

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

FEBRUARY 3, 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](http://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 Barbara Fegley, Secretary Marion Karp
5. Swear in Board Professionals
6. Approval of Meeting Minutes: 1/6/2021
7. Resolutions: for approval/memorialization
  - a. 1-2021 Land Development Board 2021 Reorganization
  - b. 2-2021 Appoint LDB Solicitor for 2021
  - c. 3-2021 Appoint LDB Engineer for 2021
  - d. 4-2021 PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 – continued application for preliminary & final site plan approval (addition to warehouse)
8. Old Business:
  - a. PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 (800 Highland Drive) – preliminary & final site plan approval (addition to existing warehouse) – continued from 1/6/2021 meeting
9. New Business:
  - a. PSE&G Co., Block 904, Lot 1(2015 Burlington-Mt. Holly Rd.) – preliminary & final

site plan approval (replacement of equipment & new bldg. construction)

- b. DR Horton NJ/PA, Block 204, Lot 2 (Springside Road & Valley Farm Road) – preliminary & final major site plan approval, preliminary & final major subdivision (223 townhouse units & 275 multi-family apartments)

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

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WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

RE- ORGANIZATION MEETING

JANUARY 6, 2021 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on January 6, 2021 at 7:00 P.M. The meeting was called to order by Secretary Marion Karp and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 3, 2020 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. New Board members Mr. Blair, Ms. Burkley, Mr. Guerrero, Mr. Odenheimer, Mr. Wisniewski and Mr. Ottey were sworn in by Solicitor Robert Swartz.

**Roll Call:** Present: Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Thorpe, Mr. Wisniewski, Mr. Odenheimer, Mr. Ottey  
Absent: Mr. Freeman

Motions are needed for the following 2021 appointments:

Ms. Burkley made a motion to nominate Mr. Borger for Chairman; the motion was seconded by Mr. Guerrero. There were no other nominations. All voted yes.

Ms. Burkley made a motion to nominate Mr. Guerrero for Vice Chairman; the motion was seconded by Mr. Borger. Mr. Thorpe made a motion to nominate Ms. Haas; the motion was seconded by Mr. Wisniewski. Roll call was taken for the first motion for Mr. Guerrero; all voted yes with the exception of Mr. Blair, who voted no. The motion passes, Mr. Guerrero would serve as Vice Chairman.

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

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

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

Solicitor Robert Swartz swore in the Board professionals.

The minutes of the December 2, 2020 meeting were approved as written.

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Gene Blair stated for the record that he had viewed the video recordings of both the November and the December meetings, thus making him eligible to vote on any matters continued from those meetings.

**Resolutions:**

30-2020 PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 – continued application for preliminary & final site plan approval (addition to existing warehouse) – from 12/2/20 meeting – was memorialized

There was extensive discussion regarding Resolution #31-2020 – the applicants had proposed some changes to the application that had been presented previously and asked that the Board consider these changes before memorializing the resolution that denied its approval. Gene Blair brought up the principle of res judicata – he had never had something like this before. Gary Borger commented that it sounded like a reconsideration and wondered whether the Board was able to consider this. Robert Swartz stated this was purely informal, no action will be taken. The Board could memorialize the resolution right now, or they could wait until after the informal presentation or they could choose to wait until next month. The Board discussed what they wanted to do and the consensus was that they should memorialize the resolution this evening.

31-2020 Highview Commercial LLC, 2035 Burlington-Mt. Holly Rd., Block 807, Lot 1 – use variance (denial) – was memorialized

**Old Business:**

PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 – continued application for preliminary & final site plan approval (addition to existing warehouse). The application was continued from the December 2, 2020 meeting. The applicant was represented by their attorney Pat McAndrew. Mike Minnervini, applicant's engineer and Louis Battagliese, partner of real estate service firm and broker of record were sworn in by the Board solicitor.

The property is located on Highland Drive, the second building from the end. The existing warehouse is 129,000 square feet in size and the addition size is 60,000 square feet. There will be no new office space but office space will be reallocated. They don't have a tenant yet for the addition. 32 more parking spaces and 13 loading docks will be added to the rear of the site. There will be 10 trailer storage spaces as well which are depicted on the plan.

Louis Battagliese gave an overview of his experience; he was involved in the original PBP building as well as the construction of the Dunkin Donuts warehouse. They have been having preliminary discussions as far as a tenant but nothing is set yet. It is possible that the new tenant could have as much as 90,000 square feet; Paris would occupy the balance of the space. Paris operations has fairly light traffic as compared to

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some of the larger distribution buildings. The area is fairly low intensity. Jan Miller was sworn in by Robert; she is an engineer with Liberty Engineering. She is the design engineer for this project but is not a NJ licensed engineer. Robert Swartz prefers if Mike Minnervini, who is licensed, would give testimony. Plans had been revised since last month as requested; the neighbor had concerns about the trailer parking spots. They are agreeable to most of the Board engineer and planners' comments as contained in their reports.

The original site plan from 2004 was considered at the time with a future expansion. This will need County approval as well.

Mike Minnerveri gave an overview of the site plan. There are 10 proposed trailer storage spaces along the west side of the building which are angled. The driveway is shared with the neighboring building so an easement is required. Jim Winckowski asked how a trailer could be maneuvered into these spaces, he didn't think this would be easy. Mr. Battagliese explained that this was a fairly easy maneuver to accomplish. Jim asked if this was in the circulation plan. The plan had not been reviewed with the Township Fire Marshal yet but would have to be. One parking space will have to be removed to access the fire hydrant.

Two waivers are being requested; they are asking for a waiver for an existing condition that doesn't permit more than 20 parking spaces in a row without a landscaped island. The second is a waiver of a 25-foot side yard buffer to the neighboring property. There is no other location for trailer storage on the site; thus, the waiver is necessary. There is no buffer provided at all since it is a shared driveway and the property line runs down the center.

Board Planner Tim Kaluhiokalani stated that a 50-foot planted buffer is required in the front yard; there is a 25-foot buffer that is provided so a waiver is necessary. ADA parking is provided near the access to the building. The lighting plan will be supplied when it is completely finished. They have been addressing the professional's first reports and modifying their plans. They stated they were trying to match the existing lights but those are from 2004; they would have to upgrade. Jan believes the lighting on the building has already been upgraded, perhaps only a year ago. Jim stated it should match as closely as possible considering that the lighting was recently upgraded; the wattages and temperatures should match as closely as possible.

The meeting was opened to the public for comment. Doug Heinhold, attorney for the neighboring property (1200 Highland Drive) – Brandywine Industrial, LLC. was present. Jeff Richter, Dave Ricci and Jeff Glassberg were sworn in by the Board Solicitor. There is a shared drive between the properties and an access easement that both must abide by. The primary concern is the impact on them by the addition; they have safety concerns and also don't think the 25-foot buffer variance should be granted. They want the truck parking interface to be removed and want them to be held to the 50-foot buffer. It makes it even more problematic not knowing who the tenant would be.

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Jeff Richter explained that this drive is their client's only access to their site; they don't want to have to wait to enter their site while trucks backed into these spaces. This could create a problem with vehicles trying to negotiate around this. It's a disadvantage to them since they don't know who the tenant will be and they have to assume the worst.

Jim has concerns with the circulation issue and access issue. Gene agrees, this can also impede emergency response. David Ricci stated that all of their truck traffic comes in and out of this drive aisle; they don't have circular access.

Doug stated there is no basis for the granting of the variance allowing for truck parking in the driveway location. The negative impact outweighs any positive impact.

Pat McAndrew asked if the Board would consider continuing the application until next month. Jim suggested looking at eliminating the trailer storage spaces which would be a big improvement to the plan. Gene agrees with Jim and perhaps they can relocate these to the back.

The meeting was closed to the public for comment. Dave Guerrero suggested a reduction in size of the addition in order to accommodate the truck storage area. The Board feels as if they need more information in order to make a decision. Mr. Thorpe wants to see a complete package in order to come to a good decision.

Motion to continue made by Ms. Burkley; second made by Mr. Guerrero. The application would be continued until February 3, 2021. All were in favor.

**New Business:** None

### **Open Meeting for public comment**

No comments were made.

### **Comments from the Board**

Dave Guerrero – spoke regarding the Highview application.

Gary Borger – they were proposing changes that were primarily visual in nature, however, the Board's objection was to the use and if they came back it would probably be substantially the same application.

Nancy Burkley spoke regarding Norm Miller, he recently passed away. He was a long time Chairman of the Land Development Board, formerly served with the Township Committee and the Historic Commission and a long-time resident of Rancocas Village. He would be missed by many.

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There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board

# WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

## 2021 REORGANIZATION

### RESOLUTION NUMBER 1-2021

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

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

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

**A. Selection of Officers:**

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

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**Gary Borger, Chairman**

**Attest:**

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



**CERTIFICATION**

**I HEREBY CERTIFY** that the Land Development Board of Westampton Township, County of Burlington, State of New Jersey adopted the foregoing Resolution at its meeting held by zoom technology, on January 6, 2021, and said Resolution was authorized for memorialization at a meeting held on \_\_\_\_\_, 2021.

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

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

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

**RESOLUTION 2-2021**

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

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

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

**WHEREAS**, the Board, at its meeting on January 6, 2021, duly appointed the firm of Florio Perrucci Steinhardt Cappelli Tipton & Taylor, LLC, as Solicitor to the Land Development Board; and

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

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

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

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

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

4. **FLORIO PERRUCCI STEINHARDT CAPPELLI TIPTON & TAYLOR, LLC** was appointed Solicitor of the Land Development Board upon motion of Mr. Wisniewski, seconded by Vice Chairman Guerrero. **Vote - Aye:** Chairman Borger, Mr. Blair, Mr. Guerrero, Ms. Haas, Mr. Odenheimer, Ms. Burkley, Mr. Thorpe, Mr. Wisniewski, and Mr. Ottey. **Abstain:** None **Nay:** None.

**Attest:**

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**Gary Borger, Chairman**

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**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 by zoom technology, on January 6, 2021, and said Resolution was authorized for memorialization at a meeting held on \_\_\_\_\_, 2021.

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

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

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

**RESOLUTION 3-2021**

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

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

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

**WHEREAS**, the Board, at its meeting on January 6, 2021, duly appointed the firm of CME Associates, as Engineer to the Board; and

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

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

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

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

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

4. **CME ASSOCIATES** was appointed as Land Development Board Engineer upon motion of Mr. Blair, seconded by Vice Chairman Guerrero. **Vote - Aye:** Chairman Borger, Mr. Blair, Mr. Guerrero, Ms. Haas, Mr. Odenheimer, Ms. Burkley, Mr. Thorpe, Mr. Wisniewski, and Mr. Ottey. **Abstain:** None. **Nay:** None.

**Attest:**

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**Gary Borger, Chairman**

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**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 by zoom technology, on January 6, 2021, and said Resolution was authorized for memorialization at a meeting held on \_\_\_\_\_, 2021.

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

**RESOLUTION: 4-2021**

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**APPLICANT'S NAME:** PBP Realty, LLC

**BOARD'S DECISION:** Continued Application for Preliminary and Final Site Plan Approval

**PROPERTY ADDRESS:** 800 and 1000 Highland Drive – Block 201, Lots 7.05 and 7.06

**ZONING DISTRICT:** I - Industrial Zone

**DATE OF HEARING:** January 6, 2021

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**WHEREAS,** PBP Realty, LLC (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting preliminary and final site plan approval. The property is currently improved with a 128,959 square foot warehouse facility. The Applicant is proposing to construct a 60,475 square foot addition and associated site improvements including 35 additional car parking stalls, 13 loading docks and 10 trailer parking spaces. The plan also proposes additional site lighting and stormwater management facilities. Ingress and egress to the facility is provided by a 30' wide driveway located on the northerly side of the existing building and a 30' wide driveway shared with the adjacent facility located to its south. The property is located at 800 and 1000 Highland Drive, Westampton, New Jersey, designated as Block 201, Lots 7.05 and 7.06 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 was previously carried from the December 2, 2020 Board meeting; and

**WHEREAS,** at the January 6, 2021 Board meeting, the Applicant was represented by Patrick F. McAndrew. The Board heard testimony from the Applicant’s witnesses and professionals as to the requested variance relief; and

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

**WHEREAS,** prior to the Board rendering a decision to grant or deny the Application, the Applicant requested the Application be continued to the next regularly-scheduled Board meeting so the Board can continue to its questions and the Applicant can address comments and concerns raised by the Board, Board Professionals, and members of the public at the January 6,

2021 Board meeting; and

**WHEREAS**, in light of the Board Chairman's announcement to the public at the January 6, 2021 public meeting, the Board determined that the Applicant would not be required to notice and advertise the Application again for the February 3, 2021 meeting.

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Development Board of the Township of Westampton, that the Applicant's request for preliminary and final site plan approval on the Subject Property in the I – Industrial Zone was and is hereby **CONTINUED**, subject to the testimony and representations set forth on the record by the Applicant, and any conditions set forth herein.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Board will consider the testimony of the Applicant's witnesses and professionals, the members of the public, and the Board professionals, as well as the evidence and exhibits provided during the February 3, 2021 hearing in addition to any new evidence submitted and testimony provided during the Applicant's subsequent hearing(s) following this continuance.

**WESTAMPTON LAND DEVELOPMENT BOARD**

BY:

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

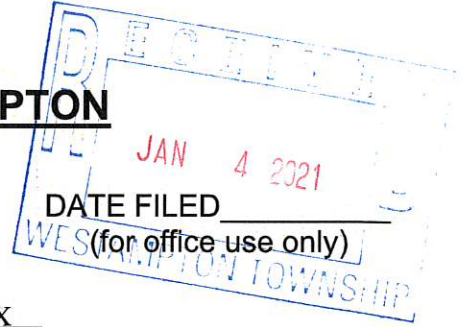
ATTEST:

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

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



**TOWNSHIP OF WESTAMPTON**



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

**BLOCK**  904  **LOT**  1

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**1. GENERAL INFORMATION**

A. Applicant Name  Public Service Electric and Gas Company c/o Claudia Rocca

Address  4000 Hadley Road, South Plainfield, NJ 07080

Telephone Number  732-587-8316  Email:  claudia.rocca@pseg.com

B. The Applicant is a:

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

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

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

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



Attorney: Troutman Pepper c/o Thomas Letizia  
Address 301 Carnegie Center, Suite 400, Princeton, NJ 08540-6227  
Telephone Number 609-951-4136 Email thomas.letizia@troutman.com

D. Engineer/Surveyor: NV5 c/o Michael Shine  
Address 800 Lanidex, Suite 300, Parsippany, NJ 07054  
Telephone Number 973-946-5695 Email michael.shine@nv5.com

**2. INFORMATION REGARDING THE PROPERTY**

A. Street address of the property 2032 Burlington-Mt. Holly Road

B. The location of the property is approximately 1 feet from the intersection of Burlington-Mount Holly Road and New Jersey Turnpike Overpass

C. Existing use of the property Gas Metering & Regulation Station

Proposed use of property Gas Metering & Regulation Station

D. Zone in which property is located Commercial Zone

E. Acreage of property 0.702+/- acre

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

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

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

H. Name of business or activity (if any) \_\_\_\_\_

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

**SUBDIVISION APPLICATIONS ONLY (ANSWER ITEMS J, K, L & M) Not Applicable**

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:

No on-site utility (water or sewer) or off-tract improvements are proposed. As this is a  
gas M&R station, there will be gas line installations on-site.

O. List maps and other exhibits accompanying this application:

Please refer to the Cover Letter provided with this application. It lists out all application  
attachments.

**3. INFORMATION REGARDING THE APPLICATION**

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

Please refer to "Project Information" (Attachment D) provided with this application

**4. CHECK LIST AND WAIVER REQUESTS**

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

Please refer to "Project Information" (Attachment D) provided with this application

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**5. AUTHORIZATION AND VERIFICATION**

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

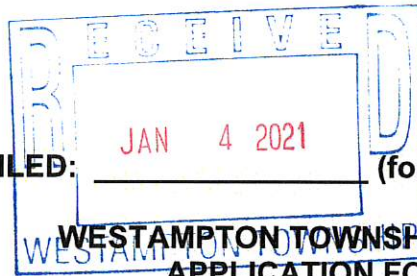
*Claudio Lopez*  
Signature of Applicant

12/1/2020  
Date

*[Signature]*  
Signature of Owner

12/1/2020  
Date

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



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

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

To the Westampton Township Land Development Board:

The petition of Public Service Electric and Gas Company c/o Claudia Rocca,  
<sup>works</sup>  
who ~~resides~~ at 4000 Hadley Road, South Plainfield, NJ 07080,  
respectfully shows:

1. A variance is requested with respect to land designated on the  
Westampton Township Tax Map as Block 904, Lot(s) 1.

2. The property is located on Burlington - Mt. Holly Road  
Phone # \_\_\_\_\_ in  
a C zone district, the street number is 2032.

2a. A variance is sought from Section(s) 250-16A and F (Use and Buffer Requirements),  
and 250-7 ( front yard setbacks) of the Zoning Ordinance to permit  
the upgrade of the existing gas metering and regulating (M&R) station

2b. Applicant appeals from the decision of \_\_\_\_\_  
on \_\_\_\_\_, based upon  
Sections \_\_\_\_\_ of the Zoning Ordinance  
for the reasons outlined on paragraph 9. *(Complete only for appeals)*

3. Public Service Electric and Gas Company c/o Shaun Fine, who <sup>works</sup>~~resides~~ at  
4000 Hadley Road, South Plainfield, NJ 07080, is  
the present owner of the property. Applicant's interest in the property is  
in an agent capacity on behalf of the owner

4. No variance, conditional use, or special permit has ever been granted  
with respect to this property, except none

5. The last previous use or occupancy of the property was by \_\_\_\_\_  
PSE&G has occupied this property since the late 1950's,  
who used the property for a gas metering and regulating station

6. The dimensions of the property are 186 ft x 146 ft x 180 ft x 193,  
a. Frontage: 186 feet b. Depth: 141.5 feet  
The total area of the property is 0.702+/- acre.

7. The property is now occupied by (a) building(s). Said building(s)  
occupy 7.60 % of the lot(s) as nearly as can be determined. The height  
of said building(s) is 14.5 feet and 1 stories. (Please give the  
maximum if more than one building.) The setback from the nearest  
street is 12.7 feet.

8. The percentage of coverage, height and setback of the proposed  
building(s) are 4.34% (total of both proposed bldgs.), 18.4 feet (height of tallest bldg.),  
48.75 ft (Burlington-Mt. Holly) and 50.29 ft (NJTPK ROW) for the regulator building and  
15.80 ft (Burlington-Mt. Holly) for the GC / Data building.

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

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

The proposed upgrade will remove antiquated station equipment and replace it with newer,  
more modern equipment. This will allow the station to increase its capacity and inturn,  
support a growing area of our gas distribution system; including the Township of Westampton

9b. Demonstrate that the proposed variance would do no substantial  
damage to the Westampton Township Plan: The current location of the M&R Station

(no residential neighbors, and bounded by the NJ Turnpike and Burlington-Mt. Holly Road) is in line with Westampton's desire to  
provide for desireable non-residential development in appropriate areas of the Towship which will complement the existing character  
of the communitiy and which will aid in broadening the local tax base.

9c. Provide details of the future use of the property and structures if the

variance is granted: Should the variance be granted, the use of the property and its  
structures shall remain as they are now; utilized as a gas M&R Station

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

No changes in traffic and/or parking patterns are proposed

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

**9c:** The Station currently has no neighbors, aside from a gas station. The use variance requested shall maintain an existing non-conforming use; Gas M&R Station.

**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.**

*Claudia Rocca*  
Applicant

STATE OF New Jersey :

ss.

COUNTY OF Middlesex :

Public Service Electric and Gas Company c/o Claudia Rocca, 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.

*Claudia Rocca*  
Applicant

Sworn to and Subscribed :  
before me this 3 day :  
of December , 2020.

*Lorraine L. Keenan*  
Notary Public of





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

TIM W. GILLEN, PE, PP, CME (1991-2019)  
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

December 22, 2020

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

Attn: Marion Karp  
Administrative Officer

**Re: PSE&G Co.  
Preliminary and Final Site Plan  
Engineering Review #1  
Block 904, Lots 1  
2015 Burlington – Mount Holly Road  
Zone: C (Commercial)  
Westampton Township, Burlington County, NJ  
CME File: CWAL0904.02**

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, "PSE&G's Westampton M&R, Block 904, Lot 1, 2032 Burlington – Mt. Holly Road," consisting of twelve (12) sheets, prepared by PSEG Services Corporation, dated November 24, 2020, unrevised;
- Public Works Planning Board Letter dated December 8, 2020;
- Stormwater Letter prepared by NV5, dated November 18, 2020;
- Completed application forms.

The subject 0.702 acre lot is located on the east side of Burlington-Mount Holly Road County Route (CR) 541). The site has frontage along CR 541 and the NJ Turnpike. The property is situated in a C (commercial) Zoning District. The tract currently contains four (4) buildings, a concrete driveway, and additional equipment throughout the site such as, but not limited to, heaters and relief valves.

The Applicant, PSE&G, is requesting Site Plan approval to make modifications to the proposed facility including replacement of equipment and construction of two new building structures. Access to the facility remains to be provided through an access easement within Block 904, Lot 2. A portion of the existing access driveway will be repaved.

1) Use & Bulk Requirements

- a) A natural gas utility equipment station is not a specific permitted use within the C commercial zone district. Accordingly, "D" variance relief will be required for the proposed modification and expansion of the facility.

S:\Westampton\Project Files\CWAL0904.02 PSE&G Col2020-12-22 - PSE&G Co - Eng Rvw 1.docx



Marion Karp, Board Secretary  
 Westampton Township Land Development Board  
 Re: PSE&G Co. – Engineering Review #1  
 Preliminary and Final Site Plan & Use Variance

December 22, 2020  
 Our File No. CWAL0904.02  
 Page 2

b) The Bulk Requirements are listed below:

Standard	Permitted	Proposed
<b>Principal Structures</b>		
Minimum Lot Area	1 Acres	0.702 Acres*
Minimum Lot Width and Frontage	150 Feet	186.0 Feet
Minimum Lot Depth	150 Feet	141.5 Feet*
Minimum Front Yard Building Setback	50 Feet	varies
Minimum Side Yard Building Setback	20 Feet	varies
Minimum Rear Yard Building Setback	50 Feet	varies
Maximum Floor Area Ratio	20%	9.3%
Maximum Impervious Coverage	60%	See d) below
Maximum Building Height	35 Feet 45 with a front yard setback of 100 feet	18.4 Feet

\* - Existing condition

- c) The proposed Data and Gas CG building will be setback 15.8 feet from the front property line; whereas 50 feet is required.
- d) The proposed Regulator Building will be setback 48.75 feet from the front property line; whereas, 50 feet is required.
- e) The Applicant should recalculate impervious coverage to include compacted gravel surfaces as impervious.





Marion Karp, Board Secretary  
Westampton Township Land Development Board  
Re: PSE&G Co. – Engineering Review #1  
Preliminary and Final Site Plan & Use Variance

December 22, 2020  
Our File No. CWAL0904.02  
Page 3

f) The site is required to have a 20-foot planted buffer along the front and side/rear property lines; where no such buffer exists and new improvements are proposed within the buffer.

2) Parking & Circulation

- a) The Applicant should address how off-street parking is accommodated as no striped parking areas appear to exist on-site.
- b) 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.
- c) It does not appear that there are ADA parking spaces or accessible routes to the buildings. Same should be discussed.

3) Traffic

- a) The Applicant should provide testimony as to the frequency of vehicle trips to and from the site and whether same will change or increase as a result of the project.

4) Stormwater Management

- a) The proposed project does not appear to be classified as a major development from a stormwater management standpoint.

5) Utilities

- a) The Applicant should clarify whether any water or sanitary sewer services are required to service the proposed buildings.

6) Landscaping

- a) The Applicant should provide buffer plantings around the northern and western sides of the facility to improve screening of the facility.

7) Lighting

- a) A Lighting Plan has not been included with the site plan set.

8) Architectural Plans

- a) The Architectural plans depict doors near the garage doors but no sidewalk or ramps leading up to them. The Applicant should consider including same.

9) Construction Details

- a) The Applicant should include detail for the proposed concrete sidewalk.
- b) Specifications should be provided for the proposed asphalt driveway to be "repaved"



Marion Karp, Board Secretary  
Westampton Township Land Development Board  
Re: PSE&G Co. – Engineering Review #1  
Preliminary and Final Site Plan & Use Variance

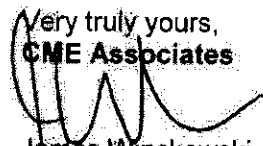
December 22, 2020  
Our File No. CWAL0904.02  
Page 4

10) Outside agency permits and/or approvals:

- a) Burlington County Planning Board
- b) Burlington County Soil Conservation District
- c) Westampton Fire Marshall

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

Very truly yours,  
**CME Associates**

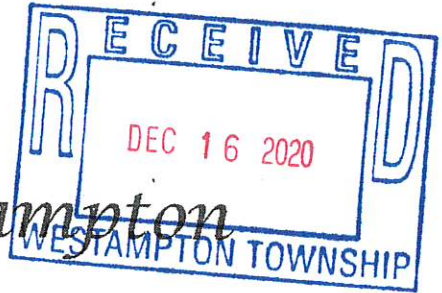


James Winckowski, PE, CME  
Land Development Board Engineer's Office

JW/rs

Enclosure

cc: Gene Blair, Construction Code Official  
Robert Swartz, Esq, Board Solicitor  
Barbara Fegley, PP, Board Planner  
Public Service Electric and Gas Company c/o Claudia Rocca, Applicant  
Troutman Pepper c/o Thomas Letizia, Esq, Applicant's Attorney  
NV5 c/o Michael Shine, PE, Applicant's Engineer



# Township Of Westampton

SITE PLAN REVIEW APPLICATION   
 SUBDIVISION APPLICATION   
 MINOR  MAJOR   
 PRELIMINARY  FINAL  CONSOLIDATED

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

BLOCK 204 LOT 2  
 73.57 ACRES SITE AT SPRINGSIDE ROAD AND VALLEY FARM ROAD

## 1. GENERAL INFORMATION

A. Applicant Name ROBERT C. FECO - DR HORTON NJ/PA  
 Address 2040 BRIGGS ROAD SUITE A, MOUNT LAUREL, NJ 08054  
 Telephone Number 609-314-9105

### 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 Stephen R. Nehmad - Nehmad Perillo Davis & Goldstein, PC  
 Address 4030 Ocean Heights Avenue, Egg Harbor, NJ 08234  
 Telephone Number 609-927-1177

D. Engineer/Surveyor: HAMMER LAND ENGINEERING  
Address 1707 ATLANTIC AVENUE, MANASQUAN, NJ 08736  
Telephone Number 732-899-0898

**2. INFORMATION REGARDING THE PROPERTY**

- A. Street address of the property SPRINGSIDE ROAD
- B. The location of the property is approximately 0 feet from the intersection of SPRINGSIDE ROAD and VALLEY FARM ROAD
- C. Existing use of the property FARM  
Proposed use of property RESIDENTIAL-TOWNHOME AND MULTI FAMILY APARTMENT
- D. Zone in which property is located R-9
- E. Acreage of property 73.57
- F. Is the property located on a County road? Yes X No    ; State road? Yes     No X; or within 200 feet of a municipal boundary? Yes X No

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

- G. The type of proposal is: New Structure X Expanded area     Improved Parking Area X Alteration to Structure     Expansion to Structure     Change of Use     Sign
- H. Name of business or activity (if any) RESIDENTIAL
- 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 225
- K. Was the property subject to a prior subdivision? Yes     No X  
(If so, list dates of prior subdivisions and attach resolutions)
- L. Number of lots created on tract prior to this application N/A

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

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

ON-SITE UTILITIES INCLUDE WATER SERVICE, SANITARY SEWER SERVICE,  
STORM SEWERS. OFF-TRACT IMPROVEMENTS INCLUDE WIDENING OF  
SPRINGSIDE ROAD WHICH WILL BE IN ACCORDANCE WITH BURLINGTON  
COUNTY PLANNING BOARD REQUIREMENTS.

O. List maps and other exhibits accompanying this application:

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS, PRELIMINARY AND FINAL MAJOR  
SUBDIVISION PLAT, TRAFFIC REPORT, GEOTECHNICAL REPORT,  
BOUNDARY AND TOPOGRAPHIC SURVEY, STORMWATER MANAGEMENT REPORT,  
OPERATIONS AND MAINTENANCE MANUAL, ABBREVIATED ENVIRONMENTAL IMPACT STATEMENT

### 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

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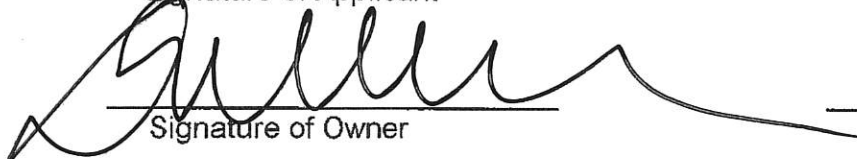
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**5. AUTHORIZATION AND VERIFICATION**

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

  
Signature of Applicant

12/4/20  
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>