak Hour | | | PM Weekday Peak Hour | | | Saturday Peak Hour | | |
|----------------------------|----------------------|-----------|------------|----------------------|-----------|------------|--------------------|-----------|-----------|
| | In | Out | Total | In | Out | Total | In | Out | Total |
| Warehouse (LUC 150) | 65 | 35 | 100 | 28 | 90 | 118 | 19 | 11 | 30 |
| Trucks (20%) | 13 | 7 | 20 | 6 | 18 | 24 | 4 | 2 | 6 |
| Passenger Cars (80%) | 52 | 28 | 80 | 22 | 72 | 84 | 15 | 9 | 24 |

- b) The Applicant should recheck trip generation estimates with the Institute of Transportation Engineers Trip Generation Manual 10th Edition. The volumes do not match.
- c) The Applicant should testify if the building is going to be utilized for a warehouse, distribution or fulfillment center. Same would change the trip generation volumes.
- d) The Applicant's Traffic Engineer should confirm volumes between the counts, figures, and the synchro files. Same do not always match.
- e) The Applicant's Traffic Engineer uses 1.00% for the annual background growth rate. Mount Holly Road (County Road 541) is classified as an urban principal arterial and should have an annual background growth rate of 1.25%. Same should be updated.
- f) There is minimal added delay between no-build and build conditions for both with and without fountain square for overall intersection delay. The eastbound left movement at the intersection of Burlington-Mount Holly Road (CR 541) and NJ Turnpike Exit 5 / Hancock Lane increases from 47.3 (LOS D) to 56.8 seconds (LOS E) during the AM no-build and build conditions, respectively.
- g) The traffic impact to Burlington-Mount Holly Road will be subject to the review of Burlington County Planning Board. The Applicant's Traffic engineer did study the project's traffic impact considering whether the roadway improvements associated with Fountain Square or not by the time this project is developed.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
Our File No. CWAL0902.01
Page 8

5) Grading

- a) Additional spot grades should be provided at key geometric locations along curbs including curb tangents, midpoints, ridges, and building entrances to aid in constructability. Same should be included on the ADA ramps to indicate the landing grades.
- b) The Applicant's Engineer should examine the proposed grading at the northwest corner of the site where existing steep slopes are to remain. The limit of tree removal in this area should be graphically shown as well.
- c) The Applicant's Engineer should check and revise the grate elevation for CB-305.

6) Stormwater Management

- a) A subsurface investigation of the soils immediately below the two proposed infiltration basins will need to be performed to determine the permeability of the existing soils as well as to identify the seasonal high-water table (SHWT). The Preliminary Geotechnical Report provided to our office was prepared to evaluate the geotechnical subsurface conditions for the proposed building construction only. The Applicant's Engineer should refer to Appendix E of the BMP Manual to determine the number and depth of the required profile pits for each basin.
- b) It is recommended that a downstream investigation of the receiving storm sewer system located within Hancock Lane/Schoolhouse Lane right-of-way be completed to verify the condition of the receiving storm sewer is adequate to accept water from the site. The ultimate point of discharge or outfall should be identified as well.
- c) The elevation of the invert out of each basin outlet structure should be set lower than the basin bottom elevation to allow for future maintenance or corrective action should the basins fail to meet required infiltration rates.
- d) The Applicant's engineer should check and revise the invert elevation of the Basin 2 outfall based on the surrounding existing contours. The Engineer must demonstrate how the outfall discharge will reach the existing 18" CMP.
- e) The Stormwater Management Report may need to be revised to utilize the calculated time of concentration (Tc) provided in the Report for the proposed impervious areas of PR-1A and PR-1B instead of the identified minimum Tc of 10 minutes. While a 10-minute Tc is acceptable for analysis utilizing the Modified Rational Method, the minimum Tc when utilizing the TR-5 method is 6-minutes (0.1 hours).



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE LLC. – Engineering Review #1
Preliminary and Final Major Site Plan

November 4, 2019
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- f) The Stormwater Management Report, Appendices C and D, should be revised to include the routing diagrams utilized for analysis of the existing and proposed conditions for clarity.
- g) The Stormwater Management Report should be revised to provide the drain time for each basin based once the permeability rates of the subsurface soils have been identified.
- h) The Stormwater Management Report should be revised to provide a groundwater mounding impact assessment once the Seasonal High-Water Table has been identified.
- i) Based on the Storm Sewer Summary Reports, several storm pipes will surcharge above the crown of the pipe during the 25-year storm event. However, based on the elevations provided in the Grading Plan, none of the inlets or manhole will surcharge above the surface at that location.

7) Utilities

- a) The Applicant should confirm the water and sewer utility agencies that will provide service to this site.
- b) A water main extension is proposed along the entire length of Hancock Lane from the turnpike to Burlington Township. Given the existing condition of the road and impact associated with the roadway opening for the water main, a curb-to-curb 2" mill and asphalt resurfacing of the roadway is recommended.

8) Soil Erosion and Sediment Control

- a) Scour holes constructed with riprap are the preferred outlet protection type for infiltration basins with a flat bottom. The plans and Report should be revised as necessary to size the outlet protection for scour holes instead of flared aprons. In addition, the outlet protection should be shown on the Grading Plan.

9) Environmental

- a) Freshwater wetlands are located on the western portion of the site. A Letter of Interpretation from the NJDEP shall be required to verify the wetland delineation. Fill of the wetland is proposed. This will also require a General Permit from the NJDEP. The status of the Letter of Interpretation and/or GP application to the NJDEP should be indicated.



Marion Karp, Board Secretary
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- b) The Applicant should indicate whether a Preliminary Assessment or Site Investigation was completed for the subject property in to determine the potential for soil or groundwater contamination. At a minimum, given the historic farmland use of the property, the soils onsite should be tested for pesticide related contamination.

10) Landscaping

- a) We defer review of the adequacy of the required buffering as per Sections 196-8 B and 250-18F of the Township Code to the Board Planner.

11) Lighting

- a) The Applicant is proposing thirty (30) foot high pole mounted LED light fixtures to provide for site lighting. The Applicant's engineer should confirm the fixtures will have a color temperature of 4000K or less.
- b) Section 250-22(G) of the Westampton Code requires an average maximum light intensity of 0.5 foot-candles over the entire pavement area, whereas the Lighting Plan proposes coverage proposed between 1.1 fc and 2.1 fc. Design waiver relief is recommended.

12) Architectural Plans

- a) A color rendering of the building elevations to the Board.
- b) The Applicant should confirm that all HVAC equipment will be located on the roof of the building and whether same will be buffered by a parapet.
- c) Construction details for the proposed sound walls should be provided.

13) Construction Details

- a) The pavement design shall consist of a minimum of 2" HMA surface course and 4" HMA base course in accordance with 250-22V.
- b) The use of vinyl rail fence as opposed to wood split rail fence is recommended.
- c) A detail for the Aluminum Ornamental Picket Fence Gate should be included.



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- d) The Sign Post detail should be revised to additionally show how the post should be installed when located in concrete (sidewalk).
- e) The Trash Rack detail does not appear to comply with N.J.A.C. 7:8-6.2(a).
- f) Applicant's Engineer should include details for all project signs that are proposed on the site.
- g) Additional detail for road markings and striping related to parking spaces, double-yellow lines (e.g. road centerline markings), and hatched areas for no parking zones shall be provided. Dimensions, colors, and materials shall be specified.

14) Outside agency permits and/or approvals

- a) Burlington County Planning Board
- b) Burlington County Soil Conservation District
- c) NJDEP
- d) Water and Sewer Utility
- e) Westampton Fire Marshall

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

Very truly yours,
CME Associates

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

JW/rs

Enclosure (Stormwater Summary)

cc: Gene Blair, Construction Code Official
Robert Swartz, Esq, Board Solicitor
Barbara Fegley, PP, Board Planner
MRP Industrial NE, LLC, Applicant
Archer & Greiner, P.C., Applicants Engineer

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

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

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



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October 31, 2019

#88022 02

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

Attn: Marion Karp, Secretary Land Development Board

Re: Westampton Logistics Center
Block 902, Lots 1, 2 & 3
Western Drive
Preliminary and Final Major Site Plan

Dear Members:

An application was received for Preliminary and Final Major Site Plan approval for the above referenced site. The site is located on Schoolhouse Lane, a paper street, at the terminus of Western Drive. Hancock Lane is situated to the east. The property is currently farmed. The rear lot line forms the municipal boundary between Westampton Township and Burlington Township. The site is bordered to the north by vacant farmland, BCCAP Senior Housing, a water tower and a movie theater. Hancock Hollow, a residential subdivision is situated to the northeast. To the east are vacant farmlands and the New Jersey Turnpike. Lands to the south include Western Drive, Courtyard by Marriot, Holiday Inn Express & Suites and Academy Bus park and ride lot, all of which front on Western Drive. To the southwest is Towne Crossing Shopping Center which includes The Home Depot, Kohl's, Target, Burger King, IHOP, Starbucks, TGI Friday's and other strip commercial and pad sites. The site is located within the OR-2 (Office Research 2) zone, however, permitted and accessory uses and certain development standards are regulated by Amended Redevelopment Plan, Westampton Logistics Center, dated May 31, 2019.

The applicant is proposing to develop the property with a 634,400 square foot distribution warehouse, which includes 570,960 square feet of warehouse space and 63,440 square feet of accessory office space. Access to the facility will be provided by extending Western Drive which currently terminates approximately 90 feet south of the site. Site improvements proposed include 288 employee/visitor parking stalls, 171 trailer parking stalls and 114 truck loading spaces, stormwater management as well as landscaping and lighting. The Site Plan shows 147 "banked" car parking stalls on the western side of the building and two guard shack(s), as needed by tenant(s).

Stacey Arcari, PE, CME, PTOE, PP
Timothy Kalutkalani, LLA, PP
Anthony R. Lopez, PE, CFM
José Ruiz-del-Valle, PLS
Karen Herzmack, PE

Andrew J. Orsino, NICET III
John T. Potts, NICET III, W-2, T-2
Charles Sabatini, PE, CME, CPWM, PP
Edward E. Fox, III, AICP, PP

John L. Scott, Jr., PLS, NICET III
Rohan Tadas, CHMM, LSRP
Neil J. Werkef, LLA, RLA
Kathryn Haywood, PE, CFM
Mathew Kensler, NICET III

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The following documents have been received with this application:

1. Preliminary and Final Site Plans prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. dated 9/09/19 and revised to 10/15/19 containing:
 - a. Cover Sheet, Sheet 1 of 30.
 - b. Notes, Sheet 2 of 30.
 - c. Aerial, Sheet 3 of 30.
 - d. ALTA/NSPS Land Title Survey, Sheet 4 of 30.
 - e. ALTA/NSPS Land Title Survey, Sheet 5 of 30.
 - f. ALTA/NSPS Land Title Survey, Sheet 6 of 30.
 - g. ALTA/NSPS Land Title Survey, Sheet 7 of 30.
 - h. ALTA/NSPS Land Title Survey, Sheet 8 of 30.
 - i. Demolition Plan, Sheet 9 of 30.
 - j. Site Plan, Sheet 10 of 30.
 - k. Grading and Drainage Plan, Sheet 11 of 30.
 - l. Storm Profiles, Sheet 12 of 30.
 - m. Storm Profiles, Sheet 13 of 30.
 - n. Storm Profiles, Sheet 14 of 30.
 - o. Storm Profiles, Sheet 15 of 30.
 - p. Utility Plan, Sheet 16 of 30.
 - q. Sanitary Profiles, Sheet 17 of 30.
 - r. Landscape Plan, Sheet 18 of 30.
 - s. Landscape Notes and Details, Sheet 19 of 30.
 - t. Lighting Plan, Sheet 20 of 30.
 - u. Lighting Notes and Details, Sheet 21 of 30.
 - v. Soil Erosion & Sediment Control Plan, Sheet 22 of 30.
 - w. Soil De-Compaction Plan, Sheet 23 of 30.
 - x. Soil Erosion & Sediment Control Notes, Sheet 24 of 30.
 - y. Soil Erosion & Sediment Control Details, Sheet 25 of 30.
 - z. Truck Movement Plan, Sheet 26 of 30.
 - aa. Emergency Vehicle Plan, Sheet 27 of 30.
 - bb. Construction Details, Sheet 28 of 30.
 - cc. Construction Details, Sheet 29 of 30.
 - dd. Construction Details, Sheet 30 of 30.
2. Architectural plans prepared by prepared by Ware Malcomb dated 10/15/19 including:
 - a. Floor Plan, Sheet SD1.0
 - b. Overall Roof Plan, Sheet SD2.0
 - c. North Elevation, Sheet SD3.1
 - d. South Elevation, Sheet SD3.2
 - e. East and West Elevations, Sheet SD3.3

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3. Stormwater Management Report prepared by Langan dated 9/09/19 and revised to 10/15/19.
4. Traffic Impact Study Report prepared by Langan dated 9/09/19.
5. Environmental Impact Statement prepared by Langan dated 9/09/19 and revised to 10/15/19.
6. Sanitary Sewer Engineer's Report prepared by Langan dated 9/09/19 and revised to 10/15/19.
7. Water System Engineer's Report prepared by Langan dated 9/09/19 and revised to 10/15/19.
8. Recycling Narrative prepared by Langan dated 9/09/19.
9. Preliminary Geotechnical Engineering Report prepared by Advantage Engineers dated 12/26/18.
10. Noise Study prepared by Russell Acoustics, LLC dated 10/14/19.
11. Township of Westampton Site Plan Application dated 9/06/19.
12. Burlington County Planning Board Site Plan Application dated 9/10/19.
13. Transmittal prepared by Langan dated 10/15/19.

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

Design Waiver

1. Ordinance §196-8C(1) requires that a landscaped island comprising a minimum of 200 square feet be provided at the ends of row parking and Ordinance §196-8C(2) requires an intervening landscaped island of at least 200 square feet separating 20 or more parking spaces in a row. The islands are not dimensioned but the southern island in the banked parking lot may be less than 200 square feet in size and numerous intervening islands separating 20 parking spaces are less than 200 square feet in size. Testimony should be provided on island dimensions and the need for a design waiver.

Site Design

1. A single access to the facility is provided from Western Drive. The Fire Department should comment on the need for a secondary emergency access.
2. Ordinance §196-10 requires fire lanes to be provided on Site Plans. There are no designated fire lanes depicted on the plans. The applicant should coordinate placement of the fire lanes with the fire marshal.
3. The banked parking lot on the western side of the building proposes sidewalk, curb, site lighting and landscaping as well as stormwater inlets and piping associated with the parking area. The plan should identify the extent of improvements proposed with initial construction.

4. The plan notes a proposed split rail fence with a leader arrow identifying what appears to be the rim of infiltration basin #1 and not the fence. The leader arrow should be adjusted to avoid confusion.
5. The parking stalls proposed along the building should be dimensioned to the building face. Ordinance §196-8A requires a 12' minimum setback from the building.

Landscaping

1. There are three (3) symbols resembling River Birch trees and seven (7) symbols resembling Mountain Laurel shrubs depicted at the southerly end of the buffer fronting Hancock Lane that have no call outs. They all should be labeled.

General Comments

1. Testimony should be provided on the status of tenant(s) for the building including projected:
 - a. Hours and days of operation,
 - b. Number of employees,
 - c. Types and volumes of solid wastes and recyclables generated, and
 - d. Truck types, truck scheduling, and trip frequency for deliveries and waste removal.
2. The aerial depicts an isolated wetland and a wetland ditch located in proximity to infiltration basin #2. The EIS references an LOI and Statewide General Permit 6 to disturb isolated wetlands. Testimony should be provided regarding the status of each required NJDEP approval.
3. The Site Plan indicates that sound walls are proposed at two locations on the site. The Russell Acoustics, LLC noise study states the sound barriers were modeled at 16 feet in height and that many different products can work as a sound barrier. No details of the sound wall were provided on the Site Plan other than their locations. A detail should be provided on the height and construction material of the walls proposed.
4. The Site Plan shows the locations of two Guard Shacks based on tenant requirements. No elevations or details are provided on the design of the Guard Shacks. Applicant should provide information on the anticipated design of the buildings and their visual compatibility with the proposed distribution warehouse building.
5. Details of the 34' and 44' wide swing gates at the Guard Shack were not provided. Details should be provided in the event tenant(s) require them.

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6. No details are provided on the four monument signs proposed other than the Site Plan noting that, "All proposed monument signage shall be in compliance with the Township of Westampton Ordinance Section 250-25" and "All proposed tenant directory signs (Monument signs 2, 3 and 4) shall be in compliance with the Township of Westampton Ordinance Section 250-25J.

Environmental Impact Statement


1. The Environmental Impact Statement (EIS) identifies Great Blue Heron Foraging, Bog Turtle Occupied Habitat, Barred Owl Breeding/Sighting, Cooper's Hawk Breeding/Sighting and Northern Long-eared Bat on NJDEP or US Department of the Interior lists of endangered/threatened species on or near the site. However, the EIS does not evaluate whether or not suitable on-site habitat is present for each species, particularly in the wooded areas of the site. A statement should be provided on the likelihood of each species presence on the site and the potential impact the development may have. In addition, a statement should be provided on whether vernal pool habitat remains since the map provided indicates it is present on the site.

Outside Agency Approvals

1. Any approval granted by the Board should be conditioned on the Applicant obtaining the following approvals:
 - a. Burlington County Planning Board.
 - b. Burlington County Soil Conservation District.
 - c. NJDEP.
 - d. Construction Code Official.
 - e. Fire Marshal.
 - f. 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
Robert Swartz, Esq., via email
James Winckowski, PE, CME, Board Engineer, via email
Jennifer Bupp, Secretary, Burlington Township Planning Board, 851 Old York Road, Burlington
Township, NJ 08016

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