

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

MAY 5, 2021 REGULAR MEETING 7:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on January 4, 2021 and posted in the Municipal Building. This meeting is being held virtually via Zoom technology. For Zoom instructions, please go to the Township website: www.westamptonnj.gov, click on Government, then Land Development Board. Instructions to join the meeting are listed under "News and Announcements"
3. Pledge of Allegiance. Welcome to guests.
4. Roll Call: Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Thorpe, Mr. Wisniewski, Mr. Odenheimer, Mr. Ottey, Solicitor Robert Swartz, Engineer Jim Winckowski, Planner Chris Dochney, Secretary Marion Karp
5. Swear in Board Professionals
6. Approval of Meeting Minutes: 4/7/2021
7. Resolutions: for approval/memorialization
 - a. 9-2021 Recommend Adoption of Ordinance #4-2021, an Ordinance Supplementing Chapter 250, Zoning, of the Code of the Township of Westampton to add Agrihood Mixed Use Zone
 - b. 11-2021 Oaks Integrated Care, Block 1701, Lot 30 (770 Woodlane Road) – site plan waiver (walk-in freezer)
 - c. 12-2021 Dolan Contractors, Inc., Block 203, Lots 8 & 9 (597 Rancocas Road) – preliminary and final major site plan, bulk variances (electronic sign)
8. Old Business: None
9. New Business:
 - a. Rana Shah, Block 301.03, Lot 28 (67 Oakcrest Lane) – variance (conversion of of garage into living space)
 - b. Rowan Technologies, Inc., Block 403, Lot 1(10 Indel Avenue) – minor subdivision

c. Westampton Logistics Urban Renewal, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane) – amended site plan (expansion of existing sound wall)

d. MRP Industrial NE, LLC, Block 804, Lot 12 (Irick & Woodlane Road) – preliminary & final major site plan (construction of 2 warehouse/distribution facilities 305,040 & 215,280 square feet in size)

10. Informal Applications: None

11. Correspondence: None

12. Open meeting for public comment:

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

14. Adjourn

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

APRIL 7, 2021 7:00 P.M.

MINUTES

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The regularly scheduled meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on April 7, 2021 at 7:04 P.M. The meeting was called to order by Chairman Gary Borger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 4, 2021 and on the Township website. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Mr. Thorpe, Mr. Wisniewski, Mr. Ottey, Board Solicitor Robert Swartz, Board Engineer Mike Roberts, Planners Barbara Fegley & Chris Dochney and Board Secretary Marion Karp
Absent: Mr. Freeman, Ms. Haas, Mr. Henley, Mr. Odenheimer

Solicitor Robert Swartz swore in the Board professionals.

The minutes of the March 3, 2021 meeting were memorialized as written.

Resolutions: for approval/memorialization

8-2021 DR Horton, NJ/PA, Block 204, Lot 2 (Springside Road & Valley Farm Road) – application for preliminary & final site plan approval, preliminary and final major subdivision approval (Laurel Run subdivision) – was memorialized.

Old Business: None

New Business:

Dolan Contractors, Inc., Block 203, Lots 8 & 9 (597 Rancocas Rd.) – site plan & variance (electronic changeable copy sign for Rancocas Business Park). Michael Floyd, attorney was present on behalf of the application. Mike Dolan, Bernie Wojtkowiak, engineer and Bill Stevens, engineer were all sworn in by the Board solicitor. Several exhibits would be referenced this evening and marked. The application is for a business park identification sign; it will upgrade the appearance of the park. Variances are for a changeable copy sign; no advertising will be on the sign. Information will be provided on what is going on in the park such as a job fair; seasonal messages, etc. There will be no flashing lights or blinking. Bernie testified on behalf of the application. He described the exhibits he shared on the screen; he showed an aerial of Rancocas business park and another that specifically showed the sign location. A variance is necessary for insufficient setback of 20 feet to the proposed flagpole, 35

feet is required by ordinance; the base height of the sign and the electronic copy of the sign itself. Height of the sign is approximately 6 feet where 4 feet is allowed. Materials for the sign include two lights to illuminate the sign in the foreground, a stone veneer and a precast limestone cap and a 25-foot flagpole behind the sign. The planners and engineers' letters were reviewed; plans will be revised and addressed by the applicants.

Nancy Burkley stated that it looks as though the sign sits up on a hill three feet in height which would make it 9 feet high and not 6 feet; Bernie agreed that it will be about 9 feet above the base elevation of the road. He stated that it will not interfere with any sight triangles.

Dave Guerrero asked about the electronic copy and if it would be in color; Mike Dolan stated it was in full color and the copy would not change more than once a day. He asked if the floodlights were for the sign itself or also for the flagpole; they are for the sign only. The flagpole will be only for the American flag, no other types of flags will be flown.

Gene Blair asked about relief required for offsite signage; isn't variance relief required for that? If this is deemed necessary, the applicants agree to amend their application to include variance relief for offsite signage as well. There would have to be some type of easement agreement to allow for access and maintenance since it would be dedicated to the Township. They agree with Gene's assessment and are asking for relief from this as well.

Gary Borger asked that the words Westampton Township be placed on the sign for identification; the Board agrees and would like it added.

Bob Thorpe wanted to know if the sign was dimmable; Bernie answered that it was. He asked about which model light would be used since it wasn't specified. He asked if they had made a selection and thought a 4000-degree Kelvin would be appropriate; Mike Dolan agrees with this, they feel the same.

Planner Chris Dochney wanted to clarify the variances; the flagpole is required to be set back 35 feet and this flagpole is set back 20 feet. Section 4C of his report no longer applies; they need a variance for a changeable copy sign. He was curious about the proposed easement; a signage easement is a little new to him. They would discuss this with the Township Committee and the Township Solicitor. They would have to allow Dolan Contractors access for maintenance after the land was dedicated to the Township.

Mr. Thorpe asked if the ground mounted floodlights would be on all night; Mike Dolan stated that if the flag is left out all night it would remain lit.

Applicant's engineer Bill Stevens offered testimony regarding the sign. It is to give the park some identity and also identifies the intersection to the motoring public. A changeable copy sign requires a C2 variance; the flagpole setback variance is safe; the

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flagpole is only 25 feet high and set back far enough away from the road even in the event of a failure. Amber or Silver Alerts could be broadcast on the sign if the Township so desired. This is an entry feature for the business park and not advertising.

Dave Guerrero wanted to make sure they would be held to not changing the sign more than once a day; it would be a condition of approval, except in the event of an emergency.

Mr. Borger asked about the size of the flag; they typically order their flags in proportion to the height of the pole. He wanted to make sure it wasn't going to be a giant flag.

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

Mike Roberts spoke about the electric conduit and wanted this realigned with any proposed utility easement for the Township; Bernie agrees to keep it in the easement. They would also be providing irrigation and this would be located in the easement as well. Grass would be grown on the hill where the sign is located.

Mr. Guerrero made a motion to approve; the motion was seconded by Mr. Wisniewski. Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Mr. Thorpe, Mr. Wisniewski and Mr. Ottey voted yes.

Oaks Integrated Care, Block 1701, Lot 30 – site plan waiver (walk in freezer/refrigerator with ramps). Denise Soto, CDO, Crystal Rudder, Dave Nelson VP Facility Management and Derry Holland, CEO were present for the application. The property in question is located on Woodlane Road. Ms. Soto explained that they felt site plan approval wasn't necessary since no new construction was involved, there was no change to drainage nor to the existing building. The proposed refrigeration unit would occupy two existing parking spaces; it is the only area that will be affected. Gary Borger asked if there is any issue with the number of parking spaces; they stated that there is not. Bollards would be placed around the refrigeration unit. There are 243 parking spaces on site in total.

The asphalt would be cut down and a slab installed for the freezer/refrigerator. The dimensions of the unit are 9 feet, 8 inches wide by 18 feet. It is the Board's opinion that this would qualify as construction and should be classified as a minor site plan.

Gene Blair stated in his opinion, the improvements are diminimus in nature and he would classify this as a site plan waiver.

The unit will be an embossed tan in color, doors are located on the south side. They would add a handicapped ramp so that it is accessible. The ramp would be constructed of concrete.

The meeting was opened to the public for comment. Kent Pipes, president of the Affordable Homes Group commented that we depend on Oaks for services they provide

that are critically needed by the public. There being no further comment from the public, the meeting was closed.

Chris Dochney and Mike Roberts both commented on whether this application could be defined as a site plan waiver or a minor site plan; the only issue is whether or not the Board considers the 400 feet of concrete construction or not. It could go either way depending on how the Board feels about it.

Gary Borger thinks it is diminimus in nature and doesn't want to make them come back before the Board. Bob Thorpe agrees with Gary; John Wisniewski is also in agreement.

Ms. Burkley made a motion to approve the site plan waiver, the motion was seconded by Mr. Thorpe. Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Mr. Thorpe, Mr. Wisniewski and Mr. Ottey voted yes.

Public Hearing: Westampton Township Amended Housing Element & Fair Share Plan. Solicitor Robert Swartz gave a brief overview and then Barbara Fegley took over. She reviewed a few changes in the Fair Share Housing document; a few minor changes had recently been made to the document, things like an inconsistency in the size of the Hancock Farm which were minor in nature. She reviewed the Amended Master Plan reexamination, a couple of elements had been revised, namely the Town Center zone was changed to the Agrihood Mixed Use zone. She reviewed this ordinance with the Board.

Dave Guerrero asked how many residential units per acre, it is 12.9 according to Barbara but this is using all 88 acres; he wanted to know what it would be on just the remaining acreage if they take out all the non-residential land. He is coming up with 20 units per acre using this formula.

Nancy Burkley stated that some residents are concerned that there may be another warehouse there; she wondered if something else could be build there but Barbara Fegley stated that this was part of the agreement. She likes this plan because it preserves the core farm area as well as the agricultural heritage. She stated that she thought this was one of the most creative uses she has seen in maintaining the core farm. Gary Borger agrees it is a beautiful concept but he wouldn't like to see a warehouse constructed in close proximity; however, he does understand that negotiations took place and compromise had to be reached.

Mr. Thorpe stated there is nothing in the Ordinance that specifically addresses a warehouse, he has concerns about that. He doesn't want someone building a five-story warehouse. By definition, a warehouse is one story and that height should be limited to 45 feet but it should be contained within the ordinance.

Robert Swartz thinks that the two resolutions might have to be withheld tonight but the Board could still approve and send back to the TC but with their recommendation. There is a hearing date scheduled already; the Board can approve with a

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recommendation that the Committee consider the issue with the height of the warehouse. As an addendum to the approval, the Board would request amendments to Table 2 to include this zone.

Robert Thorpe asked if there was a restriction prohibiting the property from being broken up; Barbara stated that it could be subdivided and cross easements provided.

At this point, the meeting was opened to the public for comment. CherylLynn Walters of DR Horton stated that it is in their interest to see that the Housing Plan and Fair Share Plan is adopted, as it is written it contemplates the Agrihood zone but it doesn't adopt it. She wished the Board luck and thanked them for hearing her.

Faith Borradaile, Hancock Farm, LLC – thanked Barbara and the town professionals for working with their family. There was a lot of internal negotiation amongst the LLC family members.

With no further comment, the meeting was closed to the public.

The motion made was to confirm that the Westampton Township Amended Housing Element & Fair Share plan was consistent with the Master Plan; Mr. Thorpe made a motion to approve; the motion was seconded by Ms. Burkley. Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Thorpe, Mr. Wisniewski and Mr. Ottey voted yes. Mr. Guerrero voted no.

Resolution 10-2021 Adopt Housing Element & Fair Share Plan – motion to approve made by Ms. Burkley; seconded by Mr. Thorpe. Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Mr. Thorpe, Mr. Wisniewski and Mr. Ottey voted yes.

Resolution 9-2021 Recommend Adoption of Ordinance #4-2021, an Ordinance Supplementing Chapter 250, Zoning, of the Code of the Township of Westampton to add Agrihood Mixed Use Zone – the Board found that the ordinance needs to be more specific. There is also the issue regarding the density. Bulk standards need to be set in the zone. Ms. Burkley made a motion to approve with these recommendations; the motion was seconded by Mr. Blair. Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Mr. Thorpe, Mr. Wisniewski and Mr. Ottey voted yes.

Open Meeting for public comment

No comments were made.

Comments from the Board

Dave Guerrero had contacted the County Engineer's office, sent them his idea for the new turnpike bridge.

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Marion Karp, Secretary
Westampton Township Land Development Board

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

**RECOMMENDING ADOPTION OF ORDINANCE NO 4-2021
“AN ORDINANCE SUPPLEMENTING CHAPTER 250, “ZONING”, OF THE
TOWNSHIP CODE OF THE TOWNSHIP OF WESTAMPTON TO ADD AGRIHOOD
MIXED USE ZONE” AND FURTHER RECOMMEND THAT TOWNSHIP
COMMITTEE UPDATE CHAPTER 250 ATTACHMENTS 1 AND 2 SCHEDULES OF
AREA, YARD AND BULK REQUIREMENTS, TABLE I AND TABLE II**

RESOLUTION NO. 9-2021

WHEREAS, the Township Committee of the Township of Westampton (“Township Committee”), in the County of Burlington, State of New Jersey, has introduced and proposed the adoption of the following ordinance: Ordinance No 4-2021 “An Ordinance Supplementing Chapter 250, “Zoning,” of the Township Code of the Township of Westampton to Add Agrihood Mixed Use Zone” (the “Ordinance”); and

WHEREAS, the Ordinance is a land development regulation in that it adds to, amends, or otherwise modifies the Township’s Land Use, Development, and Zoning regulations to establish standards and requirements for the Township to satisfy its *Mt. Laurel* affordable housing obligation in accordance with the requirements of the Fair Housing Act, N.J.S.A. 52:27D-310 et seq., as established by the Settlement Agreement between the Township and Fair Share Housing Center (“FSHC”) and the Superior Court of New Jersey’s February 10, 2020 Conditional Judgment of Compliance and Repose, resolving the Township’s affordable housing litigation, captioned In the Matter of the Adoption of the Township of Westampton Housing Element and Fair Share Plan and Implementing Ordinance, Docket No. BURL-L-1625-15; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26a provides that prior to adoption of any land development regulation by the governing body, the land development regulation must be transmitted to the Land Development Board for its report and recommendations thereon; and

WHEREAS, in accordance with N.J.S.A. 40:55D-26a, Township Committee transmitted the Ordinance to the Land Development Board of the Township of Westampton (the “Board”) for its report and recommendations thereon regarding the Ordinance’s consistency with the Township’s Master Plan; and

WHEREAS, at a regular meeting held on April 7, 2021, the Board reviewed and discussed the Ordinance, the Township’s Master Plan, land use regulations, affordable housing obligation, affordable housing litigation history, including the Settlement Agreement between the Township and FSHC, and the Township’s efforts to implement the terms of that Settlement Agreement, with the Board’s Attorney, Planner, and members of the public; and

WHEREAS, based on the Ordinance, testimony, and other evidence presented at the April 7, 2021 public hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. **Incorporation by Reference of “WHEREAS” Clauses.** In addition to the paragraphs below, the above “WHEREAS” clauses are expressly adopted and incorporated by reference herein as the Board’s Findings of Fact and Conclusions of Law, as appropriate.
2. **Adoption of the Ordinance.** The Board hereby adopts and incorporates by reference as if fully set forth at length herein the entirety of the Ordinance.
3. **Further Recommendations.** As referred to the Board, the Ordinance does not provide bulk requirements for the Agrihood Mixed Use Zone, along with the R-7 zone, the R-8 zone, the R-9 zone and the MU- Mixed Zone. The Board recommends Township Committee update Chapter 250 Attachments 1 and 2 Schedules of Area, Yard and Bulk Requirements, Tables I and II to provide bulk standards and criteria for the foregoing zones and any other zone not reflected in the tables. This update will permit the Board to better evaluate development applications falling within these zones for consistency with the Township Master Plan, land use ordinances, and the intent and objectives of Township Committee.
4. **Participation of Public.** The following member of the public appeared during the Board’s April 7, 2021 public hearing to comment on the Ordinance:
 - CherylLynn Walters, Esquire, of Nehmad Davis & Goldstein, PC, attorneys for DR Horton, stated that it is in their interest to see that the Housing Plan and Fair Share Plan is adopted, as it is written and the Board can recommend the Agrihood zone back to Township Committee with its recommendations.
 - Faith Borradaile of the Hancock Farm, LLC, after being sworn in, wished to thank Ms. Fegley and the Township professionals for working with her family and testified that there was a lot of internal negotiation amongst the LLC family members.

Being no further member(s) of the public wishing to be heard, the public portion of the hearing was then closed.

5. **Conclusion as to the Ordinance.** The Board hereby finds and concludes that the Ordinance as presented is substantially consistent with, adheres to, and advances the purposes of the Township’s Master Plan; and further, that the Ordinance creates a realistic opportunity for the Township to satisfy a portion of its affordable housing obligation as required by the Court in the Township’s affordable housing litigation, In the Matter of the Adoption of the Township of Westampton Housing Element and Fair Share Plan and Implementing Ordinance, Docket No. BURL-L-1625-15. N.J.S.A. 40:55D-26a.

The Board further finds and concludes and recommends that the Township Committee updates Chapter 250 Attachments 1 and 2 Schedules of Area, Yard and

Bulk Requirements, Tables I and II with respect to the Agrihood Mixed Use Zone, the R-7 zone, the R-8 zone, the R-9 zone, the MU- Mixed Zone and any other zone not reflected in the tables for the reasons stated herein.

NOW, THEREFORE, IT IS HEREBY DETERMINED by the Land Development Board of the Township of Westampton that Ordinance No 4-2021 “An Ordinance Supplementing Chapter 250, “Zoning,” of the Township Code of the Township of Westampton to Add Agrihood Mixed Use Zone” is substantially consistent with and designed to effectuate the Township’s Master Plan, creates a realistic opportunity for the Township to satisfy its affordable housing obligation, and it is therefore **RECOMMENDED** by the Land Development Board of the Township of Westampton that the Township Committee of the Township of Water adopt the Ordinance as presented in accordance with law.

IT IS FURTHER RESOLVED by the Land Development Board of the Township of Westampton that the Board **RECOMMENDED** that the Township Committee updates Chapter 250 Attachments 1 and 2 Schedules of Area, Yard and Bulk Requirements, Tables I and II with respect to the Agrihood Mixed Use Zone, the R-7 zone, the R-8 zone, the R-9 zone, the MU- Mixed Zone and any other zone not currently reflected in the tables.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Blair	X			
Borger	X			
Burkley	X			
Guerrero	X			
Thorpe	X			
Wisniewski	X			
Ottey	X			

Attest:

Gary Borger, 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 April 7, 2021, and said Resolution was authorized for memorialization at a meeting held on May 5, 2021.

Marion Karp, RMC, CMR, Board Secretary

RESOLUTION: 11-2021

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Oaks Integrated Care
BOARD'S DECISION: Granted Application for Site Plan Waiver
PROPERTY ADDRESS: 770 Woodlane Road – Block 1701, Lot 30
ZONING DISTRICT: Commercial “C” Zoning District
DATE OF HEARING: April 7, 2021

WHEREAS, Oaks Integrated Care (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting a site plan waiver to permit the installation of an exterior walk in refrigerator / freezer with ramps using two (2) parking spaces at 770 Woodlane Road, Westampton, New Jersey, designated as Block 1701, Lot 30 on the Township Tax Map (“Subject Property”) and located in the “C” Commercial Zone; and

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

WHEREAS, the Application came before the Board at the regularly-scheduled public meeting held on April 7, 2021; Denise Soto, CDO, Crystal Rudder, Dave Nelson, VP Facility Management and Derry Holland, CEO, all with Oaks Integrated Care, were sworn in to provide testimony as to the purpose and details of the proposed improvements requested by way of site plan waiver; and

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

WHEREAS, based on all the evidence submitted to the Board and testimony presented at the April 7, 2021 public hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Applicant is Oaks Integrated Care and the Subject Property is 770 Woodlane Road – Block 1701, Lot 30, located within the “C” Commercial Zoning District.
2. Throughout the course of the hearing, the Applicant introduced the following exhibits – Exhibit A-1 – Partial Site Plan and Exhibit A-2 – EX-1 Full View.

3. The Applicant proposes the construction of an exterior walk in refrigerator / freezer with ramps using two (2) parking spaces at the Subject Property. Pursuant to Chapter 196, Section 196-2 of the Township Zoning Ordinance ("Township Code"), any change of use requires site plan review or the grant of a site plan waiver. A site plan waiver may be granted when the site plan involves the following and is not within the Township's flood hazard area: (1) an existing building; (2) no new construction; (3) no extension of the on-tract parking improvements required; (4) no change in the existing drainage; or (5) construction of a building for agricultural purposes. Township Code § 196-2B.

4. Denise Soto was sworn in and testified as to the requested relief. Ms. Soto testified that that it was the Applicant's position that site plan approval was not necessary since no new construction was involved and there was no change to drainage or to the existing building. Ms. Soto testified that the proposed refrigeration unit would occupy two existing parking spaces; it is the only area at the Subject Property that will be affected.

5. Gary Borger asked if there is any issue with the number of parking spaces and after being sworn in, Dave Nelson testified that there is not; that bollards would be placed around the refrigeration unit; and there are 243 parking spaces on site in total.

6. Mr. Nelson further testified that the asphalt would be cut down and a slab installed for the freezer/refrigerator; the dimensions of the unit are 9 feet, 8 inches wide by 18 feet. The Board questioned if the work would qualify as construction and should be classified as a minor site plan. Gene Blair stated that in his opinion, the improvements are de minimis in nature and he believed a site plan waiver is warranted.

7. Mr. Nelson then testified that the unit will be an embossed tan in color, doors are located on the south side; they would add a handicapped ramp so that it is accessible; and the ramp would be constructed of concrete.

8. After testimony was presented by the Applicant, the matter was opened to the public for comment.

- Kent Pipes, president of the Affordable Homes Group was sworn in and then commented that we depend on the Applicant for services they provide that are critically needed by the public.
- There being no further comment from the public, the meeting was closed.

9. Chris Dochney, the Board's Planner and Mike Roberts, the Board's Engineer, both commented on whether this Application could be defined as a site plan waiver or a minor site plan; the only issue is whether or not the Board considers the 400 feet of concrete construction or not. It could go either way depending on the Board's view.

10. Gary Borger thinks the request is de minimis in nature and does not want to make the Applicant come back before the Board. Robert Thorpe agrees with Mr. Borger as does John Wisniewski.

11. The Board finds and concludes pursuant to Township Code § 196-2B that site plan review is not required and the Applicant is therefore entitled to the requested site plan waiver because the proposed improvements are minor in nature and will not impact the Subject Property or any surrounding properties or activities, the Applicant has not proposed any exterior physical changes to the existing building at the Subject Property, does not propose any new construction, proposes to continue a permitted use in the "C" Commercial Zone, and has presented sufficient evidence and information allowing the Board to determine the Application as proposed meets the applicable Township Code requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton, that the within Application for a site plan waiver to permit the installation of an exterior walk in refrigerator / freezer with ramps using two (2) parking spaces at the Subject Property in the Commercial "C" Zone, upon motion duly made by Ms. Burkley and seconded by Mr. Thorpe, was and is hereby **GRANTED**, subject to the testimony and representations set forth on the record by the Applicant, and any conditions set forth on the record and those specified herein.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Blair	x			
Borger	x			
Burkley	x			
Guerrero	x			
Thorpe	x			
Wisniewski	x			
Ottey	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 from 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: _____

RESOLUTION: 12- 2021

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Dolan Contractors Inc.

BOARD'S DECISION: Granted Preliminary and Final Major Site Plan Approval and Bulk Variances

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

ZONING DISTRICT: B-1 Business Zone

DATE OF HEARING: April 7, 2021

WHEREAS, Dolan Contractors, Inc. (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting preliminary and final major site plan approval with bulk variances to construct an electronic sign along the Rancocas Road frontage of the site, within the area between Stemmers Lane and Rancocas Road where the proposed sign will have a “V” shape with two faces, one facing southeast and the other facing southwest; each sign face will be 6’x20’ (120 s.f.) in area, and the east facing sign will include an electronic message board; the message board will be 42”x76”; the sign is proposed to be constructed into the sloping landscape and to function as a retaining wall with the grade behind the sign several feet higher than the front; and A 25’ high flagpole is also proposed directly behind the proposed sign. The property is in the B-1 Business Zone and is located at 597 Rancocas Road, Westampton, New Jersey, designated as Block 203, Lots 8 and 9 on the Township Tax Map (“Subject Property”); and

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

WHEREAS, the Application came before the Board at the regularly-scheduled public meeting held on April 7, 2021. The Applicant was represented by Michael Floyd, Esquire. The Board heard testimony from the Applicant’s witnesses and professionals as to the nature, purpose, location, and description of the proposed preliminary and final major site plan and requested bulk variances; and

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

WHEREAS, based on all the evidence submitted to the Board and testimony presented at the April 7, 2021 public hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Applicant, Dolan Contractors, Inc. proposes to construct an electronic sign along the Rancocas Road frontage of the site, within the area between Stemmers Lane and Rancocas Road where the proposed sign will have a "V" shape with two faces, one facing southeast and the other facing southwest; each sign face will be 6'x20' (120 s.f.) in area, and the east facing sign will include an electronic message board; the message board will be 42"x76"; the sign is proposed to be constructed into the sloping landscape and to function as a retaining wall with the grade behind the sign several feet higher than the front; and A 25' high flagpole is also proposed directly behind the proposed sign. The Subject Property is commonly known 597 Rancocas Road, Westampton, New Jersey, and lies in the B-1 Business Zone.

2. The Application also requires the grant of *N.J.S.A. 40:55D-70c* bulk variances in connection with the preliminary and final major site plan approval to permit the following non-conformities in the B-1 Zone:

- a. Section 250-25.D(8) – to allow an electronic changeable copy sign.
- b. Section 250-25.G(1)(a) – the base of a ground mounted sign shall be no higher than 4 feet. The proposed sign will have a base height of 6 feet.
- c. Section 250-22.X(1)(c) – flagpoles are required to be setback a minimum of 35 feet, where it appears that the flagpole will be setback approximately 20 feet from Rancocas Road.
- d. Section 250-25J – allow for an increase in size to allow for the words "Westampton Township" at the bottom of each of the sign frontages.

3. The Board considered the following submissions from the Applicant:

- a. Plans entitled, "Site Improvements for 597 Rancocas Road Block 203, Lots 8 & 9, Township of Westampton, Burlington County, New Jersey," consisting of two (2) sheets, prepared by Dolan Contractors, Inc. dated May 13, 2019, last revised October 16, 2020;
- b. Six (6) sheet set of color site plan detail drawings, from Dolan Contractors, Inc. undated;
- c. Completed application forms and project summary rider;
- d. March 29, 2021 response to Board Planner's letter, from Dolan Contractors, Inc.; and
- e. March 29, 2021 response to Board Engineer's letter, from Dolan Contractors, Inc.

4. The Board considered the following review letters submitted by the Board professionals:

- a. A letter prepared by the Board Engineer, James Winckowski, PE, CME, dated February 26, 2021; and

b. A letter prepared by the Board Planner, Chris Dochney, PP, AICP, dated February 26, 2021.

5. The Applicant submitted the following exhibits during the April 7, 2021 hearing: Exhibit A-1 – Overall Location Aerial; Exhibit A-2 – Park Sign Location Aerial; Exhibit A-3 – Park Sign Plan (PS-1); Exhibit A-4 – Sign Detail Sheet (PS-2); Exhibit A-5 – Rendered Park Sign Detail (SK-2); Exhibit A-6 – Rendered East Elevation (SK-3); and Exhibit A-7 – Rendered West Elevation (SK-4).

6. Michael Dolan, the Applicant's fact witness, Bernie Wojtkowiak, P.E., the Applicant's engineer and William Stevens, P.E., P.P., the Applicant's planner, were all sworn in by the Board solicitor

7. Mr. Floyd presented and introduced the Application to the Board and explained the requested relief.

8. Mr. Dolan then testified as to the general request stating that the application is for a business park identification sign; it will upgrade the appearance of the park; variances are for a changeable copy sign; no advertising will be on the sign; information will be provided on what is going on in the park such as a job fair; seasonal messages, etc.; and there will be no flashing lights or blinking.

9. After placing his credentials on the record, the Applicant's engineer, Bernie Wojtkowiak testified on behalf of the Application and described the exhibits he shared on the screen; wherein he showed an aerial of the Rancocas business park and another exhibit that specifically showed the sign location. Mr. Wojtkowiak testified that a variance is necessary for insufficient setback of 20 feet to the proposed flagpole, 35 feet is required by ordinance; the base height of the sign and the electronic copy of the sign itself; height of the sign is approximately 6 feet where 4 feet is allowed; and materials for each sign include two lights to illuminate the sign in the foreground, a stone veneer and a precast limestone cap and a 25-foot flagpole behind the sign; and the Board Planner's and Engineer's letters were reviewed and the plans will be revised and addressed by the Applicant.

10. Nancy Burkley stated that it looks as though the sign sits up on a hill three feet in height which would make it 9 feet high and not 6 feet and Mr. Wojtkowiak testified that it will be about 9 feet above the base elevation of the road and will not interfere with any sight triangles.

11. Dave Guerrero asked about the electronic copy and if it would be in color and Mr. Dolan testified it would be in full color and the copy would not change more than once a day. Mr. Guerrero asked if the floodlights were for the sign itself or also for the flagpole and Mr. Dolan testified they are for the sign only and that the flagpole will only be for the American flag and no other types of flags will be flown.

12. Gene Blair asked about relief required for offsite signage and Mr. Floyd stated if this is deemed necessary, the Applicant agrees to amend their Application to include variance relief for offsite signage as well. Mr. Blair also stated that there would need to be some type of easement

agreement to allow for access and maintenance since it would be dedicated to the Township. The Applicant agreed with Mr. Blair's assessment and are asking for relief from this as well.

13. Gary Borger asked that the words "Westampton Township" be placed on the sign for identification and the other Board members agreed and requested it be included. The Applicant agreed to the Board request, and if required, requested a variance to allow for this request.

14. Robert Thorpe wanted to know if the sign was dimmable and Mr. Wojtkowiak testified that it was. Mr. Thorpe then about the model light that would be used since it was not specified in the Application and stated that he thought a 4000-degree Kelvin would be appropriate. Mr. Dolan testified that he agreed with Mr. Thorpe's suggestion.

15. The Board's Planner, Chris Dochney, then clarified the variances; stating that the flagpole is required to be set back 35 feet and this flagpole is set back 20 feet; Section 4C of his report no longer applies; the Applicant requires a variance for a changeable copy sign. Regarding the discussion concerning the proposed easement, Mr. Dochney stated that this concept is new to him. Mr. Floyd stated that the Applicant would discuss this with the Township Committee and the Township Solicitor prior to the property being dedicated to the Township. Mr. Dochney posited that a variance for offsite signage is not needed in response to Mr. Blair.

16. Mr. Thorpe asked if the ground mounted floodlights would remain on all night and Mr. Dolan testified that if the flag is left out all night it would remain lit.

17. After placing his credentials on the record, the Applicant's planner, William Stevens offered testimony regarding the sign stating that it is to give the park some identity and also identifies the intersection to the motoring public; a changeable copy sign requires a C2 variance; the flagpole setback variance is safe; the flagpole is only 25 feet high and set back is far enough away from the road even in the event of a failure; Amber or Silver Alerts could be broadcast on the sign if the Township so desired; and this is an entry feature for the business park and not advertising.

18. Dave Guerrero wanted to make sure the Applicant would be held to limiting the changing the sign only once a day unless in case of an emergency and the Applicant agreed to this condition.

19. Mr. Borger asked about the size of the flag and Mr. Dolan testified that they typically order their flags in proportion to the height of the pole. Mr. Borger wanted to make sure the flag was not going to be a giant flag.

20. Mike Roberts, the Board Engineer, spoke about the electric conduit and wanted this realigned with any proposed utility easement for the Township. Mr. Wojtkowiak testified that the Applicant agrees to keep it in the easement; they would also be providing irrigation and this would be located in the easement as well; and grass would be grown on the hill where the sign is located.

21. After testimony presented by the Applicant's witnesses and professionals, the matter was opened to the public for comment, and no member of the public commented on the Application.

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

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

b. that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements, namely by: promoting the public health, safety, and general welfare at the Subject Property and for the benefit of Township residents and by promoting a desirable visual environment through creative development techniques and good civic design and arrangement;

c. that the variance can be granted without substantial detriment to the public good because the proposed signage includes emergency notifications and there are no nearby residential uses impacted by the new signage;

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

23. With regard to the requested preliminary and final major site plan approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, the Board finds and concludes that the proposed major site plan complies with all site plan and other standards, specifications, and requirements established by the Township's zoning ordinance not addressed by variances and waivers as detailed herein, and that the Subject Property is suitable for the proposed development given the size of the Subject Property, the existing use of the Subject Property and permitted uses in the B-1 Business Zone. *See, e.g., Levin v. Livingston Twp.*, 35 N.J. 500, 510-11 (1961); *Pizzo Mantin Group v. Randolph Twp.*, 261 N.J. Super. 659 (App. Div. 1993), *aff'd. as modified*, 137 N.J. 216 (1994).

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton that the within Application seeking preliminary and final major site plan approval with bulk variance relief to construct an electronic sign along the Rancocas Road frontage of the site, within the area between Stemmers Lane and Rancocas Road where the proposed sign will have a "V" shape with two faces, one facing southeast and the other facing southwest; each sign face will be 6'x20' (120 s.f.) in area, and the east facing sign will include an electronic message board; the message board will be 42"x76"; the sign is proposed to be constructed into the sloping landscape and to function as a retaining wall with the grade behind the sign several feet higher than the front; and A 25' high flagpole is also proposed directly behind the proposed sign located at 597 Rancocas Road, designated as Block 203, Lots 8 and 9 on the Township Tax Map, was and is hereby **GRANTED**, subject to the testimony and representations set forth on the record by the Applicant, and any conditions set forth on the record and those specified herein by a motion made by Mr. Guerrero and seconded by Mr. Wisniewski.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Blair	x			
Borger	x			
Burkley	x			
Guerrero	x			
Thorpe	x			
Wisniewski	x			
Ottey	x			

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

1. The electronic copy on the sign shall not change more than once a day unless in the event of an emergency.
2. All utilities regarding the Subject Property shall be re-aligned so as to be included within a utility easement.
3. The sign will include the words "Westampton Township" at the base of each sign frontage.
4. The four (4) lights pointing at the sign will all be at no greater than 4000 degree Kelvin
5. The only flag to fly on the flagpole shall be the American Flag.
6. The Applicant shall comply with all terms, conditions, and recommendations set forth in the Board Engineer's Review Letters.
7. The Applicant shall comply with all terms, conditions, and recommendations set forth in the Board Planner's Review Letters.

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 from 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.

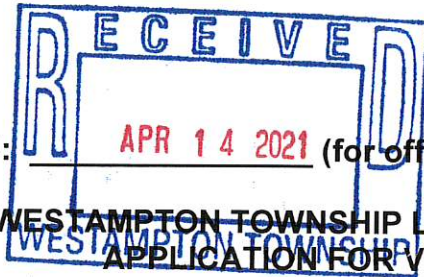
WESTAMPTON LAND DEVELOPMENT BOARD

BY: _____
Gary Borger, Chairman

ATTEST: _____
Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____

② COPY



DATE FILED: APR 14 2021 (for office use only)

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD
APPLICATION FOR VARIANCE OR APPEAL

To the Westampton Township Land Development Board:

The petition of RANA SHAH,
who resides at 67 OAK CREST LN WESTAMPTON NJ 08060
respectfully shows:

1. A variance is requested with respect to land designated on the Westampton Township Tax Map as Block 301023, Lot(s) 28.
2. The property is located 67 OAK CREST LN WESTAMPTON NJ 08060 Phone # 267-945-3213 in a R-4 zone district, the street number is 67 OAKCREST LN.
- 2a. A variance is sought from Section(s) CHAPTER 250 Article VIII, Section 258-29 (i) Site Development STANDARDS of the Zoning Ordinance to permit conversion of garage to living space which will eliminate parking space.
- 2b. Applicant appeals from the decision of N/A on N/A, based upon Sections N/A of the Zoning Ordinance for the reasons outlined on paragraph 9.
3. Rana Shah, who resides at 67 Oakcrest Ln Westampton NJ 08016, is the present owner of the property. Applicant's interest in the property is To convert existing garage to living space, Computer room for studies.
4. No variance, conditional use, or special permit has ever been granted with respect to this property, except N/A.

5. The last previous use or occupancy of the property was by residence,
who used the property for _____

6. The dimensions of the property are 24 x 148'

a. Frontage: 24' b. Depth: 148'

The total area of the property is 3552 sq/ft. House Garage

Parking
Drawing

7. The property is now occupied by (a) building(s). Said building(s) occupy _____% of the lot(s) as nearly as can be determined. The height of said building(s) is 24' feet and 2 stories. (Please give the maximum if more than one building.) The setback from the nearest street is 30' feet.

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

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

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

existing garage to convert to living space

9b. Demonstrate that the proposed variance would do no substantial damage to the Westampton Township Plan: N/A

N/A

9c. Provide details of the future use of the property and structures if the variance is granted: living space as described for

computer, studios, and available space
applicant has ample parking in front & on street

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

none

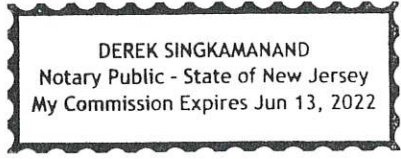
9e. Describe impact on neighbors if variance is granted for use described in

9c: will not impact neighbors after
speaking with them

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

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

[Signature]
Applicant



STATE OF New Jersey :

ss.

COUNTY OF Burlington :

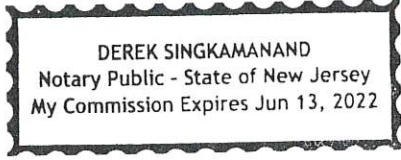
Rana Shah, of full age, being duly sworn according to law on his/her oath deposes and says:

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

[Signature]
Applicant

Sworn to and Subscribed :
before me this 14th day :
of April, 2021 .

[Signature]
Notary Public of New Jersey





TOWNSHIP OF WESTAMPTON

SITE PLAN REVIEW APPLICATION _____
SUBDIVISION APPLICATION ✓
MINOR ✓ MAJOR _____
PRELIMINARY _____ FINAL _____ CONSOLIDATED _____
BLOCK 403 LOT 1

DATE FILED 3/21/21
(for office use only)

1. GENERAL INFORMATION

A. Applicant Name Rowan Technologies, Inc.
Address 10 Indel Avenue, Rancocas, NJ 08073
Telephone Number (609) 267-9000 Email: rwatson@indelinc.com

B. The Applicant is a:
Corporation* ✓
Partnership* _____
Individual _____
Other (specify) _____

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

C. The relationship of the applicant to the property in question is:
Purchaser under contract _____
Owner ✓
Lessee _____
Other (specify) _____

Attorney: Rowan Watson
Address 10 Indel Avenue, Rancocas, NJ 08073-0157
Telephone Number (609) 267-9000 Ext. 224 Email rwatson@indelinc.com

D. Engineer/Surveyor: Land Dimensions Engineering
Address 3 East High Street, Glassboro, NJ 08028
Telephone Number (856) 307-7800 Email larry@landdimensions.com
Ext. 126

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 10 Indel Avenue, Rancocas, NJ 08073-0157
- B. The location of the property is approximately 0 feet from the intersection of Rancocas Road (C.R. 626) and Indel Avenue
- C. Existing use of the property Industrial, no change, proposed Lot 1.02 Agricultural Use.
Proposed use of property No change.
- D. Zone in which property is located I - Industrial
- E. Acreage of property 114 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) _____
- I. Are there deed restrictions that apply or are contemplated? _____
(if yes, please attach a copy to application)

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

- J. Number of lots proposed 2 Additional
- 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 1

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

** (To Be Determined)*

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

N/A

O. List maps and other exhibits accompanying this application:

Minor Subdivision Plan - Sketch Plat, Inductotherm Corporation

Block 403, Lot 1

3. INFORMATION REGARDING THE APPLICATION

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

N/A

4. CHECK LIST AND WAIVER REQUESTS

- A. Please refer to the Ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.*
- B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

N/A

5. AUTHORIZATION AND VERIFICATION

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

Rowan J. Watson
Signature of Applicant

3/17/21
Date

Rowan J. Watson
Signature of Owner

3/17/21
Date

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



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

April 30, 2021

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

Attn: Marion Karp
Administrative Officer

**Re: Rowan Technologies
Minor Subdivision - Review #1
Block 403, Lot 1
Location: 10 Indel Avenue
Zone: I (Industrial)
Westampton Township, Burlington County, NJ
Our File: CWAL0403.01**

Dear Chairman and Board Members:

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

- Subdivision plan entitled, "Minor Subdivision Plan Sketch Plan, Rowan Technologies, Inc., Block 403, Lot 1," prepared by Land Dimensions Engineering, dated December 2020;
- Completed application forms and additional supporting documents.

The Applicant, Rowan Technologies, Inc., is seeking Minor Subdivision approval to subdivide existing Lot 1 Block 403 into three (3) lots. The subject parcel is 113.41 acres in size and is situated in the I (Industrial) Zone. The irregular lot has frontage on three (3) sides: 640.00 feet along Woodlane (County Route (CR) 630) Road, 498.53 feet along Rancocas (CR 626) Road, and 3147.46 feet along Interstate 295 per the survey. There are ten (10) buildings on the site, which are identified as industrial uses, ranging from light industrial manufacturing facilities, to airplane hangars. Portions of the property appear to be actively farmed as an agricultural use. Some of the buildings and pavement on the site straddle the eastern property line and are partially on site and partially on the adjacent lot to the east. Each of the buildings currently on the site are accessed by Indel Avenue, a private drive that extends through the site from Rancocas Road to Woodlane Road.

Surrounding the property are a mix of agricultural, industrial, and institutional uses to the north, south, and east of the site. The site is bounded by Interstate 295 to the west. Industrial uses are located directly west of Interstate 295. Directly east of the property is an airport runway on Lot 8, which is accessed through the hangars on the subject property (Lot 1).

S:\Westampton\Project Files\CWAL0403.01 Rowan Technologies\2021-4-30 Rowan Technologies - Eng Rvw #1.docx



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

April 30, 2021
Our File No. CWAL0602.01
Page 2

The subdivided lots are proposed to be identified as Lots 1, 1.01, and 1.02 and will be 92.02 acres, 17.04 acres, and 5.00 acres in size, respectively.

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

- 1) The Applicant should indicate the purpose of the subdivision and intended use of each proposed lot.
- 2) Cross access and utility easements will need to be established. Proposed Lot 1.02 will not have frontage on a public street that can be accessed. The subdivision plat or deeds shall identify the nature and limits of the required easements.
- 3) The Applicant should provide testimony detailing what utilities are currently available onsite including electric, water, sewer, and gas and if the proposed lot 1.02 would tie into those utilities or obtain separate service lines from Rancocas Road. Should the existing onsite utilities be utilized, construction and maintenance responsibilities should be discussed. Any wells or septic fields serving the existing buildings must also be identified.
- 4) The proposed lot line layout of the subdivision does not appear to follow the existing land use of the property based on aerial photo. For example, a portion of the "remainder" lot encroaches on a portion of the airport runway. Further, the lot boundaries don't appear to follow the extent of lands either farmed or used for industrial purposes. The Applicant should clarify.
- 5) The Applicant's Engineer should depict apparent wetlands and associated buffer areas that are located on the northern portion of the property.
- 6) The subdivision plan notes that the intent is to file the subdivision by deed. If approved, Deeds of Minor Subdivision and associated property descriptions shall be submitted to the Board Solicitor and our office for review and approval.
- 7) A signed and sealed survey used to develop the subdivision should be provided to our office and the board.
- 8) The subdivision map should be revised to address the following:
 - a) Provide closure reports for existing and proposed lots for comparison. Proposed Lot 1.02 is missing two (2) courses, Lot 1.01 has incorrect square footage and the remaining Lot 1 is missing one (1) or more courses.
 - b) Provide six (6) elements of a curve.
 - c) Label all non-tangent curves.
 - d) A minimum of three (3) corners around tract with computed coordinate values shall be provided and provide the coordinate base used.



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

April 30, 2021
Our File No. CWAL0602.01
Page 3

- 9) Approval from the Tax Assessor's office for the proposed lot and block numbers will be required.
- 10) Any approval by the Board should be conditioned upon receipt of approval from the Burlington County Planning Board.

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

Very truly yours,
CME Associates

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

JW/rs

cc: Gene Blair, Construction Code Official
Robert Swartz, Esq, Board Solicitor
Chris Dochney, AICP, PP, Board Planner
Rowan Technologies, LLC. Applicant
Rowan Watson, Esq, Applicant's Attorney
Lawrence M. Divietro P.E., Applicant's Engineer



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
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TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
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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

April 30, 2021

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

Attn: Marion Karp
Administrative Officer

**Re: Rowan Technologies - Planning Review #1
Minor Subdivision
Block 403, Lot 1
10 Indel Avenue
Westampton Township, Burlington County, NJ
Zone: I (Industrial)
CME File: CWAL0403.01**

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 Subdivision application:

- One (1) sheet minor subdivision plan drawing prepared by Land Dimensions Engineering, dated March 4, 2021; and
- Application form.

1. Project and Property Description

The irregularly shaped property, which is approximately 114 acres in size, is located on the north side of Rancocas Road (CR 626) at the intersection with Interstate 295. The property has approximately 498 feet of frontage along Rancocas Road (CR 626), and over 1,800 feet of frontage along I-295. The narrow property also has frontage on Woodlane Road on its northern boundary. There are ten (10) buildings on the site, which are identified as industrial uses, ranging from light industrial manufacturing facilities, to airplane hangars. Portions of the property appear to be actively farmed as an agricultural use. Some of the buildings and pavement on the site straddle the eastern property line and are partially on site and partially on the adjacent lot to the east. Each of the buildings currently on the site are accessed by Indel Avenue, a private road that runs through the site from Rancocas Road to Woodlane Road.

Surrounding the property are a mix of agricultural, industrial, and institutional uses to the north, south, and east of the site. The site is bounded by Interstate 295 to the west. Industrial uses are located directly west of Interstate 295. Directly east of the property is an airport runway on Lot 8, which is accessed through the hangars on the subject property (Lot 1).

S:\Westampton\Project Files\CWAL0403.01 - Rowan Technologies\21.03.24 - Rowan Technologies - Planning Review 1



Marion Karp, Board Secretary
 Westampton Township Land Development Board
 Re: Rowan Technologies

April 30, 2021
 Our File No. CWAL0403.01
 Page 2

The applicant is proposing to subdivide existing Lot 1 to create three new lots. Proposed Lot 1.01 will consist of approximately 17 acres at the southern end of the property, and will contain 4 buildings, several parking areas, and the Indel Avenue driveway opening onto Rancocas Road. Proposed Lot 2 will be approximately 5 acres and will contain no improvements, as this portion of the existing property is agricultural. This lot is not proposed to have any direct frontage on an improved street, either public or private, although it will have some frontage along I-295.

The remainder of the property, proposed to remain identified as Lot 1, will contain approximately 92 acres, and will have 6 of the existing buildings on the northern portions of the site, and the rest of Indel Avenue.

At this time, no changes in use appear to be proposed, and no new site improvements are proposed.

2. Zoning Compliance

The property is located in the 'I' (Industrial) zoning district. Manufacturing, light industry, offices, and similar uses are permitted within the I district.

3. Bulk Requirements

I (Industrial) District Bulk Requirements				
	Required	Proposed Lot 1	Proposed Lot 1.01	Proposed Lot 1.02
Minimum Lot Area	5 acres	92 acres +/-	17 acres +/-	5 acres +/-
Minimum Lot Frontage and Lot Width	300 feet	640 feet	498 feet +/-	0 feet (V)
Minimum Lot Depth	350 feet	3,527 feet*	740.34 feet *	860 feet* +/-
Minimum Front Yard	100 feet	927 feet +/-	69.84 feet (ENC)	N/A
Minimum Side Yard	50 feet	143 feet +/-	0 feet (ENC)	N/A
Minimum Rear Yard	50 feet	64 feet +/-	32.72 feet (V)	N/A
Minimum Nonresidential to Nonresidential Landscape Buffer	25 feet	0 feet (ENC)	0 feet (ENC)	0 feet (V)
Maximum Impervious Coverage	80%	13.78%	74.41%	N/A
Maximum Building Height	45 feet	< 45 feet	< 45 feet	N/A
ENC - Existing Non-conformity V - Variance * calculated during the review, not provided by applicant.				



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: Rowan Technologies

April 30, 2021
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Page 3

4. Variances and Waivers

The applicant has not requested any variances from the provisions of the Township's land development ordinance. It appears that the following variances may be required:

- a) Section 250-22.D(II) – the minimum required lot frontage is 300 feet. No frontage on an accessible public or private street is provided for Proposed Lot 1.02.
- b) Section 250-22.D(II) – The minimum rear yard setback is 50 feet. The subdivision plan indicates that Proposed Lot 1.01 will have a rear yard setback of 32.72 feet.
- c) Section 250-22.O – Every principal building shall be built upon a lot with frontage on a public or private street which has been improved to Township standards. Proposed Lot 1.02 will not have frontage along a public or private street. Although a building is not proposed to be constructed on the lot, it appears that the intent of this regulation is to ensure that lots will have street frontage and will be accessible.
- d) Section 250-18.F(2) – Screen plantings shall be provided to a depth of 25 feet along property lines where a nonresidential use abuts another nonresidential use. No screen plantings or landscape buffer is provided along any of the proposed lot lines.

The following existing non-conforming conditions are also noted:

- e) Section 250-18.F(1) – Front yard buffers shall be planted to a depth of 25 feet from the front lot line. There is no planting strip with a depth of 25 feet is proposed along the front lot line of Proposed Lot 1.01. **This an existing non-conformity.**
- f) Section 250-18.F(3) Where nonresidential uses abut residential uses along a side or a rear lot line, the landscaped screen shall be planted to a depth of 50 feet. There is no planting screen proposed along the property lines for Proposed Lot 1.01 and the residence on Lot 2 to the southeast of the site. **This an existing non-conformity.**
- g) Section 250-20.D(II) – The minimum front yard setback is 100 feet. The subdivision plan indicates that Proposed Lot 1.01 will have a minimum front yard setback of 69.84 feet. **This is an existing non-conformity.**
- h) Section 250-20.D(II) – The minimum side yard setback is 50 feet. The subdivision plan indicates that a portion of an existing building will be located on Proposed Lot 1.01 and Lot 7. The proposed lot will be unable to meet the minimum side yard setback requirement. **This an existing non-conformity.**

The following design waivers from the subdivision and site plan ordinances may also be required:



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: Rowan Technologies

April 30, 2021
Our File No. CWAL0403.01
Page 4

- a) Section 196-8.A – Parking areas are required to be setback at least 25 feet from any property line. The proposed lot lines for Lot 1.02 will be less than 3 feet from the parking areas on Lot 1.01.
- b) Section 196-8.A – The minimum distance for the location of parking and loading areas from streets within the Industrial zoning district is 50 feet. An existing parking lot is located 13.08 feet from the front yard setback from Rancocas Road. **This is an existing non-conformity.**
- c) Section 196-8.A – The minimum distance for the location of parking and loading areas from streets within the Industrial zoning district is 25 feet. An existing parking lot is located within 25 feet of the northern and western property lines within Proposed Lot 1.01 and the southern property line within Proposed Lot 1. The minimum distance for the location of parking and loading spaces also not provided for the parking areas that abuts Proposed Lot 1.01 and Lot 7. **This is an existing non-conformity.**
- d) Section 215-14.A(8)(c) Monuments shall be the size and shape as described in the statute above. In the alternative, all lot corners or changes in the bearing of the line, or such other place in the lot line as is described in the Map Filing Law set forth above, shall be marked with a metal alloy pin of permanent character. The subdivision plan does not appear to identify monuments at the proposed lot corners.
- e) Section 215-14.A(3) Curbs shall be six feet by eight feet by 18 inches Class B concrete. There are no curbs proposed along Woodlane Road along Proposed Lot 1. In addition, there is limited curbing along Rancocas Road along Proposed Lot 1.01. **This an existing non-conforming condition.**
- f) Section 215-14.A(4) Sidewalks are required. There are no sidewalks proposed along Woodlane Road within Proposed Lot 1 and Rancocas Road within Proposed Lot 1.01. **This an existing non-conformity.**

5. Planning Comments

- a) The applicant should address the proposed uses of each of the properties from this subdivision, and the need to subdivide the existing industrial park on the current property.
- b) The applicant should provide testimony addressing all required variances and design waivers. For bulk variances, the applicant must demonstrate that both the positive and negative criteria can be satisfied:
 - i. Positive Criteria – Either there is a hardship that prevents strict compliance with the ordinance, or that one of the purposes of the Municipal Land Use Law will be promoted by the proposed deviation, and the benefits of the deviation substantially outweigh the detriments.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: Rowan Technologies

April 30, 2021
Our File No. CWAL0403.01
Page 5

- ii. **Negative Criteria** – The applicant must demonstrate that the variance can be granted without substantial detriment to the general welfare of the community, and without substantially impairing the intent of the zoning ordinance.
- c) While several of the variance conditions are existing conditions that are not proposed to change, several are newly non-conforming conditions that will be created by the proposed subdivision lines, and should not be treated as a condition to be “grandfathered”.
- d) The applicant should address access to proposed Lot 1.02. The only frontage for this lot is along I-295, and no access to the interstate is available in this location. The proposed lot does not have frontage on any accessible public or private right-of-way, and it does not appear that any access easement is proposed. Without access to an approved right of way, Lot 1.02 would be an unbuildable lot.
- e) This applicant should be prepared to discuss any other potential cross-access easements between all of the proposed properties.
- f) The subdivision plan indicates that the lot frontage for Proposed Lot 1 is approximately 143 feet. It is noted that the proposed lot will have 640 feet of frontage along Woodlane Road. The applicant should revise the plan’s bulk table to reflect lot’s distance of footage.
- g) The applicant should revise the plan’s bulk table to identify the lot width and depth for the proposed lots for all lots.
- h) The applicant should confirm whether the Minor Subdivision is to be filed with the Burlington County’s Clerk’s office, if approved, by Plat or Deed and, if by Plat the need for same to comply with the Map Filing Law.
- i) We defer to the Board Engineer for comment regarding any necessary grading, utility, and stormwater improvements.
- j) The applicant should provide testimony regarding the status of any required outside agency approvals.

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

Very truly yours,
CME Associates

Chris Dochney, PP, AICP
Land Development Board Planner



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: Rowan Technologies

April 30, 2021
Our File No. CWAL0403.01
Page 6

cc: Gene Blair, Construction Code Official
Robert Swartz, Esq, Board Solicitor
Jim Winckowski, P.E., Board Engineer
Rowan Technologies, LLC, Applicant
Rowan Watson, Esq, Applicant's Attorney
Lawrence M. Divietro P.E., Applicant's Engineer



Township Of Westampton



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

DATE FILED _____
 (for office use only)

BLOCK 902 LOT 1, 2, & 3

1. GENERAL INFORMATION

A. Applicant Name Westampton Logistics Urban Renewal, LLC c/o MRP Industrial NE, LLC

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

Telephone Number (410) 685-0000, ext. 689

B. The Applicant is a:

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

*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 _____
 Owner x
 Lessee _____
 Other (specify) _____

Attorney Michael F Floyd, Esq., Archer & Greiner, P.C.

Address 33 East Euclid Avenue, Haddonfield, NJ 08033

Telephone Number (856) 616-6140

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 Warehouse/Distribution Center - Under Construction
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 X; State road? Yes ___ No X; or within 200 feet of a municipal boundary? Yes X No ___

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

- G. The type of proposal is: New Structure ___ Expanded area X* Improved Parking Area ___ Alteration to Structure ___ Expansion to Structure ___ Change of Use ___ Sign ___ *Expansion of Existing Soundwall
- 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:

Not applicable.

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

Date

Signature of Owner

Date

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

ARCHER & GREINER, P.C.

4/20/21

By: Michael F. Floyd

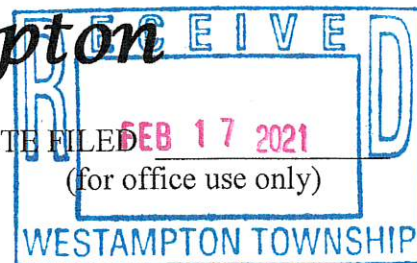
Michael F. Floyd, Esq.
Attorneys for Applicant/Owner - Westampton Logistics Urban Renewal, LLC

Existing Soundwall Photo:





Township Of Westampton



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

DATE FILED **FEB 17 2021**
 (for office use only)

BLOCK 804 **LOT** 12

1. GENERAL INFORMATION

A. Applicant Name MRP Industrial NE, LLC Attn: Brian R. Peterson
 Address 509 S. Exeter Street, Suite 216, Baltimore, Maryland 21202
 Telephone Number 410-685-0000, ext. 689

B. The Applicant is a:
 Corporation* _____
 Partnership* _____
 Individual _____
 Other (specify) LLC

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

Please see attached Corporate Disclosure Statement.

C. The relationship of the applicant to the property in question is:
 Purchaser under contract X
 Owner _____
 Lessee _____
 Other (specify) _____

Attorney Michael F. Floyd, Esq. Archer & Greiner, P.C.
 Address One Centennial Square, 33 E. Euclid Avenue, Haddonfield, New Jersey 08033
 Telephone Number 856-616-6140

D. Engineer/Surveyor: Chris Roche, P.E. Langan Engineering & Environmental Services, Inc.
Address 989 Lenox Drive, Suite 124, Lawrenceville, New Jersey 08648
Telephone Number 609-282-8036

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property Irick Road
- B. The location of the property is approximately 10 feet from the intersection of Irick Road and Woodlane Road
- C. Existing use of the property Vacant land
Proposed use of property Industrial
- D. Zone in which property is located I-Industrial
- E. Acreage of property 44 +/- 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

STATE 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 (any) N/A
- I. Are there deed restrictions that apply or are contemplated? N/A
(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:

Please see enclosed site development plans and reports.

O. List maps and other exhibits accompanying this application:

Please see attached cover letter.

3. INFORMATION REGARDING THE APPLICATION

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

N/A

4. CHECK LIST AND WAIVER REQUESTS

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

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

The Applicant requests a design waiver from Section 196-8 of the Ordinance, which requires a parking and loading setback of 50 feet from a street. The proposed design will allow for safe and convenient traffic circulation, and no loading or parking is proposed within the required setback.

5. **AUTHORIZATION AND VERIFICATION**

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

ARCHER & GREINER, P.C.

By: Michael F. Floyd 2/17/21
Michael F. Floyd, Esq.
Attorneys for Applicant

The Applicant is the Contract Purchaser of the property. Please see attached cover letter for details.

Signature of Owner

Date

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



April 30, 2021

JOHN H. ALLGAIER, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
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JOHN J. HESS, PE, PP, CME

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

Attn: Marion Karp
Administrative Officer

**Re: MRP Industrial NE, LLC - Planning Review #1
Preliminary and Final Major Site Plan
Block 804, Lot 12
Irick Road and Woodlane Road
Westampton Township, Burlington County, NJ
Zone: I (Industrial)
CME File: CWAL0804.01**

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:

- Forty-eight (48) sheet set of site plan drawings prepared by Langan Engineering, dated February 16, 2021;
- Five (5) sheet set of color architectural renderings prepared by Ware Macomb, dated February 5, 2021;
- Twelve (12) sheet set of architectural drawings prepared by Ware Macomb, dated February 5, 2021;
- Environmental Impact Statement prepared by Langan Engineering, dated February 16, 2021;
- Preliminary Geotechnical and Stormwater Evaluation Report prepared by Langan Engineering, dated January 13, 2021;
- Recycling Memo prepared by Langan Engineering, dated February 16, 2021;
- Stormwater Management Report prepared by Langan Engineering, dated February 16, 2021;
- Sanitary Sewer Engineer's Report prepared by Langan Engineering, dated February 16, 2021;
- Traffic Impact Study prepared by Langan Engineering, dated February 16, 2021;
- Application form and associated materials

S:\Westampton\Project Files\CWAL0804.01 - MRP Industrial NE, LLC\21.03.04 - MRP Industrial NE, LLC - Planning Review 1



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE, LLC

April 30, 2021
Our File No. CWAL0804.01
Page 2

1. Project and Property Description

The property is located at the intersection of Irick Road (CR 630) and Woodlane Road (CR 630), which is located just east of the New Jersey Turnpike. The irregularly shaped property contains approximately 44 acres in size. The property has approximately 434 feet of frontage along Irick Road and 1605 feet of frontage along Woodlane Road. The site is currently vacant.

Surrounding the property are agricultural uses to the west of the site. Institutional uses are located to the east of the site. Low-density residential uses are located to the south of the site. There is open space located directly north of the parcel.

The applicant is proposing to construct two warehouse buildings totaling approximately 520,320 square feet. The proposed Warehouse Building 1 will contain 305,040 square feet including 13,600 square feet of office space and the proposed Warehouse Building 2 will contain 215,280 square feet including 14,800 square feet of office space. Warehouse Building 1 is proposed to contain an 10,800 square feet of additional future office space; Warehouse Building 2 is proposed to contain 5,600 of additional future office space. The proposed development will contain over 600 parking spaces, 96 loading spaces, and 99 trailer parking stalls. Access to the site will be provided through a right turn in and right / left out driveways along Irick Road and Woodlane Road. The site will also feature an infiltration basin within the southeastern portion of the property and a wet pond along the northern edge of the site, just east of the New Jersey Turnpike.

The composition of the space and parking for each building is as follows:

- Warehouse Building 1 – 215,280 square feet GFA, 318 parking stalls, and 49 loading stalls
- Warehouse Building 2 – 305,040 square feet, 286 parking stalls, and 42 loading stalls
- Total – 520,320 square feet of building space, 604 parking spaces, 91 loading spaces

2. Zoning Compliance

The property is located in the 'I' (Industrial) zoning district. Distribution centers and warehouses are a principal permitted use the zoning district.

3. Bulk Requirements

The following bulk and dimensional requirements apply to all development within the Industrial district:



Marion Karp, Board Secretary
 Westampton Township Land Development Board
 Re: MRP Industrial NE, LLC

April 30, 2021
 Our File No. CWAL0804.01
 Page 3

I (Industrial) District Bulk Requirements			
	Required	Proposed	Variance
Minimum Lot Area	5 acres	44 acres	No
Minimum Lot Frontage and Lot Width	300 feet	2040 feet +/-*	No
Minimum Lot Depth	350 feet	2610 feet**	No
Minimum Front Yard	100 feet	150 feet – Irick (building) 60 feet – Irick (water tank) 380 feet – Woodlane	Yes
Minimum Side Yard	50 feet	99 feet 907 feet	No
Minimum Rear Yard	50 feet	-	-
Minimum Nonresidential to Nonresidential Landscape Buffer	25 feet	25 feet	No
Maximum Floor Area Ratio	-	0.28	-
Maximum Impervious Coverage	80%	60 %	No
Maximum Building Height	45 feet	48 feet	Yes
* The lot frontage along Irick Road and Woodlane Road – calculated during review			
** The mean of the front lot line and the northern lot line – calculated during review			

4. Parking

Although the applicant has listed two potential scenarios for the allocation of office space vs warehouse space within each building, for the purposes of calculating the parking and loading requirements, we are using the more intense parking situation (extra office space) to determine minimum parking requirements.

The Township's code requires off street parking at the following ratios:

- Office space – 1 space per 250 square feet GFA
- Warehouse – 1 space per 5,000 square feet GFA

Up to 40,400 square feet of office space proposed – 162 spaces are required for the offices

479,920 square feet of warehouse – 96 spaces required for warehouse

258 total parking spaces are required

600+ parking spaces are provided



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE, LLC

April 30, 2021
Our File No. CWAL0804.01
Page 4

The Township's code requires loading spaces for industrial uses at a minimum of 1 space per 8,000 square feet GFA.

- 520,320 square feet GFA = 65 loading spaces required
- 96 loading spaces are proposed

99 additional trailer parking stalls are proposed

5. Variances and Waivers

The applicant has requested the following variance from the provisions of the Township's land development ordinance:

- a) Section 250-22.G – The light intensity provided at ground level shall average a maximum of 0.5 footcandle over the entire area. The site plan drawings illustrate that the site's light intensity will exceed the average maximum of 0.5 footcandle.

It appears that the following additional variances may be required:

- b) Section 250-20.D – The minimum front yard setback in the Industrial zoning district 100 feet, where the proposed fire tank adjacent to the parking lot will be approximately 60 feet from the Irick Road ROW.
- c) Section 250-20.D – The maximum building height within the Industrial zoning district is 45 feet. The architectural drawings indicate that Warehouse Building 1 and Warehouse Building 2 are proposed to have maximum building heights of 48 feet and 47 feet, respectively.
- d) Section 250-22.B(3) – Parking areas, trash collection, and utility areas and loading and unloading areas shall be screened around their perimeters by either a landscape screen, fence, or grass buffer area, whichever is appropriate for the use involved. Whereas, the trash enclosures are proposed to be placed in loading docks and will not be screened.
- e) Section 250-22.Q(6)(a) – Nonemployee parking shall be 10 feet by 20 feet. The applicant is proposing 9 feet by 18 feet parking spaces throughout the entire site. Although the applicant meets the conditions of Section 250-22.Q(6)(d) to reduce the depth of parking spaces to 18 feet. The required width shall not be reduced.
- f) Section 250-22.R(6) – No off-street loading and maneuvering areas shall be located in any front yard. The applicant is proposing loading spaces within the front yard for Warehouse Building 2 and trailer storage spaces along the frontage of Irick Road.



Marion Karp, Board Secretary
Westampton Township Land Development Board
Re: MRP Industrial NE, LLC

April 30, 2021
Our File No. CWAL0804.01
Page 5

- g) Section 250-24 – Sight triangles shall be required at each quadrant of an intersection of streets and streets and driveways. There are no sight triangles shown on the site plan drawings.
- h) Section 250-25.G(1)(a) - Retail, office, manufacturing or warehouse freestanding signs shall be monument- or ground-mounted with a maximum height of eight feet, including the base. The base shall be no higher than four feet, the length shall be 100% of the length of the sign and the base shall not be considered part of the permitted sign size. The base of the two proposed monument signs will not have a length of 100% of the signs.
- i) Section 250-25.J(1) – In all projects, a master sign program shall be submitted for review and approval. The master sign program shall show the proposed color combinations as well as the locations and the sizes of all signs. The applicant has not submitted a master sign program with this application.

The applicant has requested a design waiver from the following provisions of the Township's land development ordinance:

- j) Section 196-8(A) – The minimum distances for location of parking and loading areas from streets within the Industrial zoning district is 50 feet. However, the site plan drawings do not appear to show any off-street parking proposed within 50 feet of any rights-of-way. It is not clear that a design waiver from this provision of the ordinance is required.

6. Planning Comments

- a) The applicant should provide testimony regarding the proposed use and proposed operations including hours of operations, number of employees, etc.
- b) The applicant should provide testimony addressing the required variances and design waivers. For bulk variances, the applicant must demonstrate that both the positive and negative criteria can be satisfied:
 - i. Positive Criteria – Either there is a hardship that prevents strict compliance with the ordinance, or that one of the purposes of the Municipal Land Use Law will be promoted by the proposed deviation, and the benefits of the deviation substantially outweigh the detriments.
 - ii. Negative Criteria – The applicant must demonstrate that the variance can be granted without substantial detriment to the general welfare of the community, and without substantially impairing the intent of the zoning ordinance.
- c) The applicant should consider reversing the locations of the parking and loading on the sides of each building. The current layout places the loading areas in the functional front yard along Irick Road, with the car parking in the functional rear. If feasible, we recommend



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placing loading areas in the rear where they can be better screened, and car parking in the front.

- d) The applicant should identify the length of time that any trailer portion of the tractor trailers will remain on the site. As per Section 250-22.N(q), parking of trailer portion of tractor-trailer containerized unit for on-site permanent storage purposes for more than 15 days is identified as a prohibited use in all zones.
- e) The applicant should discuss whether any chemicals or hazardous materials will be stored on site.
- f) The applicant should discuss the maximum sound pressure levels that will be generated from the truck traffic on site.
- g) The site plan drawings indicate that dumpster / compactors will be placed in loading docks for garbage and recycling as required per tenant need. The applicant should be prepared to identify the amount of stalls that will be utilized as loading spaces.
- h) If it is determined that nonemployee parking spaces are proposed for the site, the applicant should confirm whether the stalls will be physical separated from employee parking areas. If there is no physical separation between employee parking spaces and nonemployee parking spaces, a variance from Section 250-22.Q(6)(b) will be required.
- i) It is recommended that a stop bar is added where the easternmost drive aisle converges with the access aisle that leads to Woodlane Road to enhance traffic circulation and reduce vehicular hazards
- j) The applicant should address whether car traffic will be permitted within the proposed loading areas.
- k) The applicant should identify the height of the loading spaces. As per Section 250-4, a loading space will have dimensions of not less than 12 feet in width, 35 feet in length and 14 feet in height. The architectural drawings appear to show that the loading spaces will not meet the height requirement.
- l) The floor area of the potential future office space differs between the site plan drawings and the architectural drawings. The applicant should clarify the amount of future office space, and the plans should be revised accordingly to match one another.
- m) The numbers of parking and loading spaces differ between the parking and loading schedule on sheet CS-100, and the numbers listed on sheets CS-101 and CS-102. The applicant should clarify the amount of parking and loading proposed. The plans should be revised accordingly.
- n) Pages 7 and 8 of the site plan drawings should be revised to identify a 50 foot front yard buffer where a 25 foot yard nonresidential to nonresidential screen is mentioned along the site's frontages. The 50 foot buffer is correctly noted in the overall site plan drawing.



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- o) The site plan drawings contain multiple sheets of an unidentified scale. The applicant should revise the plan to identify the scale for all sheets.
- p) Per Section 250-29.A(2), the applicant should be prepared to discuss adherence to the Township's nonresidential development fee requirement.
- q) We defer to the Board Engineer for comment regarding any necessary grading, utility, and stormwater improvements.
- r) The applicant should provide testimony regarding the status of any required outside agency approvals.

7. Landscaping & Lighting Comments:

General Comments

- a) We recommend providing ornamental grasses and low maintenance perennials/shrubs for at least some of the area currently proposed as lawn along the three (3) sides of each proposed building. This would be more beneficial and aesthetically pleasing than a narrow lawn strip.
- b) The applicant has proposed evergreen trees along the east property buffer, in close proximity to the proposed parking stalls. This should be revised to shift trees back from stalls to prevent vehicle/branch conflicts.
- c) The applicant should revise the plans to provide a few shade trees within the parking lot islands between the proposed circulation drive and the north end of Building #1 and the south end of Building #2.
- d) The applicant should shift the proposed shade trees away from buildings and hardscape, in areas where additional space is available, such as the southwest corner of proposed Building #1 and the northwest corner of proposed Building #2.
- e) We have concerns regarding the quantity of proposed CHO (Hinoki Cypress) and the likelihood they will be substituted. While we take no issue with this species, it is typically used as a specimen or accent tree as it is more than double the cost of other more commonly used evergreen buffer trees.
- f) We recommend that the plans be revised to provide a greater variety of shrubs throughout the site. Currently, only four (4) species are proposed. The Applicant might consider Gro-Low Sumac, Alleghany Viburnum, Arrowwood Viburnum, Sweetspire, or another similar species.
- g) The applicant should consider revising the plans to provide deciduous trees scattered in the proposed meadow/open area between the trailer parking and the NJ Turnpike, to enhance site aesthetics. Our office recommends Pin Oak, Black Gum and Sweetgum.



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- h) The Applicant has proposed QMO (Chestnut Oak), which is not commercially available. Our office recommends Swamp White Oak, Willow Oak or Bur Oak instead.
- i) The plans should be revised to provide an alternative to proposed CV (White Fringetree), as the Emerald Ash Borer will also invade this species, since it is closely related to Ash.

Technical Comments

- j) The plans should be revised to graphically depict trees at a semi-mature size with evergreen and ornamental trees at 10-12 feet wide, shade trees to be 20 feet wide and shrubs around 4 feet wide.
- k) Revise the 'Deciduous Tree Planting' detail, sheet 26 of 48 to graphically depict rigid, plastic, open mesh trunk guards, to protect from the irreparable damage from buck rub. A detail of same should also be provided.
- l) Revise the 'General Landscape Planting Notes', sheet 26 of 48, Note #5, to include the Township Engineer to approve any plant substitution prior to installation.
- m) Revise the plans to indicate the proposed disposition of all open areas, such as the long parking lot islands and islands containing only a single tree.
- n) Revise the plans to provide a luminaire schedule, including, but not limited to, quantity, full ordering numbers for both light fixtures and poles, proposed color and finish, as well as mounting height, to prevent confusion during construction.
- o) Revise the plans to provide a data summary chart, to include maximum, minimum and average footcandle light levels, for further review.
- p) Revise the plans to indicate timers and hours of operation. Also, indicate proposed Kelvin light temperature, for further review.
- q) Revise the plans to provide isolux pattern details, to include a scale and graph.

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

Very truly yours,
CME Associates

Chris Dochney, PP, AICP
Land Development Board Planner



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cc: Gene Blair, Construction Code Official
Robert Swartz, Esq, Board Solicitor
Jim Winckowski, P.E., Board Engineer
MRP Industrial NE, LLC. Applicant
Michael F. Floyd, Esq, Applicant's Attorney
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April 30, 2021

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 804, Lots 12
Irick Road at Woodlane Road
Zone: I-1 Industrial
Westampton Township, Burlington County, NJ
CME File: CWAL0804.01**

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, " Woodlane Logistics, Block No. 804, Lot No. 12, Westampton Township, Burlington County, New Jersey," consisting of forty-eight (48) sheets, prepared by Langan Engineering, dated February 16, 2021;
- Architectural Drawings entitled "Pew Farms Warehouse Buildings 1 & 2 Design, Westampton, New Jersey," consisting of four (4) sheets, prepared by Ware Malcomb, dated February 5, 2021;
- Environmental Impact Statement prepared by Langan Engineering, dated February 16, 2021;
- Recycling Analysis Technical Memorandum, prepared by Langan Engineering, dated February 16, 2021;
- Preliminary Geotechnical and Stormwater Evaluation Report, prepared by Kleinfelder, dated January 13, 2021;
- Sanitary Sewer Engineer's Report prepared by Langan Engineering, dated February 16, 2021;
- Stormwater Management Report prepared by Langan Engineering, dated February 16, 2021;

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- Traffic Impact Study, prepared by Langan Engineering, dated February 16, 2021;
- Completed application forms.

The subject 44.2-acre parcel is located east of Irick Road (CR 630). The site has frontage along Irick Road and Woodlane Road. The property is situated in an I (Industrial) Zone District and is subject to a Redevelopment Plan. The tract is currently farmland with a garage/shed located at the western corner of the site. Freshwater wetlands is located at the northern corner of the tract.

The Applicant, MRP Industrial NE, LLC, is requesting Preliminary and Final Site Plan approval to develop the site with two warehouses of 305,040 (Building 1) and 215,280 (Building 2) square feet in size. The buildings will have a total of 91 loading docks (49 for Building 1 and 42 for Building 2) with 2 spaces reserved for dumpsters/compactors at each building. In addition, 318 and 286 passenger vehicle parking spaces are proposed for Building 1 and Building 2, respectively, and a total of 99 storage spaces.

Access to the facility will be provided by two (2) right-in, right/left-out access points. One (1) access point is located on each Woodlane Road (CR 630) and Irick Road (CR 630)

One (1) infiltration basin and one (1) wet pond is proposed to mitigate the increased stormwater runoff that will be generated by the site.

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

1) Parking & Circulation

- a) Per Township Code, that proposed buildings will require the following amount of parking spaces:

Use	Size (SF)	Requirement	Spaces Required
Warehouse	468,288 SF	1 per 5,000 SF	114
Office	52,032 SF	1 per 250 SF	208
Total Spaces Required			314
Total Spaces Proposed			604



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- b) Sixteen (16) ADA compliant parking spaces are proposed for the 604 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.
- c) Supplemental signage and traffic striping should be provided to reinforce left turns are not permitted into the site at the Irick Road access driveway.
- d) A circulation plan has been provided for WB-67 and Firetruck design vehicle. 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 instances where WB-67's cannot pass each other due to the width of access drive and curve radius of the turns.
- e) 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.
- f) Applicant's Engineer should extend a double yellow line from both entrances to the first intersection within the site.
- g) A STOP sign should be provided at the Irick Road egress driveway.
- h) The sidewalk abutting the parking spaces shall be a minimum of 6 feet in width, whereas 5 feet is proposed.
- i) The limits of any proposed heavy duty / light duty pavement should be identified on the Site Plan.
- j) The Applicant should confirm no perimeter security fencing, access gates or guard houses are proposed for this project.
- k) The Applicant should identify the existing residential driveway located across Woodlane Road from the proposed site driveway access.
- l) A sidewalk connection should be provided between the two warehouses.



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2) Traffic

- a) It appears the project will generate the following increase in vehicle trips for a 520,320 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)	74	40	114	30	99	125	17	9	26
Trucks (20%)	11	21	32	16	15	31	4	3	7
Passenger Cars (80%)	63	19	82	14	80	94	13	6	19

- b) 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.
- c) CR 630 is classified as an Urban Minor Arterial which requires a 1.50% growth rate per NJDOT Access Permit Annual Background Growth Rate Table which is what the Applicant's Traffic Engineer is utilizing.
- d) The Applicant states that the proposed driveway configuration depicted on the site plan is a result of discussions with Burlington County. The Applicant should the intended traffic plan including the intended route to utilized by tractor trailers traveling to and from the site.
- e) The Applicant's Traffic Engineer performed Signal Warrant Analysis for the intersection of Irick Road (CR 637) at Woodlane Road (CR 630). It appears that Warrant 1, 2, and 3 are met under No-Build condition, meaning is traffic signal is justified at that intersection.
- f) The Applicant's Traffic Engineer depicts No-Build and Build analysis of CR 637 and CR 630 as an unsignalized and signalized intersection. It is unclear if a signal is going to be installed in the next year before full build conditions. The conclusion states that a signal is recommended but there is no additional information about same. If a signal is not currently proposed, the delay for the westbound approach increases from 225.9 seconds to 258.3 seconds during the AM peak hour and 70.4 seconds to 85.7 seconds during the PM peak hour. The Applicant should provide details of their communication with the County about the installation of the signal.



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- g) Per County request, a left-turn warrant was completed for the intersection of Irick Road (CR 637) at Woodlane Road (CR 630) and was warranted. A dedicated left turn lane is does not appear reflected on the plan. The Applicant should advise.
- h) The Applicant performed counts on the two intersections in 2021 which are lower due to the COVID-19 pandemic. The Applicant compared the 2021 counts to previous counts performed in 2019. The Applicant then raised the 2021 counts by 40%, 40%, and 30% during the AM, PM, and Saturday peak hours to match the 2019 counts.

3) Grading

- a) Our office has concerns regarding the grading along the property line common with the Burlington County parcels to the east. The proposed retaining wall and steep slopes along the property line may cause stormwater to pond at certain locations. The design engineer should meet with our office to discuss further.
- b) 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.
 - i) Midpoints of curbs within the parking areas should be included to clarify high/low points and ridges.
 - ii) The Applicant's Engineer should provide additional spot grades for the accessible ramps. An enlarged view port should be considered for clarity. Additionally, all landing areas should be depicted.
- c) It appears that grade lines go through multiple curb islands. This should be revised.
- d) There appear to be some proposed grading areas in the northeast corner of the site which have slopes greater than the maximum recommended slope of 3:1. This should be revised.
- e) There is a grade line in the western portion of the curb island in the parking lot between the two buildings that appears to be outside of the curbline which is not consistent with the bottom of curb spot grade. The Applicant's Engineer should revise same.
- f) It appears that the 67 foot grade line encroaches onto the retaining wall east of Building 1 while the highest provided Top Wall grade point is 66.59. The Applicant's Engineer should



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provide additional grade points should be provided to ensure that same is tall enough as well as a detail.

g) The Applicant's Engineer should include the North arrow on the Grading Plan.

4) Stormwater Management:

- a) The Application was submitted to the Township prior to the adoption of the updated NJDEP Stormwater Regulations, therefore, the Application must meet the previous revision of N.J.A.C. 7:8, Stormwater Management, in regards to Stormwater Quantity, Quality, and Groundwater Recharge. The project is a major stormwater development.
- b) Test pits have not been performed within the vicinity of the proposed infiltration basin. Two (2) test pits shall be performed within the basin footprint to confirm the depth to groundwater as well as the permeability of the any restrictive subgrade soil strata.
- c) A weighted analysis of TSS reductions within the limits of disturbance should be included in the Stormwater Management Report to confirm the 80% TSS reduction requirement has been met. All impervious surfaces that are undetained should be included in the analysis.
- d) Our office recommends that the lap ring around the Wet Pond be lined with large diameter stone such as rip rap or river stone. An aerator should also be provided.
- e) The invert of the infiltration basin outfall pipe is 1.54 feet higher than the bottom surface of the basin itself. Should the pond fail to infiltrate at any point in the future, a mobile pump would be required to remove standing stormwater, which is not ideal. We note that due to the elevation of the downstream tie-in, this may be unavoidable. The Applicant's Engineer should review the design to confirm if modification to the Basin is feasible.
- f) The recommended slope for maintenance access roads to the basins is 10H:1V. The plan should be revised accordingly.
- g) It appears that oversized storm structures may be required along the west pipe runs (bottom of the page) where proposed pipe diameters exceed 36 inches. The plans and details should be revised as necessary.



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5) Utilities

- a) The Applicant should confirm the water and sewer utility agencies that will provide service to this site.
- b) The Applicant's Engineer is proposing to connect to water and gas utilities within the Woodlane Road (CR 630) right-of-way. One (1) connection for Water and Gas are located at the entrance on CR 630. A secondary connection for water is located at the intersection of Irick Road and Woodlane Road southwest of the site. This connection is proposed to run within the Irick Road right-of-way approximately 1,250 feet to the project entrance along Irick Road.
- c) The Applicant's Engineer is proposing a force main at the site entrance on Woodlane Road that will run south within the right-of-way to the intersection of Irick Road at Woodlawn Road for approximately 1,800 feet.
- d) A water storage tower is proposed within the front setback along Irick Road. The storage tower should be relocated out of the front setback. Elevations and details for the water storage tower and pump house should be provided.
- e) Proposed Water and Sewer main extensions are proposed along Irick Road and Woodlane Road. Given the existing condition of the road and impact associated with the roadway opening for same, a 2" mill and asphalt resurfacing of the roadway is recommended. Our office defers further comments to the County.

6) Soil Erosion and Sediment Control

- a) The Applicant's Engineer should extend the silt fence along Irick Road approximately 150' due to the slope heading towards the roadway.

7) Environmental

- a) Per the Flood Insurance Rate Map (FIRM) provided by the Applicant, the northern corner of the property currently resides within the 100-year floodplain. The Applicant has performed and submitted a flood hazard area verification to the NJDEP for review. A copy of the line verification should be submitted to our office.
- b) The Applicant should indicate if there has been a Preliminary Environmental Assessment. We note that the entire site historically was used for agriculture, and that the southerly portion contained an orchard. In addition, it appears there were structures



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onsite that may have been serviced by septic systems and underground storage tanks for fuel.

- c) There is a discrepancy in the EIS regarding the soils mapping versus hydric soils in NJ. The mapping indicates that Keyport is a hydric soil, which it is not. As a matter of record keeping, this map should be revised accordingly.
- d) When received, copies of the NJDEP issued Freshwater Wetlands Line Verification and Flood Hazard Area Verification should be submitted to our office for our records.
- e) A note should be added to the plans that states any imported fill needs to meet the definition of Clean Fill, pursuant to the Technical Requirements for Site Remediation (as found at NJAC 7:26E-1.8).

8) 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.

9) Lighting

- a) The Applicant is proposing twenty-five (25) foot high pole mounted LED light fixtures to provide for site lighting with a color temperature of 3000K.
- 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 0.8 fc and 3.5 fc. Design waiver relief is recommended.

10) Architectural Plans

- a) 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.
- b) Construction details for the proposed retaining wall should be provided.

11) Construction Details

- a) The use of vinyl rail fence as opposed to wood split rail fence is recommended.



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- b) Applicant's Engineer should include details for all project signs that are proposed on the site.
- c) The Accessible Parking Stall detail should provide the height and width of the handicap parking pavement marking.
- d) An oversized inlet detail, type 'E', should be added to the plans.
- e) An oversized storm manhole detail should be added to the plans.
- f) The ADA Curb Ramp detail should be revised to identify proposed slopes as maximums. Additionally, the ramp should be a minimum of four (4) feet wide.
- g) The Trash Rack for Weir Detail should be revised to provide clarification on the height of the proposed trash rack. The detail should also clarify how the top of the trash rack will connect to the structure.
- h) The Applicant's Engineer should confirm the grid spacing on the Trash Rack detail. Per N.J.A.C. 7:8-6.2(a), parallel bars can be no greater than six inches apart, whereas 2" x 2" and 1" x 1" spacing is provided for weirs and orifices, respectively.
- i) Applicant's Engineer should include details for all project signs that are proposed on the site.

12) 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



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Westampton Township Land Development Board
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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 Winckowski, PE, CME
Land Development Board Engineer

JW/rs/mr

cc: Gene Blair, Construction Code Official
Robert Swartz, Esq, Board Solicitor
Chris Dochney, AICP, PP, Board Planner
MRP Industrial NE, LLC, Applicant
Archer & Greiner, P.C., Applicants Attorney
Langan Engineering & Environmental Services, Inc., Applicant's Engineer