

## WESTAMPTON TOWNSHIP COMMITTEE MEETING

### 7:00 PM Regular Meeting

August 18, 2020

1. Call Regular Meeting to Order – 7:00 PM
2. Requirements of the Sunshine Law (This meeting was advertised in the Burlington County Times on January 3, 2020)
3. Pledge of Allegiance
4. Moment of Silence
5. Roll Call
6. Approval of Agenda
7. Approval of Minutes: Regular Meeting Minutes 7/14/20; Executive Session Minutes 7/14/20; Workshop Session Minutes 7/14/20
8. Scheduled Appointments: None
9. Open Meeting to Public Comment on Agenda Items
10. Monthly Reports : Public Works, Police
11. Old Business: None
12. New Business:
  - a. Westampton Memorial American Legion Annual Report
13. Ordinances:
  - a. 5-2020 Amend the Code of the Township of Westampton, Chapter 235, Vehicles, Recreational– this ordinance prohibits the parking of recreational vehicles on any Township-owned parking lot (second reading/public hearing)
  - b. 6-2020 Salary Ordinance, Public Works, Administration and Municipal Court Employees – this ordinance sets the salaries, wages and compensation of Public Works, Administration and Municipal Court employees for the year 2020 (first reading)
  - c. 7-2020 Salary Ordinance, Police Officers – this ordinance sets the salaries, wages and compensation of certain police officers for the year 2020 (first reading)
  - d. 8-2020 Salary Ordinance, Police Supervisors – this ordinance sets the salaries, wages and compensation of police supervisors for the year 2020 (first reading)
  - e. 9-2020 Salary Ordinance, Firefighters/EMTS – this ordinance sets the salaries, wages and compensation of firefighters/EMTs for the year 2020 (first reading)

f. 10-2020 Amend the Code of the Township of Westampton, Chapter 250, Zoning – this ordinance adds the R-9 Residential Zone which provides for the construction of a residential development that is intended to assist the Township in satisfying a portion of it's Fair Share Housing obligation (first reading)

g. 11-2020 Repeal and Replace Chapter 250, Article VIII of the Code of the Township of Westampton, Low & Moderate Income Housing Fees – this ordinance addresses the requirements of the Fair Share Housing Act and the Uniform Housing Affordability Controls and complies with the Township's 3<sup>rd</sup> Round Affordable Housing Obligations (first reading)

h. 12-2020 Repeal and Replace Chapter 6, Article 1 of the Code of the Township of Westampton, Affordable Housing Administration - this ordinance addresses the requirements of the Fair Share Housing Act and the Uniform Housing Affordability controls and complies with the Township's 3<sup>rd</sup> Round Affordable Housing Obligations (first reading)

i. 13-2020 Amend the Code of the Township of Westampton, Chapter 250, Zoning – this ordinance adds the MU-1 Zone which provides for a balanced development of commercial/office and residential uses in a pedestrian friendly & pedestrian scaled, walkable, mixed use environment (first reading)

j. 14-2020 Amend the Code of the Township of Westampton, Chapter 250, Zoning – this ordinance adds the TC-Town Center Zone which creates a balanced development of commercial, residential and public uses (first reading)

14. Resolutions:

a. 99-20 Payment of Vouchers – this resolution approves the payment of bills through 8/18/2020

b. 100-20 Chapter 159 – this resolution approves the insertion of a special item of revenue into the 2020 Municipal Budget. The amount is \$191,250.00 and is funding for the Tarnsfield Road Reconstruction project

c. 101-20 Appoint Police Officer – this resolution appoints Patrick Murphy as a Police Officer of the Township of Westampton. A probationary term of twelve Months will be served, beginning on September 1, 2020.

d. 102-20 Cancel Taxes, Block 1002.01, Lot 14 – this resolution cancels 2020 taxes on a property declared exempt for a 100% disabled veteran

e. 103-20 Outdoor Restaurant Seating – this resolution authorizes the Township of Westampton to temporarily relax procedures associated with site plan review and approval and allow establishments to have outdoor dining in accordance with Executive Order 150 permitting same

f. 104-20 Award of Contract for Professional Services – this resolution awards a contract for a Financial Advisor pursuant to a Fair and Open Process pursuant to Westampton Township ordinances and to N.J.S.A. 19:44A-20.4 et seq.

- g. 105-20 Contract Change Order #2 – this resolution approves a change in the contract amount for the Tarnsfield Road Improvement Project
  - h. 106-20 Chapter 159 – this resolution permits the insertion of a special item of revenue into the 2020 Budget. The amount is \$905.40 and is the Bullet Proof Vest Grant.
  - i. 107-20 Chapter 159 – this resolution permits the insertion of a special item of revenue into the 2020 Budget. The amount is \$191,250.00 and is the grant from NJDOT for 2018 for the Tarnsfield Road reconstruction project
  - j. 108-20 Municipal Lien, 119 Main Street – this resolution places a municipal lien for grass/brush cutting and limb removal on an abandoned property.
- 15. Correspondence: None
  - 16. Committee Liaison Reports
  - 17. Dates to Remember: next Township Committee meeting September 1, 2020
  - 18. Open Meeting for Public Comment
  - 19. Comments – Township Committee members
  - 20. Adjournment

Please note:

During the first public comment period, any resident or taxpayer of Westampton is welcome to comment on any governmental item of concern limited to the ordinances and resolutions being considered this evening. The second public comment period is open to any item of concern. A total of thirty (30) minutes has been allocated for each of the public comment periods. This time may be extended by the Committee.

If you wish to be heard, come to the podium and give your name and address to the Clerk for the record. The amount of discussion of any single speaker will be limited to three (3) minutes. Large groups are urged to select someone to represent them. No speaker shall engage in any personally offensive, derogatory or abusive remarks. The Mayor shall immediately call to order any speaker who violates this provision. An officer of the WTPD may remove any disruptive person at the Mayor's discretion.

Public Comment is an opportunity for the public to present their views—both positive and negative. It is not a question and answer period. Neither the Mayor nor Committee Members will engage in a back and forth exchange so speakers are encouraged to present all their views. The Mayor as well as any Committee Member may respond to any comment after such speaker is finished. The Mayor may refer the speaker to the Township Administrator, Department Head or any Committee Member to respond in writing.

WESTAMPTON TOWNSHIP COMMITTEE MEETING

7:00 PM Regular Meeting

July 14, 2020

DRAFT

The meeting was called to order and opened at 7:01 PM by Mayor Sandy Henley. Requirements of the Sunshine Law were read. This meeting was advertised in the Burlington County Times on January 3, 2020. This meeting was held remotely via telephone conference call and the Zoom app. The flag was saluted and there was a moment of silence.

Roll Call:

Committeeman DeSilva	Present
Committeeman Eckart	Present
Mayor Henley	Present
Committeewoman Mungo	Absent
Committeeman Wisniewski	Present

Administrator Wendy Gibson and Marion Karp, Clerk, were present. Carol Berlen, Township Solicitor, was also present.

Approve Agenda – motion to approve the agenda made by Mr. Wisniewski; second by Mr. Eckart. All voted yes.

Minutes of the 6/16/20 meeting; executive session minutes of the 6/16/20 meeting – motion to approve by Mr. Eckart; second by Mr. DeSilva. All voted yes.

**Scheduled Appointments:** None

**Public Comments on Agenda Items**

No comments were made.

**New Business:** None

**Ordinances:**

5-2020 Amend the Code of the Township of Westampton, Chapter 235, Vehicles, Recreational (first reading) – this ordinance prohibits the parking of Recreational vehicles on any Township-owned parking lot. Motion to approve made by Mr. Wisniewski; seconded by Mr. Eckart. All voted yes.

**Resolutions:**

DRAFT

a. 86-20 Payment of Vouchers – this resolution approves the payment of bills through 7/14/2020. Motion to approve made by Mr. DeSilva; seconded by Mr. Wisniewski. All voted yes.

Consent Agenda – the following resolutions are to be voted on in one motion and one second (#87-20 through #98-20) Motion to approve made by Mr. Wisniewski; seconded by Mr. Eckart. All voted yes.

\*There was discussion regarding Resolution #90-20; Mr. Wisniewski asked that this resolution be removed from the consent agenda since he wished to discuss it further.

b. 87-20 Burlington County Mutual Aid & Assistance Agreement – this resolution approves the renewal (every 5 years) of our existing mutual aid agreement for police, fire and EMS services.

c. 88-20 Contract Change Order #1-2020 – this resolution approves a reduction of \$1,925.00 in the amount of the contract for the 2018 NJDOT Tarnsfield Road Improvement project

d. 89-20 Chapter 159 – this resolution approves the insertion of a special item of revenue into the 2020 Municipal Budget. The amount is \$16,946.77 and is for the Clean Communities Grant.

f. 91-20 Appoint Police Officer – this resolution appoints Jordan Walker as a Police Officer of the Township of Westampton effective August 10, 2020 with a 12-month probationary term

g. 92-20 Acceptance of Preowned Furniture Donation – this resolution permits Westampton Township to accept the donation of used furniture worth \$3620.00

h. 93-20 Electronic Tax Sale – this resolution authorizes Westampton Township to hold an electronic tax sale

i. 94-20 Tax Sale Charges – this resolution authorizes a fee of \$25.00 per notice to be charged for each notice of tax sale that is sent in conjunction with the 2020 electronic tax sale

j. 95-20 Chapter 159 – this resolution approves the insertion of a special item of revenue into the 2020 Municipal Budget. The amount is \$18,571.43 and is for the Assistance to Firefighters Grant Program, COVID-19 Supplemental

k. 96-20 Amend Redevelopment Plan, Block 805, Lot 1 – this resolution directs the Land Development Board to amend the Redevelopment Plan for Westampton Realty, LLC

**DRAFT**

l. 97-20 Extension of Time for Payment of Tax Bills – this resolution extends the time for payment of third quarter tax bills to August 19, 2020

m. 98-20 Approve MOA between Westampton Township and the IAFF – this resolution approves the collective bargaining agreement for the term of 1/1/19 to 12/31/23

\*e. 90-20 2021 NJDOT Municipal Aid Program Project – this resolution approves the submittal and execution of a grant application for Roberts Drive and Treetop Lane Improvements. Mr. Wisniewski stated that he didn't have enough information on this to make a decision this evening. His question was he wasn't sure if there were any other roads more in need of improvement; he wanted to pull this resolution aside. He thinks there are other areas that need improvement before these streets. There was discussion on this; these streets were selected based on the opinions of the Township Engineer and the Supervisor of Public Works. Mr. Eckart made a motion to approve; the motion was seconded by Mr. DeSilva. All voted yes, Mr. Wisniewski voted no.

**Correspondence:** None

**Committee Liaison Reports:** None

**Dates to Remember:** next Township Committee meeting August 18, 2020

**Open to public Comment**

Nancy Burkley – suggested that corporate or company vehicles be added as prohibited to Ordinance #5-2020. She asked why trucks have been parked on our property at the Sports Complex; Mr. Eckart answered that they are trimming trees on Rancocas Road every day for PSE&G along the power lines along our roads.

**Committee Members Comments**

Mr. Wisniewski - congratulations to the new police officer; stay cool and stay safe.

Mr. Eckart – thanks to all the township employees for the great job they have been doing.

Mr. DeSilva – thanks to all the employees

**DRAFT**

Mayor Henley – thanks to the Police Department: he is thankful for the leadership in the PD. Hopefully meetings will resume in the building in August.

There were no further comments and the meeting was adjourned at 7:29 pm. Mr. Eckart made a motion to go into closed/executive session; the motion was seconded by Mr. Wisniewski.

Respectfully submitted,

Marion Karp, Municipal Clerk

**DRAFT**

**WESTAMPTON TOWNSHIP**

**2020 Workshop Session Minutes**

**July 14, 2020**

The meeting was called to order at 5:30 PM. This meeting was conducted remotely via telephone conference call and Zoom meeting software. It was advertised in the Burlington County Times on July 9, 2020.

Present: Mr. DeSilva, Mr. Eckart, Mayor Henley, Mr. Wisniewski, Solicitors Ruben Perez and Carol Berlen, Municipal Clerk Marion Karp, Administrator Wendy Gibson

Absent: Ms. Mungo (arrived at 5:55 PM)

Presentation on Route 541: Ruben Perez spoke regarding this project. The conditional redeveloper is Westampton Realty, LLC. George Hulse, applicant's attorney, was present along with applicant's engineer Mark Malinowski. There was a question regarding a difference in the FAR and impervious coverage in the plan that had been presented initially; he explained that it was basically a calculation error in the redevelopment plan and the site plan that was submitted and approved by the LDB. Barbara Fegley stated that they hadn't taken all floors into consideration when doing the calculation; it was an error. This was before the Committee for their approval. The Committee is in agreement to let this go before the LDB for their approval. There is a resolution on for approval at this evening's regular meeting.

Presentation by Dolan: Mike Dolan and his attorney David Weinstein were present. He had a Power Point presentation that he shared. The Committee had received it in Dropbox for their review. They are looking to secure two PILOTS, one for 86 Stemmers Lane and another for 597 Rancocas Road, both warehouse projects. They are hoping that 597 Rancocas Road could be brought in and included in the redevelopment area as well.

The meeting was opened to the public for comment at 6:14 PM; no comment was made and the meeting was closed for public comment.

Wendy Gibson stated they would take this information and hopefully the Committee would make a decision and advise what they wanted to do.

There being no further comments nor business, the meeting was adjourned at 6:16 PM.

Marion Karp  
Municipal Clerk



**DRAFT**

**WESTAMPTON TOWNSHIP**

**2020 Closed Session Minutes**

**July 14, 2020**

Present: Mr. Eckart, Mr. DeSilva, Mayor Henley, Mr. Wisniewski, Solicitors Carol Berlen and Ruben Perez, Municipal Clerk Marion Karp, Administrator Wendy Gibson, Planner Barbara Fegley, Labor Attorney Mike Watson

Resolution 7-14-20 for closed/executive session to discuss attorney-client privilege matters, pending litigation and contracts. Motion to go into closed session made by Mr. Eckart; seconded by Mr. Wisniewski.

Discussed:

1. MRP Industrial Logistics Center Financial Agreement
2. Pending litigation – Woodmont vs. Westampton Township
3. Fair Share Housing Update
4. Contract Negotiations - IAFF

The meeting was re-opened to the public at 8:16 PM; motion made by Mr. Wisniewski; seconded by Mr. Eckart. The meeting was opened to the public for comment; no comment was made and the meeting was closed and adjourned.

Marion Karp  
Municipal Clerk

**WESTAMPTON TOWNSHIP POLICE DEPARTMENT**  
**710 RANCOCAS ROAD**  
**WESTAMPTON NJ 08060**  
**PHONE: (609) 267-3000 FAX: ( 866) 252-7006**  
**CHIEF STEPHEN ENT**

To: Westampton Township Committee  
From: Chief Stephen Ent  
Date: August 12, 2020  
Subject: Police Department Report from July 1, thru July 31, 2020.

**Training:**

K9 Inservice Training (2 Days) Ptl. Rowbottom

**Personnel:**

Ptl. Moran is on transitional duty due to maternity.

**Equipment:**

The "Traffic Sign" was deployed on several streets thru town to support traffic issues and also community events.

The portable "Speed Sign" was Holly Lane deployed in July. This sign is able to detect speeds 24/7 on the street that it's deployed on.

During the month of July the medicine drop box collected 48 pounds of medication.

**Activities:**

Lt. Ferguson attended Zoom calls with the Burlington County OEM on July 1, July 15, and 7/29 regarding Covid-19 practices.

On Monday July 6, 2020, Chief Ent participated in a Zoom call with BCIT and Special Services regarding the re-opening plan for the schools.

On Tuesday July 14, 2020, Chief Ent participated in a Zoom call with the Emergency Services Advisory Board to the Freeholders.

On Wednesday July 15, 2020, Chief Ent and Lt. Ferguson participated in a Zoom virtual forum with several Burlington County Chief's and the Burlington County Prosecutor regarding best law enforcement practices.

On Monday June 20, 2020, Chief Ent participated in a Zoom call with BCIT and Special Services regarding the re-opening plan for the schools.

On July 30, 2020, Chief Ent participated in a Zoom call with the Burlington County JIF regarding its quarterly safety meeting.

On July 30, 2020, Chief Ent participated in a Zoom call with the RCASA group regarding funds for the upcoming fiscal year.

Calls for service (Incidents) for July were 1399. Motor vehicle summonses in July were 140.

The detective division had 15 new cases that were opened in July and 13 were cleared or closed. Please refer to Dsg. Chieffalo's reports for further details.

Respectfully,



Chief Stephen Ent  
Westampton Twp Police Department  
(609)267-3000  
Email: ent@wtpd.us

# Westampton Township Police Department

710 Rancocas Road, Westampton, NJ 08060  
Phone (609)267-3000 Fax: (609) 261-7551

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## Detective Monthly Activity Report

New Cases: 15      Month:      July 2020

Homicide(s):	0	Motor Vehicle Burglary(s):	0
Aggravated Assault(s):	0	Fraud(s):	3
Sexual Assault(s):	0	Harassment / Threats(s):	0
Robbery(s):	0	Criminal Mischief(s):	2
Overdose(s):	0	Motor Vehicle Theft(s):	1
Burglary(s):	1	Unattended Death(s):	0
Larceny(s):	7	DNA Submission(s):	0
Non- Fatal Overdose	1		

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Cases Cleared / Closed:	13	Megan's Law Notifications:	0
A.B.C. Investigations:	0	Megan's Law Registrations / Verifications	0
Firearms Background Checks:	15	Other Background Checks: (Military / Fire / DVRT / Etc.)	12
Arrests (Field Reporting):	Adult: 5	Juvenile: 0	
CDR's Generated:	Adult: 5	Juvenile: 0	

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### Training:

DSG. Chieffalo, Det. Redfield and Det. Nagle completed mandatory yearly In-Service Training.

### Criminal Complaints / Arrests:

7/3/2020 - As a result of an investigation conducted by Det. Redfield with the assistance of Ptl. Morrotto and Ptl. Lloyd, Steven T. Maione, 35 of Hamilton was identified, charged and arrested. Maione was arrested and charged on 7/6/2020 with five counts of burglary and incarcerated in the Burlington County Jail. The burglaries occurred at Cutest Little Hair House, Lets Tie the Knot, Westampton Dental, Holly Chiropractic and Westampton Medical Associates on Burlington Mt. Holly Road.

7/9/2020 - Det. Redfield processed, Christopher Mell, 39 of Westampton on shoplifting charges related to an incident which occurred at the Kohl's Department Store in December 2019. The charges are a result of an investigation conducted by Det. Redfield in January 2020.

# Westampton Township Police Department

710 Rancocas Road, Westampton, NJ 08060

Phone (609)267-3000 Fax: (609) 261-7551

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7/20/2020 - Det. Nagle arrested Nakia Hawes, 30 of Mt. Holly at the Comfort Inn located at 2024 Burlington Mt. Holly Road in Westampton on two outstanding warrants out of Mt. Holly and Burlington Township. Hawes was released on her own recognizance with new court dates for each.

7/23/2020 - As a result of an investigation conducted by DSG. Chieffalo and Det. Nagle, Johnny S. Bobbitt, 37 of Westampton was identified and charged with theft by unlawful taking, related to an incident involving a theft of a suitcase containing medical testing equipment and a laptop computer taken from the bus stop area by Academy Bus located on Western Drive. During the investigation, Bobbitt was identified through surveillance footage from Academy Bus and the Red Carpet Inn. Det. Nagle recovered the suitcase containing the medical testing machine without the laptop, behind the Red Carpet Inn and returned it to the owner. Bobbitt was transported and committed to the Burlington County Jail.

7/27/2020 - As a result of an investigation conducted by Det. Nagle, Janet A. Locke, 33 of Burlington was identified and charged with shoplifting, related to an incident that occurred on 7/16/2020 at the Home Home Depot located at 2703 Burlington Mt. Holly Road. This case is pending the processing of Locke.

7/28/2020 - Det. Redfield arrested Stanley S. Buchanan, 33 of Westampton at the Red Carpet Inn located at 10 Western Drive on an outstanding warrant out of Mt. Holly. Buchanan was released on his own recognizance with new court date.

## Other:

The Criminal Intelligence Unit are continuing to investigate an incident of shots fired that occurred on 6/4/2020 in the 200 block of South Hill Drive. Investigation at the scene located 9 bullet holes to the rear of a residence. At the time of the shooting several of the residents were home but there were no injuries reported. The Westampton Township detectives, along with detectives from the Burlington County Prosecutors Office are continuing to investigate this incident.

7/1 and 7/2/2020 - Lt. Ferguson, DSG. Chieffalo and Det. Polite finished conducting interviews for the position of detective in the Criminal Intelligence Unit. The chosen candidate at the completion of the process was Ptl. Matthew Nagle.

7/1/2020 - DSG. Chieffalo, Det. Polite and Ptl. Rowbottom assisted the High Tech Crime Unit of the Burlington County Prosecutors Office with the execution of a search warrant at a residence on Fieldcrest Drive related a case involving child pornography. As a result of the search warrant, Myles Doyle, 33 of Westampton was arrested and charged with three counts of Endangering the Welfare of a Child, and Possessing and Distributing Child Pornography.

7/13/2020 - Det. Nagle started in the Criminal Intelligence Unit with his official appointment date to the position of Detective as 9/1/2020 to replace Det. Polite who is retiring.

The Criminal Intelligence Unit are conducting background investigations for several police applicants.

# Westampton Township Police Department

710 Rancocas Road, Westampton, NJ 08060  
Phone (609)267-3000 Fax: (609) 261-7551

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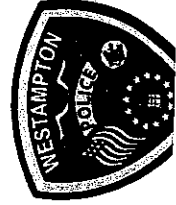
Project Medicine Drop Report: During the month of July, 48 pounds of medication was collected. In addition, on 7/21/2020, a destruction of medication was completed. There was a total of 300 pounds of medication destroyed. The 300 pounds of medication was collected since the last destruction which took place in 7/19.

Signature: DSG. Linda M. Chubb #2737

Date: 8/5/2020

## Westampton Township Police Department Year 2020

	January	February	March	April	May	June	July	August	September	October	November	December	Year End Total
Arson	0	1	0	0	0	0	0						
Traffic Summons	360	382	181	24	33	98	140						
Motor Vehicle Accidents	37	31	24	10	18	15	22						
Assaults	13	2	3	1	5	2	3						
Domestics	16	11	13	13	10	16	21						
Rapes	1	2	0	0	0	1	1						
Homicides	0	0	0	0	0	0	0						
Larceny	10	4	8	9	4	5	13						
Motor Vehicle Thefts	0	0	1	0	0	1	2						
Burglaries	2	5	1	11	2	6	1						
Adult Arrests	62	50	22	5	5	14	21						
Juvenile Arrests	0	1	1	0	0	0	0						
Robberies	1	0	0	0	0	0	0						
Overdoses	1	1	1	4	1	2	1						
Incidents	1581	1572	1478	962	1113	1411							







# Westampton Township Police Department Vehicle Mileage Report: June 1, 2020

Veh#	Tag	VIN	Year	Make	Model	Unit	End	Start	Patrol	Unmarked
01	177728MG	1FM5K8AR3FGC68693	2015	Ford	Interceptor	Patrol	46,067	44,883	1,184	
02	177729MG	1FM5K8AR1FGC68692	2015	Ford	Interceptor	Patrol	78,437	77,300	1,137	
03	32491MG	1GNSKFEC9KR364870	2019	Chevy	Tahoe	Patrol	10,080	9,296	784	
04	17730MG	1FM5K8ARXFGC68691	2015	Ford	Interceptor	Patrol	74,292	73,595	697	
05	17787MG	2C3CDXAT0EH367488	2014	Dodge	Charger	Patrol	65,238	63,608	1,630	
06	26225MG	1FM5K8AR8JGB34934	2018	Ford	Interceptor	Patrol	41,033	39,775	1258	
07	30583MG	2C3CDXKT2KH518101	2019	Dodge	Charger	Patrol	19,534	17,967	1567	
08	32490MG	1GNSKFEC0KR361713	2019	Chevy	Tahoe	Patrol	9,571	7,800	1771	
09	MG91778	1FMJU1G56CEF52248	2012	Ford	Expedition	Patrol	124,652	124,234	418	
10	MG91777	2C3CDXKTKH514975	2019	Dodge	Charger	Patrol	19,943	18,988	955	
2708	MG71977	2FAHP71W66X134683	2006	Ford	Crown Vic	SRO	125,754	125,728	26	
	MG93120	2C3CDXAG9CH264702	2012	Dodge	Charger	Backup	110,021	109,924	97	
Admin	PUL31Z	1GNSK3EC4FR594255	2015	Chevy	Tahoe	Chief Ent	41,405	40,942		463
Admin	D19AYE	1FMEU72E26UB62754	2006	Ford	Explorer	Lt. Ferguson	127,497	127,248		249
Admin	D88EAD	2FAFP73V38X152301	2008	Chevy	Crown Vic	Lt. Bialous	70,285	69,956		329
DB1	RGK30E	2B3KA4ET99H642133	2009	Dodge	Charger	Det. Nagle	135,786	135,205		581
DB2	MG33119	2C3CDXAG0CH264703	2012	Dodge	Charger	Det. Redfield	117,141	116,694		447
DB3	K97GFX	JTHBK1EG7A2383731	2010	Lexus	ES350	Dsg. Chieffalo	73,359	72,965		394
DB4	GJU74F	2G1WF55E6Y9376044	2000	Chevy	Impala	Undercover	108,097	108,097		0
									Patrol	11524
									Unmarked	
									<b>Total Mileage</b>	<b>13987</b>



Prepared by: Chief Ent

Date: 8/1/2020

July 08, 2020

Chief Stephen Ent  
Westampton Township Police Department  
710 Rancocas Road  
Westampton, NJ 08060

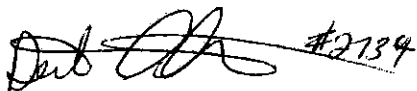
Dear Chief Ent,

I truly thought that this day would never come but I am so proud be able to say that I have been part of the Westampton Police Department. This letter is my official retirement letter informing you that I will be retiring from my position as a detective in the Westampton Township Criminal Investigations Unit effective September 1, 2020 due to reaching the mandatory retirement age for the Police and Fire Pension System on August 22<sup>nd</sup>, 2020.

It has been an amazing life journey here at the Westampton Township Police Department. Since the start of my municipal police career in 2001, the inception of a patrol officer as an IT Officer and ultimately my assignment to the Criminal Investigations Unit, I am proud to have had the opportunity to be part of such a dynamic and progressive police department which prides itself on honor and integrity. I will always look back fondly on my time here as I move on to the next phase of my life.

It has truly been an amazing journey. Sharing the ups and downs, the hard times and the good as a department/family and to finally to reach this momentous milestone in my life. I thank you all.

Sincerely,



Detective Thomas Polite #2734



August 13, 2020

To: Mayor & Committee

From: Parker Smith, Director of Public Works

Subject: July Department Report

### Roads

Brush collection for the month yielded 728 cubic yards while pothole repair required 4 tons of cold patch. Crews rebuild a deteriorated storm drain on Lancaster court and repaired a fence at the Spring Meadows Park. Playground mulching has been completed for the season with a total utilized of 230 cubic yards. Vegetation management continues on an as needed basis.

### Facilities

Employees completed the Quarterly HVAC maintenance for the Municipal complex as well as replacing damaged ceiling tiles in the court office from last month's leak. Currently leaks have been problematic at the fire department. To date we have repaired vent and hvac leaks but during heavy rains leaks still appear without us being able to identify the source. We will continue to investigate until a resolution can be found.

### Equipment Repairs & Maintenance

In addition to minor repairs the following was completed-

Public Works:

#1- decommission unit for replacement

#12- pto replacement

#13- deck issue, belt and pm

#15 weedwacker- carburetor

#16- starter issue

#43- new ignition switch

#45- 250hr service

#47- starting issue, broom replacement and prep for service

#51 vac- fuel injection issue

#53 trailer- tail light replacement

#56- dead battery

#58- def injection issue

#65- hub seal replacement

Dump trailers- tarp repairs, tire repairs and battery replacement

Landscape trailers- tire repairs

Leaf Blower- carburetor

Chainsaws- pm

96" Toro- convert to rear discharge and change blades

Police:

#10 – new inverter

#9 – flat repair

#7 & 10 – rear security install

Fire:

Pole saw carburetor repair

Recreation:

John Deere mower – replace blades

Miscellaneous

Employees assisted the Tax Department with preparing bills for the Postal Service. Assistance and tables were provided to the school district for setup and breakdown of the primary election.

Training

No training this month due to social distancing

Personnel

The Department is still operating at a loss with one employee out with a work man comp injury.

Respectfully Submitted

Parker C. Smith III  
Director of Public Works  
Township of Westampton



*For God and Country*

**WESTAMPTON MEMORIAL  
AMERICAN LEGION POST 509**

*Post Office Box 123  
Mount Holly, NJ 08060*



**MEMORANDUM FOR RECORD: July 22, 2020**

**Subject: Report of Community Activities, July 1, 2019 thru June 30, 2020  
To: Township Committee, Westampton, New Jersey**

**It is with great pleasure that we again submit an annual report of Community Activities to the Township Committee.**

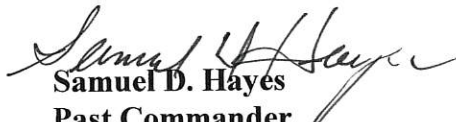
**This year Post 509 actives and programs was suspended in March due to the corona virus pandemic. Our last regular meeting was February 15th but we were able to complete the judging of our school programs.**

- **On October 7, 2019 the Post sponsored our annual fish fry as a fund raiser.**
- **On November 11, 2019 the Post held a successful Veteran's Day breakfast at our Post home. Later in the day the Post members participated in a number of Veteran's Day activities in the County.**
- **During the winter season, the Post sponsored a children's indoor soccer team with the Westampton Recreation Department.**
- **Post election in April 2020 was suspended until our next meeting. All officers will remain in place.**
- **Prior to Memorial Day, members of the Post marked each veterans grave with new flags at the Rancocas Quaker Burial Grounds on Centerton Road and at Timbuctoo Cemetery on Church Street.**
- **Memorial Day Ceremonies and actives was suspended until 2021.**
- **The ROTC Scholastic Awards program at Rancocas Valley High School was suspended until 2021.**
- **Within the Westampton School System, we again sponsored a Coloring Contest, and Safety Essay Contest. Monetary awards and certificates were mailed to the winning students.**

**In the coloring contest, we received fifty-four entries from the 4<sup>th</sup> and 5<sup>th</sup> grades at the Westampton Intermediate School. First place winner went to Judah Ludwig-Ryan 5<sup>th</sup> grade, second place to Marley Chilton unknown grade and third place to Maurice Barber 4<sup>th</sup> grade.**
- **In the safety essay contest we received seventy-three entries from the Westampton Middle School 6<sup>th</sup> grade. First place went to Aria Knight who also placed 1<sup>st</sup> in county, second place to Kayla Darrah, third to Cassie Westhead and fourth to Marcos Paulino.**
- **There were no safety poster contest entries received from the Special Services School this year and no Educator of the year, Law Enforcement or Firefighter/EMT entries received this year.**

- **Commander Miller participated in Westampton Middle School virtual graduation via video. The Distinguished Achievement Award was awarded to Devon Young. The certificate and monetary gift was mailed to the student.**
- **Past Post Commander Lorenzo North was reelected as County American Legion Commander for the 2020-2021 year.**
- **Post 509 sponsorship of boys to New Jersey Boys State at Rider College in June was cancelled until 2021.**
- **Our Post is still open to all veteran and community organizations as a meeting place. Our House Committee awaits their pleasure. Unit 509 Ladies Auxiliary and Westampton AMVETS Post 79 meet here monthly. The National Order of Trench Rats also meet at our Post home.**
- **Finally, for the past six years Post 509 has the second largest membership out of sixteen Post in the County.**
- **We are pleased and proud to have our own home. We are recognized not only in Burlington County but throughout the state of New Jersey.**
- **E-Mail: alpost509@msn.com.**

**A copy of our new insurance papers is attached to this report for your perusal.  
Enclosed is our lease check to the Township for \$1.00.**

  
**Samuel D. Hayes**  
**Past Commander**  
**609-261-0163**

**Sincerely,**  
  
**Michelle E. Miller**  
**Commander**

TOWNSHIP OF WESTAMPTON

AN ORDINANCE OF THE TOWNSHIP OF WESTAMPTON  
TO AMEND CHAPTER 235 OF THE CODE OF WESTAMPTON,  
VEHICLES, RECREATIONAL

ORDINANCE NO. 5-2020

BE IT ORDAINED by the Township Committee of the Township of Westampton in the County of Burlington and the State of New Jersey as follows:

The Township Committee hereby amends Chapter 235, Vehicles, Recreational as follows:

**Section 1.**

Add the words: "Township-owned residential parking lot" to the following sentence. It shall read as follows:

§ 235-2. Parking Prohibited.

No person, firm or corporation shall park a recreational vehicle upon any road, street, Township-owned residential parking lot or highway within the Township of Westampton.

**Section 2.**

All ordinances or part of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

**Section 3.**

This ordinance shall take effect upon final passage and publication according to law.



TOWNSHIP OF WESTAMPTON

AN ORDINANCE OF THE TOWNSHIP OF WESTAMPTON  
TO FIX THE SALARIES, WAGES AND COMPENSATION OF  
CERTAIN OFFICIALS AND EMPLOYEES  
OF THE TOWNSHIP OF WESTAMPTON  
FOR THE YEAR 2020

ORDINANCE NO. 6-2020

BE IT ORDAINED, by the Township Committee of the Township of Westampton, in the County of Burlington and State of New Jersey, as follows:

SECTION I.

The Township Committee hereby determines and fixes the yearly compensation and salaries of the certain full-time officials and employees of the Township of Westampton covered under a bargaining unit as follows:

<u>Classification</u>	<u>Minimum</u>	<u>Maximum</u>
Chief Financial Officer	\$46,977	\$91,872
Municipal Clerk	50,964	70,865
Deputy Municipal Clerk	34,673	55,412
Tax Collector	43,527	76,233
Deputy Tax Collector	34,673	55,412
Construction Official	46,818	75,171
Executive Secretary	37,024	61,127
Court Administrator	46,977	77,884
Deputy Court Administrator	34,673	56,912
Secretary Class I	34,673	55,412
Secretary Class II	33,255	52,945
Secretary Class III	30,091	48,998
Violations Clerk	33,255	52,945
Public Works Supervisor	53,278	83,517
Public Works Foreman	45,593	73,580
Public Works Lead Mechanic	45,593	73,580
PW Equipment Operator	43,639	71,019
Public Works Laborer	38,196	61,262
Public Works Mechanic	44,616	70,951

<u>Classification</u>	<u>Minimum</u>	<u>Maximum</u>
Zoning Officer	1,000	19,772
Deputy Zoning Officer	1,000	5,200
Computer Manager	1,000	1,104
Land Dev. Board Secretary	1,000	6,001

All employees employed by the Township before November 7, 2016 with more than 5 (five) years of service shall receive an amount of longevity in addition to their salary. Longevity shall be paid weekly in accordance with the following schedule:

After 5 years through 8 years of service	\$300 per year
Beginning of 9 years through 15 years of service	\$500 per year
Beginning of 16 years of service	\$800 per year

## SECTION II

The Township Committee hereby determines and fixes the compensation and salaries of the certain full-time and part-time officials and employees of the Township of Westampton not covered under any bargaining unit as follows:

Salaries paid yearly:

<u>Classification/Title</u>	<u>Minimum</u>	<u>Maximum</u>
Township Committee Member	\$500	\$4,200
Administrator/Manager	60,000	115,000
Public Works Director	35,000	88,000
Municipal Judge	10,000	40,152
Prosecutor	10,000	35,000
Public Defender	5,000	20,000
Tax Assessor	10,000	54,911
Fire Subcode Official	1,000	17,663
Electric Subcode Official	1,000	18,944
Plumbing Subcode Official	1,000	18,944
Building Subcode Official	5,061	5,570
Fire Official	1,000	30,000
Senior Fire Inspector	1,000	5,770
Part-Time Fire Inspector	1,000	2,500
Recreation Director	3,000	62,288

<u>Classification/Title</u>	<u>Minimum</u>	<u>Maximum</u>
Probationary EMT Only	\$30,000	\$41,624
ASCP Supervisor	18,000	32,885
Code Enforcement Officer/Vacant Properties	7,500	15,000
Emergency Mgmt. Coord.	3,000	5,000

Salaries paid hourly:

<u>Classification</u>	<u>Minimum</u>	<u>Maximum</u>
Fire Inspector	\$8.60	\$24.16
Per Diem EMT/Firefighter	\$10.00	\$20.00
Per Diem EMT	\$10.00	\$18.00
Summer help	8.60	20.00
Snow Removal Operator	8.60	35.00
Recreation Employees	8.60	30.00
Recreation Secretary	8.60	16.49
Crossing Guard	8.60	17.77
Typist	8.60	16.44
Court Records	8.60	17.50
Part-Time Public Works	8.60	35.00
Part-Time Violations Clerk	10.00	16.05

### SECTION III

The Township Committee hereby declares that all Ordinances and parts of Ordinances inconsistent with this ordinance are hereby repealed to the extent of said inconsistency.

TOWNSHIP OF WESTAMPTON

AN ORDINANCE OF THE TOWNSHIP OF WESTAMPTON  
TO FIX THE SALARIES, WAGES AND COMPENSATION OF  
CERTAIN POLICE OFFICERS OF THE TOWNSHIP  
OF WESTAMPTON FOR THE YEAR 2020

ORDINANCE NO. 7-2020

BE IT ORDAINED by the Township Committee of the Township of Westampton, in the county of Burlington and State of New Jersey as follows:

SECTION 1

The Township Committee hereby determines and fixes the compensation and salaries of the officials and employees of the Township of Westampton as follows:

PATROLMEN 2020

Step 1	\$42,307
Step 2	46,961
Step 3	51,615
Step 4	56,269
Step 5	60,923
Step 6	65,576
Step 7	70,230
Step 8	74,884
Step 9	79,538
Step 10	84,192
Step 11	88,846
Class II Officer	20.00/hr

All officers hired before June 26, 2019 with more than five (5) years of service shall receive an amount of longevity in addition to their salary. Longevity shall be paid weekly in accordance with the following schedule: (Longevity is included in the adjusted base pay compensation).

a. Conclusion of five years of employment	1%
b. Conclusion of ten years of employment	2%
c. Conclusion of fifteen years	3%
d. Conclusion of twenty years	4%

Holiday pay shall be added to the base salary for all officers.

Police Officers hired after June 26, 2019 shall not receive longevity benefits in addition to their salary.

Any employee appointed to the position of detective shall receive an annual bonus of \$3,500.00 in 2020 while serving in that position.

## SECTION II

The Township Committee hereby declares that all Ordinances and parts of Ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

TOWNSHIP OF WESTAMPTON

AN ORDINANCE OF THE TOWNSHIP OF WESTAMPTON  
TO FIX THE SALARIES OF POLICE SUPERVISORS OF THE  
TOWNSHIP OF WESTAMPTON  
FOR THE YEAR 2020

ORDINANCE NO. 8-2020

BE IT ORDAINED, by the Township Committee of the Township of Westampton, in the County of Burlington and State of New Jersey, as follows:

SECTION I

The Township Committee hereby determines and fixes the compensation and salaries of the following officials and employees of the Township of Westampton for the following years:

<u>Title / Classification</u>	<u>Compensation</u>
Chief of Police	\$142,535
Captain	\$130,476
Lieutenant	\$125,273
Sergeant Step 1	\$93,636
Sergeant Step 2	\$98,004
Sergeant Step 3	\$102,593
Sergeant Step 4	\$105,447

SECTION II

The Township Committee hereby declares that all Ordinances and parts of Ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

TOWNSHIP OF WESTAMPTON

AN ORDINANCE OF THE TOWNSHIP OF WESTAMPTON  
TO FIX THE SALARIES, WAGES AND COMPENSATION OF  
FULL-TIME FIREFIGHTERS/EMTS  
OF THE TOWNSHIP OF WESTAMPTON  
FOR THE YEAR 2020

ORDINANCE NO. 9-2020

BE IT ORDAINED by the Township Committee of the Township of Westampton, in the county of Burlington and State of New Jersey as follows:

SECTION I

The Township Committee hereby determines and fixes the compensation and salaries of the full-time employees of the Township of Westampton as follows:

Firefighters/EMTs

Probation	\$ 40,000
Step 1	43,550
Step 2	47,100
Step 3	50,650
Step 4	54,200
Step 5	57,750
Step 6	61,300
Step 7	64,850
Step 8	68,400
Step 9	71,950
Step 10	75,550
Step 11	79,050
Step 12	80,825

All Firefighters/EMT hired on or before July 1, 2015 with more than eight years of service shall receive an amount of longevity in addition to their salary. Longevity shall be paid weekly in accordance with the following schedule:

9 to 12 years of service	2%
13 to 16 years of service	3%
17 years and over of service	4%

SECTION II

Firefighter/EMT Supervision

Chief	\$ 125,000
Lieutenant	88,000

SECTION III

The Township Committee hereby declares that all Ordinances and parts of Ordinances inconsistent with this ordinance are hereby repealed to the extent of said inconsistency.



TOWNSHIP OF WESTAMPTON

AN ORDINANCE SUPPLEMENTING CHAPTER 250, "ZONING", OF THE  
TOWNSHIP CODE OF THE TOWNSHIP OF WESTAMPTON TO ADD  
R-9 RESIDENTIAL ZONE

ORDINANCE NO. 10-2020

Section 1

Add Section 250-14.3 R9 Residential Zone to read as follows:

250-14.3 R-9 Residential Zone

The purpose of the R-9 Residential Zone is to provide for the construction of a residential development consisting of a total of 498 dwelling units that is intended to assist the Township of Westampton in satisfying a portion of its fair share housing obligation. The development shall consist of a combination of attached townhouses and rental apartments, with 15 percent of the units (*i.e.*, 75 family rental non-age restricted apartments) set aside for low- and/or moderate-income family households. The R-9 Residential Zone shall encompass Block 204, Lot 2, which is currently located within the OR-2 Office-Research 2 Zone and which hereafter shall be referred to as the "tract." The following regulations shall apply in the R-9 Zone:

- A. Definitions. The following terms shall apply to the R-9 Residential Zone:

**BUILDING HEIGHT**

The vertical distance from the average elevation of the finished grade along the exterior of the building to the highest point of a flat roof, to the decline of a mansard roof, and to the average distance between the ridge and eaves for a gable hip or gambrel roof.

**COAH**

The New Jersey State Council on Affordable Housing.

**TOWNHOUSE**

A one-family dwelling with ground-floor out-side access, attached to two or more one-family dwellings by common vertical walls without openings.

**APARTMENT/MULTIFAMILY DWELLING/FLAT**

One or more two, or three story multi-family structures including related off-street parking, open space and recreation facilities. A building containing three or more dwelling units, including units that are located one over another.

## **OPEN SPACE**

As defined in the Municipal Land Use Law, including all green areas (including any environmentally constrained areas) and recreation areas (including impervious improvements thereon) and conservation areas based on the gross tract area prior to any dedications.

## **RECREATIONAL FACILITIES**

May include items such as but not limited to a clubhouse(s) and other building(s) for recreational uses, bike path(s), walking path(s), tennis court(s), bocce court(s), swimming pool(s) and similar recreational improvements and related parking.

## **SIGN, DEVELOPMENT IDENTIFICATION**

A one-sided or two-sided sign located at an entrance from a public street to a development within the R-9 Zone, the purpose of which is to provide the name and address of the development.

### **B. Permitted principal uses:**

1. Attached, market-rate townhouses shall comprise 223 dwelling units within the R-9 Zone.
2. Attached, multi-family rental non-age restricted apartments shall comprise 275 dwelling units in the R-9 Zone. A maximum of 36 dwelling units shall be included within a single building. 15 percent of the dwelling units (*i.e.*, 75) shall be set aside for low- and/or moderate-income households as per current COAH regulations (N.J.A.C. 5:93-1, et seq., or as otherwise approved by the court. The 15% set-aside requirement is applied against the total number of units to equal 75 units overall.

The Affordable Units shall be family rental units. The affordable units shall be integrated fully with the market-rate units and shall not be permitted in stand alone buildings. The affordable units shall be constructed and integrated with the market rate family rental units as recommended by COAH Regulations (N.J.A.C. 5:93-5.6(f)). Affordability requirements shall remain in effect for a minimum period of 30 years and until released by the municipality in accordance with UHAC.

The developer shall take all necessary steps to ensure the Affordable Units provided for under the Agreement are creditworthy under COAH and UHAC regulations and all other applicable laws. Specifically, the developer agrees that all Affordable Units shall comply with COAH's Regulations including, but not limited to those concerning (a) income qualification, (b) bedroom distribution, (c) low/moderate income split, (d) affirmative marketing and (e) handicap accessibility.

The income level for the Affordable Units within each bedroom distribution shall be as follows: (i) thirteen percent (13%) shall be available to very low income households (or a minimum of ten units) ; (ii) thirty seven percent (37%) shall be available to low income households; and (iii) fifty percent (50%) shall be available to moderate income households. The income levels of very low, low and moderate shall be as defined by applicable COAH and UHAC regulations. None of the affordable units shall be age-restricted.

C. Permitted accessory uses and structures:

1. Recreational facilities.
2. Off-street parking facilities.
3. Utility and service structures, including, but not limited to, trash enclosure(s) generator(s), transformers, and maintenance shed(s).
4. Storm water management structures and areas.
5. Development identification, traffic and directional signs.
6. Fences, retaining walls and wall enclosures.
7. Accessory uses and structures customarily incidental and subordinate to the principal permitted uses, including management and leasing offices.
8. Trash/recycling enclosures.
9. Pump houses which are used for maintenance and operation of sanitary sewer utilities serving the development.
10. Satellite dish antenna.

D. Conditional uses permitted: none.

E. Tract requirements.

1. Number of units: The maximum number of residential dwelling units shall be 498.
2. Maximum density: 6.8 dwelling units per acre based upon gross tract area (prior to ROW dedication and including all environmentally constrained land).
3. Buffers:
  - a. Buffer strips shall be provided along all tract property lines as set forth in this subsection, except where a watercourse and related regulatory buffer comprise

the property boundary line. However, streets and driveways providing access to any development in the R-9 Zone may traverse a buffer strip. A pipeline or other utility easement and stormwater management structures may be located within a required buffer area together with any sidewalks and necessary monument signs.

- b. Minimum buffer to all tract property lines at the time of application: 45 feet.
  - c. A portion of the required buffer (described in (1) to (3) below) shall be comprised of a six-foot-high visual barrier, at the time of planting, of evergreen plantings set in a double row, staggered and spaced to accomplish this purpose. At the developer's option, landscaped areas may be planted with a mixture of evergreen and deciduous plantings designed to accomplish this goal.
    - (1) The buffer plantings from the apartments to the single family residences to the west of the property shall be a minimum width of 25 feet.
    - (2) The buffer plantings along the property frontage along Springside Road shall be a minimum width of 15 feet.
    - (3) The buffer plantings in the northeast corner of the property adjacent to the townhouses and parking areas shall be a minimum width of 25 feet.
4. Open space: A total of 20% of the tract shall be reserved for a combination of open space and recreational facilities. Wetland areas, wetland transition areas, flood plains, riparian buffers, detention basins, and required buffers may be considered open space for the purposes of this requirement.
5. Recreational facilities. The following recreational facilities may be provided for the use of residents of dwellings within the R-9 Zone: a clubhouse, an outdoor swimming pool, a public park, a playground, a tot lot, decorative and safety fencing, and related parking.
6. Development identification signs:
- a. The sign regulations in Section 250-25 of this chapter shall not apply to development identification signs within the R-9 Zone.
  - b. Either a two (2) single-sided or a single two-sided development identification sign(s) shall be permitted at each entrance from a public street to a development within the R-9 Zone.
  - c. The maximum area of a development identification sign shall not exceed 60 square feet on the face of the sign, which shall include all lettering, wording, coloring and accompanying designs and symbols, together with background, but excluding any associated decorative elements or supporting framework, such as landscaping, berming, fencing, stone or masonry columns or walls, or

any combination of the above or other ornamentation or materials, provided that any sign and associated decorative elements shall not exceed 6 feet in height from ground level.

- d. The minimum setback of a development identification sign from a public street shall be 10 feet from the street right-of-way.
- e. A development identification sign may be located a minimum of 10 feet from a private road or driveway providing access to a development within the R-9 Zone, or it may be located on a boulevard or other island or median, and shall be located a minimum of 10 feet from the projected intersection of the curblines of cross streets. All signs, including those within public street rights-of-way, shall be maintained by a homeowners' association or the multi-family apartment building owner.

F. Area, yard and building requirements:

1. Overall tract requirements.

- a. Minim lot area: 70 acres.
- b. Minimum lot width: 2,000 feet.
- c. Minimum lot frontage: 2,000 feet.
- d. Minimum lot depth: 800 feet.
- e. Maximum building coverage: 15 percent.
- f. Maximum impervious coverage: 40 percent.
- g. Minimum tot lot and passive recreational area: 2 acre.
- h. Maximum building height: 4 stories.
- i. Maximum building height: 48 feet.
- j. Maximum fence height within the buffer: 6 feet.

2. Fee simple lot bulk requirements.

- a. Minimum lot area: 1,600 square feet.
- b. Minimum lot width: 20 feet.

- c. Minimum lot frontage: 20 feet.
  - d. Minimum lot depth: 80 feet.
  - e. Maximum building coverage: 60 percent.
  - f. Maximum impervious coverage: 85 percent.
3. Fee simple lot – principal building requirements.
- a. Minimum front yard setback: 18 feet.
  - b. Minimum rear yard setback: 10 feet, excluding patios and decks.
  - c. Minimum side yard setback: 0 feet.
  - d. Maximum building height: 3 stories.
  - e. Maximum building height: 40 feet.
4. Accessory buildings and structures.
- a. Maximum building height: 1 story.
  - b. Maximum building height for one story building (*i.e.*, clubhouse): 30 feet.
5. Minimum building distance requirements.
- a. Side wall to side wall: 35 feet.
  - b. Side wall to front or rear wall: 30 feet. (Excludes the Maintenance Building and Clubhouse Building).
  - c. Front wall to rear wall: 80 feet.
  - d. Front wall to front wall: 80 feet.
  - e. Rear wall to rear wall: 40 feet.
  - f. Distance between principal building and access driveway or internal driveway curblines: 10 feet.
  - g. Distance between principal building and parking area curblines: 10 feet.



- g. Clubhouse: 1 parking stall required for each 200 square feet of gross floor area.
- h. Total number of parking stalls required for clubhouse: 15 parking stalls.
- 3. Tot lot and passive recreational area: 4 parking stalls required per acre for a total of 8 parking stalls.
- 4. Parking area requirements.
  - a. Minimum size of parking stall: 9 feet x 18 feet
  - b. Minimum drive aisle width: 24 feet.
  - c. Minimum landscape island size: 200 square feet at the end of a row.
  - d. Minimum amount of landscaped islands in parking areas: 1 island per 10 parking stalls.
  - e. Parking is permissible in front, rear, and side yards.

H. Site plan standards and review.

- 1. The standards set forth in Chapter 196 of the Code of Ordinances of the Township of Westampton shall apply to all development within the R-9 Zone, except for the following subsections or as clarified below: (Added
  - a. Section 196-7(H), providing Noise Abatement or Noise Study.
  - b. Section 196-8A, parking and loading.
  - c. Section 196-8(B) 3(c) 1, canopy and understory tree list except that native landscape material be utilized to the maximum extent possible.
  - d. Section 196-8B(5), fencing around parking lots in residential zones.
  - e. Section 196-9(A)8, providing all roads, driveways, water courses and existing buildings within 200 feet of tract shall be provided but may be based on aerial imagery.

I. Design standards and improvements.

- 1. All of the following improvements, including but not limited to streets, curbs and/or gutters, pavement, street grades, sidewalks, street signs, water mains, sanitary sewers and storm sewers and any other improvements subject to the requirements



of the New Jersey Residential Site Improvement Standards, shall be in accordance with said New Jersey Residential Site Improvement Standards, as amended.

2. For all other improvements not controlled by the New Jersey Residential Site Improvement Standards, as amended, the standards set forth in Chapter 215 of the Code of Ordinances of the Township of Westampton shall apply, except for the following subsections:
  - a. Section 215-7F shall be modified to provide for a ten-year period of vesting.
  - b. Section 215-9B shall be modified to require documents in conformance with Burlington County filing requirements, as amended.
  - c. Section 215-14A(7), topsoil protection except that soil erosion and sediment control measures as required by the Burlington County Soil Conservation District shall be followed.
  - d. Section 215-19A(14)(a)[2], manholes.
  - e. Section 215-19A(15), drainage and drainage improvements.
3. Building Design Standards: The design of the multi-family buildings shall be residential not institutional and conform to the following:
  - a. The exterior of all apartment buildings in the development shall be of consistent or compatible size, scale and appearance so as to not differentiate buildings with or without affordable housing units.
  - b. Floor plans shall be provided for each of the buildings. Architectural design shall be consistent with architect's project elevation provided.
  - b. Buildings shall include breaks in the facades with the use of different colors or materials to break up building lengths.
  - c. Rooflines shall be pitched.
  - d. All HVAC and mechanical equipment shall be inconspicuously placed or adequately screened from view.
4. Additional standards:
  - a. Copies of any protective covenants or deed restrictions applying to the land being subdivided shall be submitted with the final application for approval.

- b. The homeowner or property owner shall pay an annual sewer fee to the sewer authority or agency having jurisdiction over the sanitary sewer collection system. The developer shall pay the sewer connection charge to the Willingboro Sewer Authority.
- c. Soil erosion and sediment control plans shall be submitted to the Burlington County Soil Conservation District for certification as part of the final application for each section of the development.
- d. Manholes shall be spaced in accordance with N.J.A.C. 7:14A-23.8.
- e. Drainage and ditch swales shall be stabilized in accordance with the Soil Conservation District standards.
- f. Preliminary subdivision submissions shall include all engineering information that is necessary and normally required to produce a complete set of properly engineered construction plans of the proposed improvements.
- g. All of the improvements required by Chapters 196 and 215 of the Township Code not otherwise amended by this R-9 District shall be subject to inspection and approval by the Township Engineer, who shall be notified by the developer at least 24 hours prior to the start of construction. No underground installation shall be covered until inspected and approved.
- h. Trash enclosures shall be surrounded on three (3) sides by a solid wall or fence and the fourth side shall be enclosed by gates and/or otherwise screened.
- i. Lighting standards:
  - i. Minimum average foot candles for walkways and parking areas: 0.5.
  - ii. Maximum foot candles at property line: 0.2.
  - iii. Minimum foot candles at intersections of roadways: 1.
  - iv. Maximum mounting height: 25 feet.
  - v. House shields shall be provided for perimeter lighting.
  - vi. Light fixtures shall be LED and Dark Sky compliant.

J. General performance standards.

- 1. Swimming pools, if any, shall be constructed in conformance with all applicable construction and building codes.

2. Restrictions on similarity of design. With regard to attached housing units, the developer shall, to the extent feasible, alter the exterior of the buildings or structures in order to provide variation in appearance (accent elements, color, material or design), except where the similarity in appearance is an element of the design. The front facade of any attached housing dwelling unit shall not continue on the same plane for a distance of more than the width of two connected dwelling units and all offsets between front facades shall be at least two feet in depth. If garages are to be provided, they shall be an integral part of the structure and design scheme.
3. The Township shall abide by COAH's regulation against cost generative measures as set forth in N.J.A.C. 5:93-10.1(b).

K. Affordable housing requirements.

1. Low- and moderate-income housing units within developments in the R-9 Zone shall comply with applicable sections of the Township's Affordable Housing Ordinance.
2. Inclusionary development set-aside. A total of 75 affordable attached, family rental dwelling units in a development in the R-9 Zone shall be set aside for low- and/or moderate-income rental households in accordance with the provisions of this section. The inclusionary development set-aside is 15% against any development that occurs under this Ordinance.
3. All affordable units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., or any successor regulation, with the exception that (13%) of the affordable units shall be required to be at 30% of the median income (very low income) requirement of the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301, et seq., and in compliance with all other applicable laws.
4. At least ten (10) of the affordable units developed must be very low income units. (Note: Also required in FSHC Preliminary Draft Compliance Documentation Review Comments)
5. At least half of all affordable units within each bedroom distribution shall be low-income units, which shall at least 13% of all restricted rental units within each bedroom distribution as very low-income units (affordable to a household earning 30% or less of median income).
6. The Affordable Units shall be family rental units constructed within the family rental portion of the overall development. The Affordable Units shall be constructed and integrated with the market rate family rental units as recommended by COAH Regulations (N.J.A.C. 5:93-5.6(f)). To provide such integration, the following requirements shall apply: (i) one (1) building within the family rental portion of the overall development may be configured such that no less than 8

units or forty percent (40%) of the total units within that building shall be designated as Affordable Units; (ii) for all remaining buildings within the family rental portion of the overall development, all buildings shall be configured such that no less than ten percent (10%) and no more than forty percent (40%) of the total units within a given building shall be designated as Affordable Units. Affordability requirements shall remain in effect for a minimum period of 30 years and until released by the municipality in accordance with UHAC.

7. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and 311b and all other applicable law.

8. Phasing plan: Phasing for the construction of residential dwelling units in the R-9 Zone may be phased in any matter to be determined by the developer, subject to the phasing schedule established by N.J.A.C. 5:93-5.6(d).

L. Relationship to other sections of the combined land use ordinance: The regulations of the R-9 Zone are intended to guide the orderly development of this zone district in accordance with the parameters of the February 18, 2020 Settlement Agreement between the Diocese of Trenton and the Township of Westampton. Where there is a conflict between the R-9 Zone regulations and any other regulations of the Westampton Township Site Plan Review Ordinance, Land Subdivision Ordinance or Zoning Ordinance, the regulations contained in this section for the R-9 Zone shall apply unless otherwise specified in the regulations of the R-9 Zone.

## Section 2

All ordinances or part of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

## Section 3

This ordinance shall take effect upon final passage and publication according to law.

**TOWNSHIP OF WESTAMPTON  
BURLINGTON COUNTY, NEW JERSEY**

**ORDINANCE NO. 11-2020**

**AN ORDINANCE REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 250, ARTICLE VIII OF THE "CODE OF THE TOWNSHIP OF WESTAMPTON" REGARDING AFFORDABLE HOUSING DEVELOPMENT FEES, TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) AND TO COMPLY WITH THE TOWNSHIP'S THIRD ROUND AFFORDABLE HOUSING OBLIGATIONS**

**WHEREAS**, the Westampton Land Development Board adopted a 2020 Housing Element and Fair Share Plan, which plan was subsequently endorsed by the Township Committee of the Township of Westampton; and

**WHEREAS**, this ordinance is intended to implement and incorporate the adopted and endorsed Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1 *et seq.*, as amended and supplemented, N.J.A.C. 5:80-26.1 *et seq.* as amended and supplemented, and the New Jersey Fair Housing Act of 1985;

**NOW THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Westampton, in Burlington County, New Jersey, as follows:

**Section 1. Chapter 250, Article VIII repealed and replaced.** Chapter 250, "Zoning" in the "Code of the Township of Westampton" ("Code"), Article VIII (Low- and Moderate-Income Housing Fees), is hereby repealed and replaced in its entirety with the following new ordinance chapters:

**§250-29. Mandatory development fees.**

A. Purpose.

- (1) Pursuant to N.J.S.A. 40:48-1, the power to adopt public ordinances for public health, safety and welfare of the Township of Westampton is conterminous with the power of the legislature; and in Holmdel Builder's Association v. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27d-301 *et seq.*, and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
- (2) Pursuant to P.L. 2008, c. 46, § 8 (N.J.S.A. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 40:55D-8.7),

COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from nonresidential development.

- (3) In Re: Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), also known as the Mount Laurel IV decision, the Supreme Court remanded COAH's duties to the Superior Court. As a result, affordable housing development fee collections and expenditures from the municipal affordable housing trust funds to implement municipal Third Round Fair Share Plans through July 1, 2025 are under the Court's jurisdiction and are subject to approval by the Court.
- (4) This section establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance with P.L. 2008, c. 46, §§ 8 and 32 through 38. Fees collected pursuant to this article shall be used for the sole purpose of providing low- and moderate-income housing. This section shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. § 5:93-8, as such rules and to the extent such rules are deemed applicable to the Township of Westampton by a court of competent jurisdiction.
- (5) Notwithstanding the adoption of the provisions contained herein, the within Code provisions shall not be construed as a waiver by Westampton Township of any right it possesses to pursue claims set forth in a certain Superior Court, Law Division complaint that challenges the validity of New Jersey P.L. 2008, c. 46, which contains the changes to the New Jersey Fair Housing Act that this section is intended to implement.

B. Basic requirements.

- (1) This section shall become effective at such time that the Superior Court approves the Township's development fee ordinance in accordance with N.J.A.C. 5:93-8.

C. Definitions. The following terms, as used in this article, shall have the following meanings:

**AFFORDABLE HOUSING DEVELOPMENT**

A development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a one-hundred percent affordable development.

COAH or *THE COUNCIL*

The New Jersey Council on Affordable Housing established under the Fair Housing Act which previously had primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the state. Pursuant to the opinion and order of the New Jersey Supreme Court dated March 10, 2015, in the matter of "In re Adoption of N.J.A.C. 5:96 and 5:97 by N.J. Council on Affordable Housing (M-392-14) 067126," any reference to COAH or the Council shall be understood to refer to the Superior Court of New Jersey, Law Division-Morris County.

#### DEVELOPMENT FEES

Funds paid by a *developer* for the improvement of property as permitted in *N.J.A.C. 5:93-8.3*.

#### DEVELOPER

Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

#### EQUALIZED ASSESSED VALUE

The assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with §§ 1, 5, and 6 of P.L. 1973, c. 123 (N.J.S.A. 54:1-35a through 54:1-35c).

#### GREEN BUILDING STRATEGIES

Those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

### **D. Residential development fees.**

#### (1) Imposed fees.

- (a) Within all zone districts of the Township of Westampton, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted.
- (b) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers shall be required to pay a development fee of 6% of the equalized assessed value for each additional unit

that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

(2) Eligible exactions, ineligible exactions and exemptions for residential development.

- (a) Affordable housing developments shall be exempt from development fees. All other forms of new construction shall be subject to development fees unless exempted below.
- (b) Developers of low- and moderate-income units shall be exempt from paying development fees.
- (c) Developments that have received preliminary or final approval prior to the effective date of the Township's amended development fee ordinance shall be subject to the law in effect at the time of such approval, unless the developer seeks a substantial change in the approval.
- (d) All single-family residential additions, renovations and accessory structures shall be exempt; however, all new residential dwelling units shall be subject to a development fee.
- (e) All multi-family additions, renovations and accessory structures not requiring site plan approval shall be exempt; however, all new residential dwelling units shall be subject to a development fee.
- (f) Homes replaced as a result of a natural disaster (such as fire or flood) shall be exempt from the payment of a development fee.

**E. Nonresidential development fees.**

(1) Imposed fees.

- (a) Within all zoning districts, nonresidential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new nonresidential construction on an unimproved lot or lots.
- (b) Nonresidential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for nonresidential purposes.



- (c) Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the preexisting land and improvement and the equalized assessed value of the newly improved structure, i.e., land and improvement at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero.
- (2) Eligible exactions, ineligible exactions and exemptions for nonresidential development.
- (a) The nonresidential portion of a mixed-use inclusionary or market-rate development shall be subject to the 2.5% development fee, unless otherwise exempted below.
  - (b) The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
  - (c) The 2.5% fee shall not apply to developers of any not-for-profit use; federal, state and municipal government uses; churches and other places of worship; and public schools.
  - (d) Nonresidential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to P.L. 2008, c. 46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" form. Any exemption claimed by a developer shall be substantiated by that developer.
  - (e) A developer of a nonresidential development exempted from the nonresidential development fee pursuant to P.L. 2008, c. 46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the nonresidential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the nonresidential development, whichever is later.
  - (f) If a property which was exempted from the collection of a nonresidential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by the Township as a lien against the real property of the owner.

#### **F. Collection of fees.**

- (1) Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the Construction Official responsible for the issuance of a building permit.
- (2) For nonresidential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption," to be completed as per the instructions provided. The Developer of a nonresidential development shall complete Form N-RDF as per the instructions provided. The Construction Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- (3) The Construction Official responsible for the issuance of a building permit shall notify the local Tax Assessor of the issuance of the first building permit for a development which is subject to a development fee.
- (4) Within 90 days of receipt of that notice, the Municipal Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- (5) The Construction Official responsible for the issuance of a final certificate of occupancy notifies the local Assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- (6) Within 10 business days of a request for the scheduling of a final inspection, the Municipal Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- (7) Should the Township fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b of § 37 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.6).
- (8) Fifty percent (50%) of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the building permit and that determined at issuance of the certificate of occupancy.
- (9) Appeal of development fees.
  - (a) A developer may challenge residential development fees imposed by filing a challenge with the Burlington County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest-bearing escrow account by the Township. Appeals from a determination of the Board may be

made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

- (b) A developer may challenge nonresidential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by Township. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

#### **G. Affordable Housing Trust Fund.**

- (1) There has existed within the Township an Affordable Housing Trust Fund for many years. This fund shall be continued and maintained as a separate, interest-bearing affordable housing trust fund by the Chief Financial Officer for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of units with extinguished controls. The Township Administrator shall be provided with regular reports of the status of the fund.
- (2) The following additional funds shall be deposited in the affordable housing trust fund and shall at all times be identifiable by source and amount:
  - (a) Payments in lieu of on-site construction of affordable units;
  - (b) Developer-contributed funds to make 10% of the adaptable entrances in a townhouse or other multistory attached development accessible;
  - (c) Rental income from municipally operated units;
  - (d) Repayments from affordable housing program loans;
  - (e) Recapture funds;
  - (f) Proceeds from the sale of affordable units; and
  - (g) Any other funds collected in connection with the Township's affordable housing program.
- (3) In the event of a failure by the Township of Westampton to comply with trust fund monitoring and reporting requirements or to submit accurate monitoring reports; or a failure to comply with the conditions of the judgment of compliance or a revocation of the judgment of compliance; or a failure to implement the approved Spending Plan and to

expend funds within the applicable required time period as set forth in In re Tp. of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563); or the expenditure of funds on activities not approved by the Court; or for other good cause demonstrating the unapproved use(s) of funds, the Court may authorize the State of New Jersey, Department of Community Affairs, Division of Local Government Services (LGS), to direct the manner in which the funds in the Affordable Housing Trust Fund shall be expended, provided that all such funds shall, to the extent practicable, be utilized for affordable housing programs within the Township of Westampton, or, if not practicable, then within the County or the Housing Region.

Any party may bring a motion before the Superior Court presenting evidence of such condition(s), and the Court may, after considering the evidence and providing the municipality a reasonable opportunity to respond and/or to remedy the non-compliant condition(s), and upon a finding of continuing and deliberate non-compliance, determine to authorize LGS to direct the expenditure of funds in the Trust Fund. The Court may also impose such other remedies as may be reasonable and appropriate to the circumstances.

- (4) Interest accrued in the Affordable Housing Trust Fund shall only be used to fund eligible affordable housing activities approved by the Court.

#### **H. Use of funds.**

- (1) The expenditure of all funds shall conform to a spending plan approved by the court. Funds deposited in the housing trust fund may be used for any activity approved by the court to address the Township's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to, preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing nonresidential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:93-8 and specified in the approved spending plan.
- (2) Development fee revenues shall not be expended to reimburse the Township for past housing activities.
- (3) At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.

- (a) Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners' association or condominium fees and special assessments, and assistance with emergency repairs.
  - (b) Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the third-round Municipal Fair Share Plan to make them affordable to households earning 30% or less of median income. The use of development fees in this manner shall entitle the Township to bonus credits pursuant to N.J.A.C. 5:94-4.22.
  - (c) Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- (4) The Township may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:94-7.
- (5) No more than 20% of all revenues collected from development fees may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20% of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with the monitoring requirements for the affordable housing in in compliance with the Housing Element and Fair Share Plan. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

## **I. Monitoring.**

On the first anniversary of the order of the Superior Court in the matter of In The Matter Of The Adoption Of The Township Of Westampton Housing Element And Fair Share Plan And Implementing Ordinances, Docket No. BUR-L-1625-15, and every anniversary thereafter through the end of the repose period, the Township shall provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs ("DCA"), COAH, or Local Government Services ("LGS"), or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the DCA, COAH, or LGS. This reporting shall include an accounting of all housing trust fund activity, including the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier-free escrow funds, rental

income, repayments from affordable housing program loans, and any other funds collected in connection with the Township's housing program, as well as to the expenditure of revenues and implementation of the plan approved by the court.

**J. Ongoing collection of fees.**

The ability for the Township to impose, collect and expend development fees shall expire with its judgment of compliance unless the Township has filed an adopted Housing Element and Fair Share Plan with the court or other appropriate jurisdiction, has filed a Declaratory Judgment action and has received court approval of its development fee ordinance. If the Township fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance and Repose, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to Section 20 of P.L. 1985, c. 222 (N.J.S.A. 52:27D-320). The Township shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its Judgment of Compliance and Repose, nor shall the Township retroactively impose a development fee on such a development. The Township shall not expend development fees after the expiration of its substantive certification or Judgment of Compliance and Repose.

**Section 2. Repealer.** All ordinances or parts thereof inconsistent herewith are repealed as to such inconsistencies.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 4. Effective Date.** This ordinance shall take effect upon its passage, publication, filing with the County of Burlington, and entry of final judgement of compliance and repose.

PASSED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

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MARION KARP  
MUNICIPAL CLERK

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SANDY HENLEY  
MAYOR

DATED: \_\_\_\_\_

**TOWNSHIP OF WESTAMPTON  
BURLINGTON COUNTY, NEW JERSEY**

**ORDINANCE NO. 12-2020**

**AN ORDINANCE REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 6, ARTICLE I OF THE “CODE OF THE TOWNSHIP OF WESTAMPTON” REGARDING AFFORDABLE HOUSING, TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) AND TO COMPLY WITH THE TOWNSHIP’S THIRD ROUND AFFORDABLE HOUSING OBLIGATIONS**

**WHEREAS**, the Township of Westampton Land Development Board adopted a 2020 Housing Element and Fair Share Plan, which plan was subsequently endorsed by the Township Committee of the Township of Westampton; and

**WHEREAS**, this ordinance is intended to implement and incorporate the adopted and endorsed Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1 *et seq.*, as amended and supplemented, N.J.A.C. 5:80-26.1 *et seq.* as amended and supplemented, and the New Jersey Fair Housing Act of 1985;

**NOW THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Westampton, in Burlington County, New Jersey, as follows:

**Section 1. Chapter 6, Article I repealed and replaced.** Chapter 6 “Affordable Housing Administration” in the “Code of the Township of Westampton” (“Code”), Article I (Municipal Housing Liaison and Administrative Agent) is hereby repealed and replaced in its entirety with the following new ordinance chapter:

**CHAPTER 6. AFFORDABLE HOUSING ADMINISTRATION**

**Article I Affordable Housing Regulations**

**§ 6-1. Purpose and applicability.**

The purpose of this article is to include provisions addressing the Township of Westampton’s constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Supreme Court and consistent with N.J.A.C. 5:93-1 *et seq.*, as amended and supplemented, N.J.A.C. 5:80-26.1 *et seq.*, as amended and supplemented, and the New Jersey Fair Housing Act of 1985. This article is intended to assure compliance with the regulations of the Council on Affordable Housing (“COAH”) set forth at N.J.A.C. 5:93-1 *et seq.*, and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 *et seq.*, including provisions for unit affordability controls as well as

eligibility for low- and moderate-income households. This article shall apply except where inconsistent with applicable law.

**§6-2. Intent.**

It is the intent of this article to regulate the development and management of low- and moderate-income units constructed in compliance with the Housing Plan Element and Fair Share Plan of the Township of Westampton.

**§6-3. Reporting requirements.**

- A. Trust fund activity. On the first anniversary of the entry of the order granting Westampton a final judgment of compliance and repose in *In The Matter Of The Adoption Of The Township Of Westampton Housing Element And Fair Share Plan And Implementing Ordinances*, and every anniversary thereafter through the end of the repose period, the Township shall provide annual reporting of its affordable housing trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing or Division of Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing or Division of Local Government Services. The reporting shall include an accounting of all affordable housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.
  
- B. Affordable housing activity. On the first anniversary of the entry of the order granting Westampton a final judgment of compliance and repose in *In The Matter Of The Adoption Of The Township Of Westampton Housing Element And Fair Share Plan And Implementing Ordinances*, and every anniversary thereafter through the end of the repose period, the Township shall provide annual reporting of the status of all affordable housing activity within the Township through posting on the municipal website, with copies provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the court-appointed special master and Fair Share Housing Center. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township shall post on its municipal website, with copies provided to Fair Share Housing Center, a status report as to its implementation of its affordable housing plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the Township, with copies provided to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be



replaced. Any interested party may by motion request a hearing before the court regarding these issues.

- C. Very low income housing. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of the entry of the order granting Westampton a final judgment of compliance and repose in *In The Matter Of The Adoption Of The Township Of Westampton Housing Element And Fair Share Plan And Implementing Ordinances*, and every third year thereafter, the Township will post on its municipal website, with copies provided to Fair Share Housing Center, a status report as to its satisfaction of its very low income requirements, including the family very low-income requirements referenced herein. Such posting shall invite any interested party to submit comments to the Township, with copies provided to Fair Share Housing Center, on the issue of whether the Township has complied with its very low-income housing obligation.

#### **§6-4. Definitions.**

The following terms when used in this article shall have the meanings given in this Section:

##### **ACT**

The Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 *et seq.*)

##### **ADAPTABLE**

Constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.

##### **ADMINISTRATIVE AGENT**

The entity designated by the Township to administer affordable units in accordance with this article, the regulations of the Council on Affordable Housing set forth at N.J.A.C. 5:93 *et seq.*, and the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26 *et seq.*

##### **AFFIRMATIVE MARKETING**

A regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.15.

##### **AFFORDABILITY AVERAGE**

The average percentage of median income at which new restricted units in an affordable housing development are affordable to low- and moderate-income households.

##### **AFFORDABLE**

A sales price or rent level that is within the means of a low- or moderate-income household as defined within N.J.A.C. 5:93-7.4, and, in the case of an ownership

unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

#### AFFORDABLE HOUSING DEVELOPMENT

A development included in or approved pursuant to the Housing Element and Fair Share Plan or otherwise intended to address the Township's fair share obligation, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable housing development.

#### AFFORDABLE HOUSING PROGRAM(S)

Any mechanism in a municipal fair share plan prepared or implemented to address a municipality's fair share obligation.

#### AFFORDABLE UNIT

A housing unit proposed or created pursuant to the Fair Housing Act and approved for crediting by the court and/or funded through an affordable housing trust fund.

#### AGENCY

The New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 *et seq.*).

#### AGE-RESTRICTED UNIT

A housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that: 1) all the residents of the development wherein the unit is situated are 62 years of age or older; or 2) at least 80 percent of the units are occupied by one person who is 55 years of age or older; or 3) the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

#### ALTERNATIVE LIVING ARRANGEMENTS

A structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangements include, but are not limited to: transitional facilities for the homeless; Class A, B, C, D and E boarding homes as regulated by the State of New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

#### ASSISTED LIVING RESIDENCE

A facility that is licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure

that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

#### TOWNSHIP

The Township of Westampton, in Burlington County, New Jersey.

#### CERTIFIED HOUSEHOLD

A household that has been certified by an administrative agent as a low-income household or moderate-income household.

#### COAH

The Council on Affordable Housing, as established by the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*).

#### DCA

The State of New Jersey Department of Community Affairs.

#### DEFICIENT HOUSING UNIT

A housing unit with health and safety code violations that requires the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

#### DEVELOPER

Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land included in a proposed development including the holder of an option to contract to purchase, or other person having an enforceable proprietary interest in such land.

#### DEVELOPMENT

The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 *et seq.*

#### FAIR SHARE PLAN

The plan that describes the mechanisms, strategies and the funding sources, if any, by which the Township proposes to address its affordable housing obligation as established in the Housing Element, including the draft ordinances necessary to implement that plan, and addresses the requirements of *N.J.A.C. 5:93-5*.

#### HOUSING ELEMENT

The portion of the Township's Master Plan, required by the Municipal Land Use Law ("MLUL"), *N.J.S.A. 40:55D-28.b(3)* and the Act, that includes the information required by *N.J.A.C. 5:93-5.1* and establishes the Township's fair share obligation.

#### INCLUSIONARY DEVELOPMENT

A development containing both affordable units and market rate units. This term includes, but is not limited to: new construction, the conversion of a non-residential structure to residential use and the creation of new affordable units through the gut rehabilitation or reconstruction of a vacant residential structure.

#### LOW-INCOME HOUSEHOLD

A household with a total gross annual household income equal to 50 percent or less of the regional median household income by household size.

#### LOW-INCOME UNIT

A restricted unit that is affordable to a low-income household.

#### MAJOR SYSTEM

The primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and load bearing structural systems.

#### MARKET-RATE UNITS

Housing not restricted to low- and moderate-income households that may sell or rent at any price.

#### MEDIAN INCOME

The median income by household size for the applicable housing region, as adopted annually by COAH or a successor entity approved by the court.

#### MODERATE-INCOME HOUSEHOLD

A household with a total gross annual household income in excess of 50 percent but less than 80 percent of the regional median household income by household size.

#### MODERATE-INCOME UNIT

A restricted unit that is affordable to a moderate-income household.

#### MULTIFAMILY UNIT

A structure containing five or more dwelling units.

#### NON-EXEMPT SALE

Any sale or transfer of ownership other than the transfer of ownership between husband and wife; the transfer of ownership between former spouses ordered as a

result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a class A beneficiary and the transfer of ownership by court order.

#### RANDOM SELECTION PROCESS

A process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

#### REGIONAL ASSET LIMIT

The maximum housing value in each housing region affordable to a four-person household with an income at 80 percent of the regional median as defined by duly adopted Regional Income Limits published annually by COAH or a successor entity.

#### REHABILITATION

The repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

#### RENT

The gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

#### RESTRICTED UNIT

A dwelling unit, whether a rental unit or an ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

#### UHAC

The Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26 *et seq.*

#### VERY LOW-INCOME HOUSEHOLD

A household with a total gross annual household income equal to 30 percent or less of the regional median household income by household size.

#### VERY LOW-INCOME UNIT

A restricted unit that is affordable to a very low-income household.

#### WEATHERIZATION

Building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors,

replacement windows and replacement doors, and is considered a major system for purposes of a rehabilitation program.

**§6-5. Inclusionary zoning requirements.**

To create realistic opportunities for the construction of affordable housing, the following properties shall be zoned to require inclusionary development or development of 100 percent affordable housing units:

- (1) Block 204, Lot 2 (Diocese of Trenton site)
- (2) Block 1001, Lots 58, 59, 60, and 61 (Hogan site)
- (3) Block 906.07, Lot 5 (Hancock/Town Center site)

Inclusionary developments shall adhere to the following project phasing schedule:

Maximum Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and Moderate-Income Units Completed
25	0
25+1	10
50	50
75	75
90	100

Design:

- (a) In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.
- (b) In inclusionary developments, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units.

**§6-6. New construction.**

- (1) Low/moderate split and bedroom distribution of affordable housing units:
  - (a) The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.

- (b) At least 13 percent of all restricted rental units within each bedroom distribution shall be very low-income units (affordable to a household earning 30 percent or less of median income). The very low-income units shall be counted as part of the required number of low income units within the development.
- (c) At least 25 percent of the obligation shall be met through rental units, including at least half in rental units available to families.
- (d) A maximum of 25 percent of the Township's obligation may be met with age restricted units. At least half of all affordable units in the Township's Plan shall be available to families.
- (e) In each affordable development, at least 50 percent of the restricted units within each bedroom distribution shall be low-income units including that 13% shall be very-low income.
- (f) Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
  - [1] The combined number of efficiency and one-bedroom units shall be no greater than 20 percent of the total low- and moderate-income units;
  - [2] At least 30 percent of all low- and moderate-income units shall be two-bedroom units;
  - [3] At least 20 percent of all low- and moderate-income units shall be three-bedroom units; and
  - [4] The remaining units may be allocated among two and three-bedroom units at the discretion of the developer.
- (g) Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development. This standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.

(2) Accessibility requirements:

- (a) The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the

technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.

(b) All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:

[1] An adaptable toilet and bathing facility on the first floor; and

[2] An adaptable kitchen on the first floor; and

[3] An interior accessible route of travel on the first floor; and

[4] An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and

[5] If not all of the foregoing requirements in b.1) through b.4) can be satisfied, then an interior accessible route of travel must be provided between stories within an individual unit, but if all of the terms of paragraphs b.1) through b.4) above have been satisfied, then an interior accessible route of travel shall not be required between stories within an individual unit; and

[6] An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a *et seq.*) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the Township has collected funds from the developer sufficient to make 10 percent of the adaptable entrances in the development accessible:

[a] Where a unit has been constructed with an adaptable entrance, upon the request of a person with disabilities who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.

[b] To this end, the builder of restricted units shall deposit funds within the Township affordable housing trust fund sufficient to install accessible entrances in 10 percent of the affordable units that have been constructed with adaptable entrances.

[c] The funds deposited under paragraph [6][b] above shall be used by the Township for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do



so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.

- [d] The developer of the restricted units shall submit a design plan and cost estimate to the Township Construction Official for the conversion of adaptable to accessible entrances.
- [e] Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Township's affordable housing trust fund in care of the Township Chief Financial Officer who shall ensure that the funds are deposited into the affordable housing trust fund and appropriately earmarked.
- [f] Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is "site impracticable" to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7.

(3) Maximum rents and sales prices:

- (a) In establishing rents and sales prices of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC utilizing the most recently published regional weighted average of the uncapped Section 8 income limits published by HUD and by the Superior Court.
- (b) The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than 60 percent of median income, and the average rent for restricted rental units shall be affordable to households earning no more than 52 percent of median income.
- (c) The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13 percent of all low- and moderate-income rental units shall be affordable to very low-income households, earning 30 percent or less of the regional median household income, with such very low-income units counted toward the low-income housing requirement.

- (d) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of median income, and each affordable development must achieve an affordability average of 55 percent for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different sales prices for each bedroom type, and low-income ownership units must be available for at least two different sales prices for each bedroom type.
  
- (e) In determining the initial sales prices and rent levels for compliance with the affordability average requirements for restricted units other than assisted living facilities and age-restricted developments, the following standards shall be used:
  - [1] A studio unit shall be affordable to a one-person household;
  - [2] A one-bedroom unit shall be affordable to a one and one-half person household;
  - [3] A two-bedroom unit shall be affordable to a three-person household;
  - [4] A three-bedroom unit shall be affordable to a four and one-half person household; and
  - [5] A four-bedroom unit shall be affordable to a six-person household.
  
- (f) In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted developments, the following standards shall be used:
  - [1] A studio shall be affordable to a one-person household;
  - [2] A one-bedroom unit shall be affordable to a one and one-half person household; and
  - [3] A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
  
- (g) The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of

the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.

- (h) The initial rent for a restricted rental unit shall be calculated so as not to exceed 30 percent of the eligible monthly income of the appropriate size household, including an allowance for tenant paid utilities, as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- (i) The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.
- (j) The rent of low- and moderate-income units may be increased annually based on the permitted percentage increase in the Regional Income Limits chart. This increase shall not exceed nine percent in any one year. Rents for units constructed pursuant to low- income housing tax credit regulations shall be indexed pursuant to the regulations governing low-income housing tax credits.

#### **§6-7. Utilities.**

- A. Affordable units shall utilize the same type of heating source as market units within an inclusionary development.
- B. Tenant-paid utilities included in the utility allowance shall be set forth in the lease and shall be consistent with the utility allowance approved by HUD for its Section 8 program.

#### **§6-8. Occupancy Standards.**

In referring certified households to specific restricted units, the administrative agent shall, to the extent feasible and without causing an undue delay in the occupancy of a unit, strive to:

- (1) Provide an occupant for each bedroom;
- (2) Provide children of different sexes with separate bedrooms;
- (3) Provide separate bedrooms for parents and children; and
- (4) Prevent more than two persons from occupying a single bedroom.

**§6-9. Control periods for restricted ownership units and enforcement mechanisms.**

- A. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this article for a period of at least thirty (30) years and thereafter until the Township takes action by ordinance to release the unit from such requirements; prior to such action, a restricted ownership unit shall remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented, except that, for any units approved after October 13, 2016, such controls shall be for at least 30 years, or until such time after the initial 30 year period as the Township elects by ordinance to release the unit from such requirements.
- B. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
- C. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the administrative agent shall determine the restricted price for the unit and shall also determine the non-restricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
- D. At the time of the initial sale of the unit, the initial purchaser shall execute and deliver to the administrative agent a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this article, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.

E. The affordability controls set forth in this article shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.

(1) Provisions for first-purchase money mortgagees.

(a) The terms and restrictions of this article shall be subordinate only to the first-purchase money mortgage lien on any very-low-, low- and moderate-income unit and in no way shall impair the first-purchase money mortgagee's ability to exercise the contract remedies available to it in the event of default as such remedies are set forth in the first-purchase money mortgage documents for the unit.

(b) So long as the first-purchase money mortgage is not sold to the Federal National Mortgage Association or in the secondary mortgage market, the first-purchase money mortgagee and/or mortgage servicer shall serve written notice upon the Agency within 10 days after the first-purchase money mortgage is three months in arrears and within 10 calendar days of the filing of the complaint seeking foreclosure of the first-purchase money mortgage held on a very-low-, low- and moderate-income unit.

(c) The obligation of the first-purchase money mortgagee and/or servicer to notify the Township Clerk and/or the Administrative Agent shall cease automatically and immediately upon the sale of the first-purchase money mortgage to the Federal National Mortgage Association or in the secondary mortgage market, unless the rules and regulations are amended so as to not prohibit or exclude placing such obligation, in which case an instrument duly evidencing same must be recorded with the office of the Recorder, Burlington County, New Jersey, and the Clerk of the Township of Westampton before any such obligation shall exist.

(d) Provided that the first-purchase money mortgagee is obligated to give the Township Clerk the above-mentioned notices, the first-purchase money mortgage shall also serve written notice of any proposed foreclosure sale upon the Township Clerk at least 30 days prior to the first scheduled date of such sale.

(e) The first-purchase money mortgagee shall serve notice upon the Township Clerk within 30 days of the sale of the first-purchase money mortgage to the Federal National Mortgage Association or in the secondary mortgage market.

(2) The Township of Westampton or any instrumentality designated by the Township shall have the right to purchase any mortgage which is in default at any time prior

to the entry of a foreclosure judgment or within the redemption period thereafter. Notification of a default and of the institution of a foreclosure action and of a Sheriff's sale shall be served in writing upon the Township Clerk as aforesaid. The Township of Westampton shall at all times be considered a party defendant and/or shall have the right to intervene in any foreclosure action seeking foreclosure of a first mortgage and/or shall have the right to redeem and acquire the owner's equity of redemption or to acquire the unit from the owner upon such terms and conditions as may be determined by the Township.

(3) In the event of foreclosure, the Township shall attempt to identify a qualified very-low-, low- and moderate-income purchaser(s) as the case may be and shall give notice to the foreclosing party, and effort shall be made within the confines of the applicable foreclosure laws to sell the housing unit to qualified very-low-, low- and moderate-income households. If such efforts are unsuccessful, the restrictive covenants shall remain in full force and effect. In any case, the Township shall not lose credit for the very-low-, low- and moderate-income unit relating to which the foreclosure proceeding took place.

(4) Surplus funds. In the event of a foreclosure sale by the holder of the first-purchase money mortgage, the owner shall be personally obligated to pay to the Township any surplus funds. For purposes of this subsection, surplus funds shall be the total amount paid to the Sheriff in excess of the greater of the maximum resale price of the unit and the amount required to pay and satisfy the first-purchase money mortgage, including the costs of foreclosure plus any second mortgages approved by the Township. Surplus funds shall also include all payments to any junior creditors out of such surplus funds, even if such were to the exclusion of the owner. The Township shall be given a first-priority lien, second only to the first-purchase money mortgagee of a unit and any taxes or public assessments by a duly authorized governmental body, equal to the full amount of such surplus funds. This obligation of the owner to pay this full amount of surplus funds to the Township shall be deemed to be a personal obligation of the owner of record at time of the foreclosure sale, and the Agency shall be empowered to enforce the obligation of the owner in any appropriate court of law or equity as though the same were a personal contractual obligation of the owner. Neither the first-purchase money mortgagee nor the purchaser at the foreclosure sale shall be responsible or liable to the Township for any portion of this excess. The Township may utilize up to 30% of the surplus funds realized in any one calendar year, but in no event to exceed \$10,000 per calendar year, for the purpose of funding operating expenses of the year, for the purpose of funding operating expenses of the Township. Other surplus funds shall be used for increasing the opportunities for affordable housing within the Township in accordance with the provisions of this article.

(5) Owner's equity.

- (a) Owner's equity shall be determined to be the difference between the maximum resale price of the unit and the total of the assessments, property taxes and other liens which may have been attached against the unit prior to the foreclosure, provided that such total is less than the maximum resale price.
- (b) If there are sums to which the owner is properly entitled, such sums shall be turned over to the owner or placed in an escrow by the Agency for the owner for a maximum period of two years. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the Agency.
- (c) This provision is subject, however, to applicable laws of the State of New Jersey governing the distribution and payment of proceeds of foreclosure sales.

F. A restricted ownership unit shall be required to obtain a continuing certificate of occupancy or a certified statement from the Construction Official stating that the unit meets all Uniform Construction Code standards upon the first transfer of title following the removal of the restrictions provided under N.J.A.C. 5:80-26.5(a), as may be amended and supplemented.

**§6-9. Price restrictions for restricted ownership units, homeowner association fees and resale prices.**

A. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, including:

- (1) The initial purchase price for a restricted ownership unit shall be approved by the administrative agent.
- (2) The administrative agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
- (3) The master deeds of inclusionary developments shall provide no distinction between the condominium or homeowner association fees and special assessments paid by low- and moderate-income purchasers and those paid by market purchasers.
- (4) The owners of restricted ownership units may apply to the administrative agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom.

#### **§6-10. Buyer Income Eligibility.**

- A. Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50 percent of median income and moderate-income ownership units shall be reserved for households with a gross household income less than 80 percent of median income.
- B. Notwithstanding the foregoing, however, the administrative agent may, upon approval by the Township Committee, and subject to the court's approval, permit moderate-income purchasers to buy low-income units in housing markets if the administrative agent determines that there is an insufficient number of eligible low-income purchasers to permit prompt occupancy of the units. All such low-income units to be sold to moderate-income households shall retain the required pricing and pricing restrictions for low-income units.
- C. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the administrative agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
- D. The administrative agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 33 percent of the household's eligible monthly income.

#### **§6-11. Limitations on indebtedness secured by ownership unit; subordination.**

- A. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the administrative agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the administrative agent shall issue such determination prior to the owner incurring such indebtedness.
- B. With the exception of first purchase money mortgages, neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95 percent of the maximum allowable resale price of the unit,



as such price is determined by the administrative agent in accordance with N.J.A.C.5:80-26.6(b).

**§6-12. Capital improvements to ownership units.**

- A. The owners of restricted ownership units may apply to the administrative agent to increase the maximum sales price for the unit on the basis of capital improvements made since the purchase of the unit. Eligible capital improvements shall be those that render the unit suitable for a larger household or that adds an additional bathroom. In no event shall the maximum sales price of an improved housing unit exceed the limits of affordability for the larger household.
- B. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the administrative agent at the time of the signing of the agreement to purchase. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price, which shall be subject to 10-year, straight-line depreciation, has been approved by the administrative agent. Unless otherwise approved by the administrative agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The owner and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

**§6-13. Control periods for restricted rental units.**

- A. Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this article for a period of at least 30 years and thereafter until the Township takes action by ordinance to release the unit from such requirements. Prior to such action, a restricted rental unit shall remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented, except that, for any units approved after October 13, 2016, such controls shall be for at least 30 years, or until such time after the initial 30 year period as the Township elects by ordinance to release the unit from such requirements.
- B. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the records office of the County of Burlington. The deed shall also identify each affordable

unit by apartment number and/or address and whether that unit is designated as a very low, low or moderate income unit. Neither the unit nor its affordability designation shall change throughout the term of the deed restriction. A copy of the filed document shall be provided to the administrative agent within 30 days of the receipt of a certificate of occupancy.

C. A restricted rental unit shall remain subject to the affordability controls of this article despite the occurrence of any of the following events:

- (1) Sublease or assignment of the lease of the unit;
- (2) Sale or other voluntary transfer of the ownership of the unit; or
- (3) The entry and enforcement of any judgment of foreclosure on the property containing the unit.

**§6-14. Rent restrictions for rental units; leases.**

- A. A written lease shall be required for all restricted rental units and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the administrative agent.
- B. No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the administrative agent.
- C. Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit and shall be payable to the administrative agent to be applied to the costs of administering the controls applicable to the unit as set forth in this article.
- D. No rent control ordinance or other pricing restriction shall be applicable to either the market units or the affordable units in any development in which at least 15 percent of the total number of dwelling units are restricted rental units in compliance with this article.

**§6-15. Tenant income eligibility.**

- A. Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.13, as may be amended and supplemented, and shall be determined as follows:
- (1) Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30 percent of median income.

- (2) Low-income rental units shall be reserved for households with a gross household income less than or equal to 50 percent of median income.
  - (3) Moderate-income rental units shall be reserved for households with a gross household income less than 80 percent of median income.
- B. The administrative agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income household, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35 percent (40 percent for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
- (1) The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
  - (2) The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
  - (3) The household is currently in substandard or overcrowded living conditions;
  - (4) The household documents the existence of assets with which the household proposes to supplement the rent payments; or
  - (5) The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the administrative agent and the owner of the unit.
- C. The applicant shall file documentation sufficient to establish the existence of the circumstances in B1 through 5 above with the administrative agent, who shall counsel the household on budgeting.

**§6-16. Municipal housing liaison.**

- A. The Township shall appoint a specific municipal employee to serve as a municipal housing liaison responsible for administering the affordable housing program, including affordability controls, the affirmative marketing plan, monitoring and reporting, and, where applicable, supervising any contracted administrative agent. The Township shall adopt an ordinance creating the position of municipal housing liaison.

The Township shall adopt a resolution appointing a municipal housing liaison. The municipal housing liaison shall be appointed by the governing body and may be a full or part time municipal employee. The municipal housing liaison shall be approved by the court and shall be duly qualified through a training program sponsored by Affordable Housing Professionals of New Jersey before assuming the duties of municipal housing liaison.

B. The municipal housing liaison shall be responsible for oversight and administration of the affordable housing program for the Township, including the following responsibilities which may not be contracted out to the administrative agent:

- (1) Serving as the Township's primary point of contact for all inquiries from the State, affordable housing providers, administrative agents and interested households;
- (2) Monitoring the status of all restricted units in the Township's Fair Share Plan;
- (3) Compiling, verifying and submitting annual monitoring reports as may be required by the court;
- (4) Coordinating meetings with affordable housing providers and administrative agents, as needed; and
- (5) Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing at least annually and more often as needed.

C. Subject to the approval of the court, the Township shall designate one or more administrative agent(s) to administer newly constructed affordable units in accordance with UHAC. An Operating Manual for each affordable housing program shall be provided by the administrative agent(s) to be adopted by resolution of the governing body and subject to approval of the court. The Operating Manual(s) shall be available for public inspection in the office of the Township Clerk, in the office of the municipal housing liaison, and in the office(s) of the administrative agent(s). The municipal housing liaison shall supervise the contracting administrative agent(s).

#### **§6-19. Administrative agent.**

The administrative agent shall be an independent entity serving under contract to and reporting to the Township. For new sale and rental developments, all of the fees of the administrative agent shall be paid by the owners of the affordable units for which the services of the administrative agent are required. For resales, single-family homeowners and condominium homeowners shall be required to pay three percent of the sales price for

services provided by the administrative agent related to the resale of their homes. That fee shall be collected at closing and paid directly to the administrative agent. The administrative agent shall perform the duties and responsibilities of an administrative agent as set forth in UHAC, including those set forth in Sections 5:80-26.14, 16 and 18 thereof, which include:

A. Affirmative marketing:

- (1) Conducting an outreach process to affirmatively market affordable housing units in accordance with the Township's affirmative marketing plan and the provisions of N.J.A.C. 5:80-26.15; and
- (2) Providing counseling or contracting to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

B. Household certification:

- (1) Soliciting, scheduling, conducting and following up on interviews with interested households;
- (2) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
- (3) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
- (4) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et seq.;
- (5) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located; and
- (6) Employing a random selection process as provided in the affirmative marketing plan of the Township when referring households for certification to affordable units.

- (7) Notifying the following entities of the availability of affordable housing units in the Township of Westampton: Fair Share Housing Center, the new Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Supportive Housing Association, and the Central Jersey Housing Resource Center.

C. Affordability controls:

- (1) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
- (2) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
- (3) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the Burlington County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit;
- (4) Communicating with lenders regarding foreclosures; and
- (5) Ensuring the issuance of continuing certificates of occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.

D. Resales and rentals:

- (1) Instituting and maintaining an effective means of communicating information between owners and the administrative agent regarding the availability of restricted units for resale or rental; and
- (2) Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or re-rental.

E. Processing requests from unit owners:

- (1) Reviewing and approving requests for determination from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership that the amount of indebtedness to be incurred will not violate the terms of this article;

- (2) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems;
- (3) Notifying the Township of an owner's intent to sell a restricted unit; and
- (4) Making determinations on requests by owners of restricted units for hardship waivers.

F. Enforcement:

- (1) Securing annually from the Township a list of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
- (2) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the administrative agent;
- (3) Posting annually in all rental properties, including two-family homes, of a notice as to the maximum permitted rent together with the telephone number of the administrative agent where complaints of excess rent or other charges can be made;
- (4) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;
- (5) Establishing a program for diverting unlawful rent payments to the Township's affordable housing trust fund; and
- (6) Creating and publishing a written operating manual for each affordable housing program administered by the administrative agent, to be approved by the Township Committee and the court, setting forth procedures for administering the affordability controls.

G. Additional responsibilities:

- (1) The administrative agent shall have the authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.
- (2) The administrative agent shall prepare monitoring reports for submission to the municipal housing liaison in time to meet any monitoring requirements and deadlines imposed by the court.
- (3) The administrative agent shall attend continuing education sessions on affordability controls, compliance monitoring, and affirmative marketing at least annually and more often as needed.

**§6-20. Affirmative marketing requirements.**

- A. The Township shall adopt by resolution an affirmative marketing plan, subject to approval of the court that is compliant with N.J.A.C. 5:80-26.15, as may be amended and supplemented.
- B. The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. In addition, the affirmative marketing plan shall maintain certain notification requirements. It is a continuing program that directs marketing activities toward Housing Region 4 and is required to be followed throughout the period of restriction.
- C. The affirmative marketing plan shall provide a regional preference for all households that live and/or work in Housing Region 4, comprised of Burlington, Mercer, and Ocean Counties.
- D. The Township has the ultimate responsibility for adopting the affirmative marketing plan and for the proper administration of the affirmative marketing program, including initial sales and rentals and resales and rerentals. The administrative agent designated by the Township shall implement the affirmative marketing plan to assure the affirmative marketing of all affordable units.
- E. In implementing the affirmative marketing plan, the administrative agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.



- F. The affirmative marketing plan shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the affirmative marketing plan, the administrative agent shall consider the use of language translations where appropriate.
- G. The affirmative marketing process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
- H. Applications for affordable housing shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and the municipal library in the Township in which the units are located; and the developer's rental office. Pre-applications shall be emailed or mailed to prospective applicants upon request.
  - (1) In addition to other affirmative marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units in Westampton, and copies of the applications forms, to the following entities: Fair Share Housing Center, the new Jersey State Conference of the NAACP, the Latino Action Network, STEPS, OCEAN Inc., the Supportive Housing Association, and the Greater Red Bank, Asbury Park/Neptune, Bayshore, Greater Freehold, Greater Long Branch, and Trenton branches of the NAACP.
- I. The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner.

**§6-21. Veterans and first responder preference established.**

- A. As provided under law pursuant to N.J.S.A. 52:27D-311, a preference of up to fifty (50) percent of the affordable housing units in an inclusionary affordable housing development or a one hundred (100) percent affordable housing development in the Township of Westampton shall be provided to low and moderate income veterans who served in time of war or other emergency, as defined in N.J.S.A. 54:4-8.10.
  - 1) This preference shall be established in the applicant selection process for available affordable units so that applicants who are veterans who served in time of war or other emergency, as referenced in N.J.S.A. 52:27D-311, and who apply within 90 days of the initial marketing period shall receive preference for the rental of the agreed-upon percentage of affordable units. After the first 90 days of the initial 120-day marketing period, if any of those units subject to the preference remain available, then applicants from the general public shall be considered for occupancy. Following the initial 120-

day marketing period, previously qualified applicants and future qualified applicants who are veterans who served in time of war or other emergency, as referenced in N.J.S.A. 52:27D-311, shall be placed on a special waiting list as well as the general waiting list. The veterans on the special waiting list shall be given preference for affordable units, as the units become available, whenever the percentage of preference-occupied units falls below the agreed upon percentage. Any agreement to provide affordable housing preferences for veterans pursuant to N.J.S.A. 52:27D-311 shall not affect a municipality's ability to receive credit for the unit from the council, or its successor.

B. Additionally, as shall be allowable by law, a preference shall also apply to first responders of the Township of Westampton. "First responder" shall be defined as a law enforcement officer; paid or volunteer firefighter; paid or volunteer member of a duly incorporated first aid, emergency, ambulance, or rescue squad association; or any other person who, in the course of the person's employment, is dispatched to the scene of a motor vehicle accident or other emergency situation for the purpose of providing medical care or other emergency assistance; and who, in the case of all the foregoing, has served in that capacity for at least two years.

1) This preference shall be established in the applicant selection process for available affordable units so that applicants who are first responders, and who apply within 90 days of the initial 120-day marketing period, shall receive preference for the rental of the agreed-upon percentage of affordable units. After the first 90 days of the initial 120-day marketing period, if any of those units subject to the preference remain available, then applicants from the general public shall be considered for occupancy. Following the initial 120-day marketing period, previously qualified applicants and future qualified applicants who are first responders shall be placed on a special waiting list as well as the general waiting list. The first responders on the special waiting list shall be given preference for affordable units, as the units become available, whenever the percentage of preference-occupied units falls below the agreed upon percentage. Any agreement to provide affordable housing preferences for first responders pursuant to N.J.S.A. 52:27D-311 shall not affect a municipality's ability to receive credit for the unit from the council, or its successor.

#### **§6-22. Responsibilities of developers.**

A. The responsibilities of the developer shall include but not be limited to the following:

- 1) Submission of information as to financing terms readily available to very-low-, low- and moderate-income households for use by the Township in computing maximum sales prices.
  - 2) Submission of an affordable housing plan and an affirmative marketing plan to the Township for approval, and submission of proofs of publication to ensure compliance with said plan.
  - 3) The marketing of all very-low-, low- and moderate-income units in accordance with the requirements of this article.
  - 4) Submission of quarterly reports to the Township detailing the number of very-low-, low- and moderate-income households who have signed leases or purchase agreements, as well as the number who have taken occupancy of lower-income units, including household size, number of bedrooms in the unit, sales price and monthly carrying costs or, in the case of rental units, the monthly rental charges and utilities included.
- B. The developer's responsibilities hereunder shall expire automatically with respect to for-sale of very-low-, low- and moderate- income units upon the date upon which the last very-low-, low- and moderate-income unit within the particular development is sold by the developer. With respect to the rental of very-low-, low- and moderate-income units, the developer's responsibilities shall be assumed by the landlord and shall be performed by the landlord so long as such unit is a rental of a very-low-, low- and moderate-income unit and is subject to the restrictions of this article.

**§6-22. Responsibilities of owners.**

- A. Prior to reselling or renting his or her very-low-, low- or moderate-income unit, the owner shall provide written proof to the Township that the resale or rental has been approved by the authorized state agency.
- B. The owner shall only resell or rent his or her very-low-, low- or moderate-income unit to a qualified purchaser or renter as determined by the Township's administrative agent.
- C. The owner shall be responsible for guaranteeing that the necessary documents are executed and filed at the closing of title or rental of a very-low-, low- or moderate-income unit to assure that the unit remains affordable to and occupied by very-low-, low- or moderate-income households.

- D. In the event that any first mortgagee or other creditor of an owner of a very-low-, low- and/or moderate-income unit exercises its contractual or legal remedies available in the event of default or nonpayment by the owner of a very-low-, low- and moderate-income unit, the owner shall notify the Township in writing within 10 days of such exercise by the first mortgagee or creditor and no later than 10 days after service of any summons and complaint.
- E. Any owner of a very-low-, low- and moderate-income unit shall notify the Township within 10 days, in writing, of any default in the performance by the owner of any obligation under either the master deed of the condominium association, including the failure to pay any lawful and proper assessment by the condominium association, or any mortgage or other lien against the very-low-, low- and moderate-income unit, which default is not cured within 60 days of the date upon which the default first occurs.
- F. The owner shall not permit any lien of any kind, which includes, but is not limited to, any lien imposed by any federal, state or municipal authority, other than a first-purchase money mortgage, the Township approved second mortgage and/or lien of the Township to attach and remain on the property for more than 60 days.
- G. The owner of a very-low-, low- and moderate-income unit shall keep the unit in good repair and shall not commit waste thereon.
- H. The owner shall pay all taxes and public assessments and assessments by the condominium association levied upon or assessed against the unit, or any part thereof, as and when the same becomes due and before penalties accrue.
- I. If a very-low-, low- and moderate-income unit is part of a condominium association, the owner, in addition to paying any assessments required to be paid by the master deed of the condominium, shall further fully comply with all of the terms, covenants or conditions of said master deed, as well as fully comply with all terms, conditions and restrictions of this article.
- J. The owner will pay all charges of any utility authority when the same become due and before penalties accrue.

**§6-23. Responsibilities of condominium or homeowner's associations.**

As to any complex, development or property which contains a very-low-, low- or moderate-income restricted unit for which a condominium association organized under the Condominium Act (N.J.S.A. 46:8B-1 et seq.), or a homeowners' association has control, management and/or supervision over such affordable unit(s), the condominium or homeowners' association shall provide written notice to the Agency if any owner and/or tenant of an affordable unit (regardless of whether it is very-low-, low- or moderate-income

qualified) shall become delinquent in the payment of any monthly assessment(s), fee(s) or charge(s) where the delinquency has existed for a period of 90 days. This written notice shall be provided to the Agency regardless of the amount of the assessment(s), fee(s), or charge(s) that are delinquent for a period of 90 days.

**§6-24. Enforcement of affordable housing regulations.**

- A. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the Township shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, a requirement for household recertification, acceleration of all sums due under a mortgage, recuperation of any funds from a sale in violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- B. After providing written notice of a violation to an owner, developer or tenant of a low- or moderate-income unit and advising the owner, developer or tenant of the penalties for such violations, the Township may take the following action(s) against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
  - (1) The Township may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation or violations of the regulations governing the affordable housing unit. If the owner, developer or tenant is adjudged by the court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the court:
    - (a) A fine of not more than \$500.00 per day or imprisonment for a period not to exceed 90 days, or both, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
    - (b) In the case of an owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Township affordable housing trust fund of the gross amount of rent illegally collected;
    - (c) In the case of an owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the court.
  - (2) The Township may file a court action in the Superior Court seeking a judgment that would result in the termination of the owner's equity or other

interest in the unit, in the nature of a mortgage foreclosure. Any such judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.

- (a) The judgment shall be enforceable, at the option of the Township, by means of an execution sale by the sheriff, at which time the low- and moderate-income unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the Township, including attorney's fees. The violating owner shall have his right to possession terminated as well as his title conveyed pursuant to the sheriff's sale.
- (b) The proceeds of the sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the Township for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the sheriff's sale. In the event that the proceeds from the sheriff's sale are insufficient to reimburse the Township in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the Township in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the Township for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the Township for such. Failure of the owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the Township. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the Township, whether such balance shall be paid to the owner or forfeited to the Township.
- (c) Foreclosure by the Township due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from

whom title and possession were taken by means of the sheriff's sale shall not be entitled to any right of redemption.

- (d) If there are no bidders at the sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the Township may acquire title to the low- and moderate-income unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- (e) Failure of the low- and moderate-income unit to be either sold at the sheriff's sale or acquired by the Township shall obligate the owner to accept an offer to purchase from any qualified purchaser which may be referred to the owner by the Township, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- (f) The owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.

#### **§6-25. Appeals.**

Appeals from all decisions of an administrative agent appointed pursuant to this article shall be filed in writing with the court.

**Section 2. Repealer.** All ordinances or parts thereof inconsistent herewith are repealed as to such inconsistencies.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 4. Effective Date.** This ordinance shall take effect upon its passage, publication, filing with the County of Burlington, and entry of final judgement of compliance and repose.

PASSED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

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MARION KARP  
MUNICIPAL CLERK

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SANDY HENLEY  
MAYOR

DATED: \_\_\_\_\_



**TOWNSHIP OF WESTAMPTON**

**AN ORDINANCE SUPPLEMENTING CHAPTER 250, "ZONING", OF THE  
TOWNSHIP CODE OF THE TOWNSHIP OF WESTAMPTON TO ADD  
MU-1 MIXED USE ZONE**

**ORDINANCE NO. 13-2020**

**Section 1**

Add Section 250-21.2 MU-1 Mixed Use Zone R9 Residential Zone to read as follows:

**250-21.2 MU-1 Mixed Use Zone**

The purpose of the MU-1 Zone is to create a balanced development of commercial/office and residential uses in convenient and complementary relation to each other in order to encourage imaginative, efficient and orderly growth, in a pedestrian friendly and pedestrian scaled, walkable, mixed use environment. The MU-1 Mixed Use Zone will provide housing opportunities for a range of residents and incomes, ensure that outdoor lighting and signage do not adversely affect the visual environment and the use and enjoyment of residential property nor detract from retail areas.

The MU-1 Zone will provide 224 family residential apartment units for sale or rent with 15 percent set-aside for affordable units that are non-age restricted over retail/commercial or over parking structures along County Route 541 (Burlington-Mount Holly Road) and along a main entrance road. Thirty-four (34) non-age restricted units shall be available to low- and moderate-income households. The development shall consist of non-age-restricted units. The MU-1 Zone will also provide two commercial/office building sites along County Route 541 (Burlington-Mount Holly Road). The commercial/office buildings will be one story with three and four story residential buildings behind the commercial/office use in order to provide higher density residential development to satisfy a portion of the Township's fair share housing obligation. The development shall consist of a combination of commercial and residential uses, with a 15 percent set aside for low- and moderate-income households. The MU-1 Zone shall encompass Block 1001, Lots 58, 59 60, and 61. The following regulations shall apply in the MU-1 Zone:

- A. Definitions. The following terms not defined in Chapter 250. Zoning, Article II. Word Usage and Definitions, shall apply to the MU-1 Zone:

**APARTMENT**

A building or portion thereof, designed for occupancy by three or more families living independently of each other. For the purposes of this Ordinance, an apartment is defined as a renter occupied unit as opposed to a Condo which is an owner occupied unit.

**BUILDING HEIGHT**

The vertical distance from the average elevation of the finished grade along the exterior of the building to the highest point of a flat roof, to the decline of a mansard roof, and to the average distance between the ridge and eaves for a gable hip or gambrel roof.

**COAH**

The New Jersey State Council on Affordable Housing.

**OPEN SPACE**

As defined in the Municipal Land Use Law including all green areas (including any environmentally constrained areas) and recreation areas (including impervious improvements thereon) and conservation areas based on the gross tract area prior to any dedications.

**SIGN, DEVELOPMENT IDENTIFICATION**

A one-sided or two-sided sign located at an entrance from a public street to a development within the MU-1 Mixed Use Zone, the purpose of which is to provide the name and other identifying information about said development.

**B. Permitted principal uses:**

- (1) Residential: Retail/commercial uses fronting on Burlington-Mount Holly Road and multi-family residential behind the commercial/office uses;
  - (a) In accordance with the December 23, 2019 Settlement Agreement between the Township and Fair Share Housing Center (FSHC) or subsequent Agreements or Settlements in effect and/or Court Orders, the multi-family residential development shall provide affordable housing opportunities for low-and moderate-income households. 34 affordable multi-family residential apartments shall be provided at a minimum density of 6.76 du/acre (plus office/commercial uses). The units shall be provided in compliance with the Council on Affordable Housing rules, Uniform Housing Affordability Controls and Burlington County Superior Court Orders, as applicable.
  - (b) The affordable units shall be integrated fully with the market-rate units.
  - (c) Affordability requirements of the affordable units shall remain in effect for a minimum period of 30 years and until released by Westampton Township.
  - (d) The inclusionary development set-aside is 15% against any development that occurs under the ordinance. The set aside for low- and/or moderate-income households shall be as per current COAH regulations (N.J.A.C. 5:93-1, et seq., or as otherwise approved by the court).

- (e) The breakdown of unit types per number of bedrooms shall be compliant with the Uniform Housing Affordability Controls, N.J.A.C., 5:80-26.1, et seq.
  - (f) Construction schedule, rents, affordability controls, income eligibility, control period, affirmative marketing plan of low and moderate income units and all other applicable regulations concerning the affordable units shall be compliant with the Township's Affordable Housing Ordinance, the Fair Share Housing Center Settlement Agreement and Burlington County Court Order(s).
- (2) Commercial/Office: General and medical office, physical therapy, basic research, outpatient care facilities, professional uses, banks, pharmacy, day spa, are permitted on the first floor or over a parking structure;
  - (3) Retail: Restaurants, eating and drinking establishments, cafes, shops, bakery, delicatessen, general stores, movie theater, grocery store / supermarket, book and stationery, florist, are permitted on the first floor or over a parking structure;

C. Permitted Accessory Buildings and Structures.

- (1) Recreational facilities.
- (2) Off-street parking facilities.
- (3) Bus stops.
- (4) Utility and service structures, including, but not limited to, trash /recycling enclosure(s), hot boxes, generator(s), transformers, and maintenance shed(s).
- (5) Pump houses which are used for maintenance and operation of sanitary sewer utilities serving the development.
- (6) Storm water management structures and areas.
- (7) Development identification, traffic and directional signs.
- (8) Fences, retaining walls and wall enclosures.
- (9) Accessory uses and structures customarily incidental and subordinate to the principal permitted uses, including management and leasing offices.

D. Standards Applicable to Accessory Buildings and Structures:

- (1) Accessory structures and uses shall comply in all respects with the requirements of this ordinance applicable to the principal structures and uses.

- (2) When an accessory structure is attached to the principal structure, it shall comply in all respects with the requirements of this ordinance applicable to the principal structure.
- (3) No accessory structure shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot, with the exception of parking facilities (surface or structure) which may be constructed prior to the primary use.
- (4) In no event shall the height of an accessory structure exceed the height of the principal building.
- (5) The aggregate area covered by accessory structures shall not exceed twenty-five percent (25%) of the rear yard.

E. Prohibited Uses:

- (1) Any use not specifically designated as a principal permitted use, an accessory use or a conditional use is specifically prohibited.

F. Density, Area, Yard and Height Requirements:

The following requirements apply to the MU-1 Zone:

- (1) Minimum Lot Area: The MU-1 development should be regarded as a cohesive unit that contains the entire acreage of Block 1001, Lots 58-61 which is 33.1 acres in size. However, a crescent shaped portion of the site situated along Burlington-Mount Holly Road is separated from the portions of the site to the southeast and northwest. This parcel may be developed separately as a commercial/office pad site with the other two parcels to be developed together. There is no minimum or maximum acreage for individual buildings.
- (2) The maximum number of residential units is 224 units at a density of 6.76 units per acres plus the commercial/office uses.
- (3) The minimum square footage of commercial/office use to be accommodated on the southeastern end of the site is anticipated to be approximately 28, 000 square feet in size.
- (4) Building heights will vary between the one story commercial/office building and pad site that front on Burlington-Mount Holly Road (maximum height of 35 feet), to the four story residential buildings behind the frontage structures (maximum height of 50 feet).
- (5) Floor Area Ratio shall not apply to the MU-1 Zone.
- (6) Minimum Setback
  - (a) The minimum setback from Burlington-Mount Holly Road is 50 feet.
  - (b) Utility structures, exhaust air vents, backflow preventers, or other similar devices

when located above grade, must be located behind the setback, be screened and should not be located on the Boulevard. Utility structures located below grade may be located within the setback;

(c) Minimum Side Yard is 25 feet except where the site is adjacent to existing residences in which case it is 35 feet.

(d) The Minimum Rear Yard when adjacent to existing residences is 50 feet.

(7) Minimum residential building distance requirements.

(a) Side wall to side wall: 40 feet.

(b) Side wall to front or rear wall: 45 feet.

(c) Front wall to rear wall: 80 feet.

(d) Front wall to front wall: 80 feet.

(e) Rear wall to rear wall: 40 feet.

(f) Distance between principal building and access driveway or internal driveway curblines: 15 feet.

(g) Distance between principal building and parking area curblines: 15 feet.

(8) Maximum fence height: 6 feet.

(9) Sidewalks.

(a) Minimum sidewalk width: 4 feet.

(b) Minimum sidewalk width abutting parking: 6 feet.

#### G. Parking Standards:

(1) Parking Standards: The minimum parking requirements for the MU-1 Mixed Use Zone are as follows:

<u>Use</u>	<u>Parking Ratio</u>
Residential Uses	Per Residential Site Improvement Standards (RSIS)
Retail	4.0 sp / 1,000 GFA <sup>1</sup>
Restaurant	1.0 sp / 3.0 seats plus 1.0 per employee based on Maximum Work Shift <sup>1</sup>
Restaurant	6.0 sp / 1,000 GFA <sup>1</sup>
Medical Office	4.0 sp / 1,000 GFA <sup>2</sup>
General Office	3.5 sp / 1,000 GFA

<sup>(1)</sup> Outdoor seating areas do not count toward the required parking ratios

<sup>(2)</sup> For projects where medical office use comprises over 25% of office space in the project the parking requirements shall be 6.0 spaces per 1,000 GFA

- (2) When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required.
- (3) Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure.
- (4) Up to 10% of the required parking stalls may be designated for compact cars.
- (5) Accessory uses do not require parking.
- (6) Setback Maneuvering: No surface parking or maneuvering space is permitted within any required setback, or between the permitted use and the required setback, except driveways providing access to the parking area may be installed across these areas.
- (7) Any shared parking shall require a Shared Parking Analysis based on the ULI Shared Parking Software or a comparable software model, and shall be prepared by a credible expert, such as an experienced parking or land use consultant, planner, architect or engineer, preferably a PTOE.
- (8) Bicycle Parking: Bicycle parking is required at one bicycle parking space for every 50 vehicle parking spaces, up to 200 vehicle parking spaces.
  - (a) Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one bicycle space;
- (9) Additional Off-Street Parking Regulations: For all parking standards not covered in this section refer to Off-Street Parking Regulations in the Westampton Township Zoning Ordinance;
  - (a) Off-street parking dimensions can be 9'-0" x 18'-0" and allow two lane drive aisle dimensions can be 24'-0";
- (10) Electric Vehicle Charging Stations: 2% of all parking spaces;

#### H. Screening Standards

- (1) Off Street Parking: All proposed off street surface parking areas with twenty (20) spaces or more, shall be screened from all public streets with the following criteria:
  - (a) A minimum eight (8) foot (8'-0") planting strip shall be located between the back of the public sidewalk and the parking area;
  - (b) The planting strip shall be planted with evergreen shrubs at least two and a half feet high (2'-5") at the time of planting with species that will form a year round dense screen. The maximum height for planting should be maintained at no greater than 4'-0" in height;

- (c) Perimeter shade trees shall be planted at no greater than thirty foot (30'-0") on center based on the perimeter length of the parking area;
- (2) Interior Landscape Planting: All open parking areas of 36 or more parking spaces or at least 12,000 square feet in area shall provide at least one 2 ½ to 3" caliper tree for every eight parking spaces which include perimeter trees;
- (a) Fractions equal to or greater than one half resulting from this calculation shall be considered to be one tree;
  - (b) Each such tree shall be located in a planting island with a minimum width of 9' and a minimum area of 150 square feet of pervious surface;
  - (c) The following distribution of trees shall apply:
    - [1] Each end space in a row of twelve or more parking spaces shall fully abut a planting island or a perimeter landscaped area along the long dimension of the end space;
    - [2] No more than 20 parking spaces shall be permitted between planting islands, or a planting island and a perimeter landscaped area;
- (3) Required Screening: The following uses must be screened from abutting property and view from a public street:
- (a) Dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas;
  - (b) Service entrances or utility structures associated with a building, except in the area where such use abuts other service entrances or utility structures;
  - (c) Loading docks or spaces, except in the area where such use abuts other loading docks or spaces;
  - (d) Outdoor storage of materials, stock and equipment; and
  - (e) Any other uses for which screening is required under these regulations;
- (4) Landscape Buffer: Any screening or buffer areas used to comply with the provisions of this section or other ordinance provisions for uses other than parking decks must consist of a planted area which is at least ten feet (10'-0") wide.
- (a) This area may contain any type screening materials sufficient to separate visually the land uses, provided such materials meet the requirements of this section;
  - (b) A wall or fence may be used in conjunction with planted material. The

composition of the screening material and its placement on the lot will be left up to the discretion of the property owner, so long as the purpose and requirements of this section are satisfied;

- (5) Installation Requirements: The following contains standards to be used in installing screening:
- (a) Deciduous trees must be installed with a minimum 2 ½ to 3" caliper and evergreen species must have a minimum planting height of 6.' The minimum growth height of deciduous and evergreen species shall be 25'-0";
  - (b) Street trees should be trimmed up eight feet (8'-0") at the time of planting;
  - (c) Shrubs used in any screening or landscaping must be evergreen, at least 2 ½ feet (2'-5") tall with a minimum spread of two feet (2'-0") when planted and no further apart than four feet (4'-0"). They must be of a variety and adequately maintained so that an average height of three to four feet (3'-0" to 4'-0") could be expected as normal growth within four years of planting;
  - (d) Any fence or wall used for screening shall be constructed in a durable fashion of brick, stone, other masonry material, specifically designed as fencing materials;
  - (e) A chain link fence with plastic, metal or wooden slats does not satisfy the requirements of this section;
  - (f) The maximum height for a wall or fence shall be four feet (4'-0") with the exception of screening for dumpsters which shall have a maximum height of six feet (6'-0");

#### I. Affordable Housing Requirements

- (1) Low- and moderate-income housing units within developments in the MU-1 Zone shall comply with accordance current COAH or court-approved rules and regulations . and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq., except as to the very low income housing obligation which shall comply with the thirteen percent (13%) very low income requirements of the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301, et. seq.
- (2) The inclusionary development set-aside is 15% against any development that occurs under the ordinance. A total of 34 affordable attached, rental dwelling units in the MU-1 Zone shall be set aside for low- and/or moderate-income rental households in accordance with the provisions of this section.
- (3) Phasing plan: Phasing for the construction of buildings in the MU-1 Zone may be phased in any matter to be determined by the developer, subject to the phasing schedule established by N.J.A.C. 5:93-5.6(d).



(4) Affordable housing units within developments in the MU-1 Zone shall comply with current COAH or court-approved rules and regulations and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq., except as to the very low income housing obligation which shall comply with the thirteen percent (13%) very low income requirements of the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301, et. seq.

(5) At least five (5) of the affordable units developed must be very low income per the settlement.

J. Relationship to other sections of the combined land use ordinance: The regulations of the MU-1 Zone are intended to guide the orderly development of this zone district in accordance with the parameters of the referenced settlement agreement. Where there is a conflict between the MU-1 Zone regulations and any other regulations of the Westampton Township Site Plan Review Ordinance, Land Subdivision Ordinance or Zoning Ordinance, the regulations contained in this section for the MU-1 Zone shall apply unless otherwise specified in the regulations of the MU-1 Zone.

#### Section 2

All ordinances or part of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

#### Section 3

This ordinance shall take effect upon final passage and publication according to law.

**TOWNSHIP OF WESTAMPTON**

**AN ORDINANCE SUPPLEMENTING CHAPTER 250, "ZONING", OF THE  
TOWNSHIP CODE OF THE TOWNSHIP OF WESTAMPTON TO ADD  
TC-TOWN CENTER ZONE**

**ORDINANCE NO. 14-2020**

**Section 1**

Add Section 250-21.1 TC-Town Center Zone to read as follows:

**250-21.1 TC-Town Center Zone**

The purpose of the TC-Town Center Zone is to create a balanced development of commercial, residential and public uses in convenient and complementary relation to each other in order to encourage imaginative, efficient and orderly growth, in a pedestrian friendly and pedestrian scaled, walkable, mixed use environment. The TC Zone will provide housing opportunities for a range of residents and incomes, establish a streetscape and minimize the number of curb cuts along Burlington-Mount Holly Road, ensure that outdoor lighting and signage do not adversely affect the visual environment and the use and enjoyment of residential property nor detract from retail areas.

The TC-Town Center Zone will provide 1,144 multi-family residential apartment/condo units for sale or rent with 20 percent set aside over retail/commercial or over parking structures along County Route 541 (Burlington-Mount Holly Road) and along a main boulevard entrance road of which 228 shall be available to low- and moderate- income households. The development shall consist of a combination age-restricted and non-age-restricted units. Of the 228 affordable units, up to 148 of the affordable units may be, but shall not be required to be, senior units in accordance with applicable COAH regulations. The TC Zone will also provide between 125,000 square feet to 140,000 square feet of commercial/office development on the first floor of buildings along County Route 541 (Burlington-Mount Holly Road) and along a main boulevard entrance road. In areas toward the rear of the site, higher story buildings are permitted to be entirely residential or residential over parking structures in order to provide higher density residential development to satisfy a portion of the Township's fair share housing obligation. The development shall consist of a combination of commercial, residential and public uses, with a 20 percent set aside for low- and moderate-income households. The TC-Town Center Zone shall compass Block 906.07, Lot 5. The following regulations shall apply in the TC Zone:

- A. Definitions. The following terms not defined in Chapter 250. Zoning, Article II. Word Usage and Definitions, shall apply to the TC Zone:

**APARTMENT**

A building or portion thereof, designed for occupancy by three or more families living independently of each other. For the purposes of this Ordinance, an apartment is defined as a renter occupied unit as opposed to a Condo which is an owner occupied unit.

**BUILDING HEIGHT**

The vertical distance from the average elevation of the finished grade along the exterior of the building to the highest point of a flat roof, to the decline of a mansard roof, and to the average distance between the ridge and eaves for a gable hip or gambrel roof.

**COAH**

The New Jersey State Council on Affordable Housing.

**CONDO**

A form of property ownership providing for individual ownership of space in a structure together with an individual interest in the land or other parts of the structure in common with other owners.

**OPEN SPACE**

As defined in the Municipal Land Use Law including all green areas (including any environmentally constrained areas) and recreation areas (including impervious improvements thereon) and conservation areas based on the gross tract area prior to any dedications.

**SIGN, DEVELOPMENT IDENTIFICATION**

A one-sided or two-sided sign located at an entrance from a public street to a development within the TC Zone, the purpose of which is to provide the name and other identifying information about said development.

B. Permitted principal uses:

- (1) Residential: Multi-family residential apartments and condos over retail/commercial or over parking structures;
  - (a) In accordance with the December 23, 2019 Settlement Agreement between the Township and Fair Share Housing Center (FSHC) or subsequent Agreements or Settlements in effect and/or Court Orders, the multi-family residential development shall provide affordable housing opportunities for low-and moderate-income households. The TC Zone allows for 1,144 multi-family residential apartment/condo units with a twenty percent (20%) set-aside for 228 affordable multi-family residential apartments/condos for sale or rent at a minimum density of 13.5 du/acre (plus office/commercial uses). The units shall be provided in compliance with the Council on

Affordable Housing rules, Uniform Housing Affordability Controls and Burlington County Superior Court Orders, as applicable.

- (b) The affordable units shall be integrated fully with the market-rate units.
  - (c) Affordability requirements of the affordable units shall remain in effect for a minimum period of 30 years and until released by Westampton Township.
  - (d) The set-aside shall be twenty percent (20%) of all residential units developed. The set aside for low- and/or moderate-income households shall be as per current COAH regulations (N.J.A.C. 5:93-1, et seq.), or as otherwise approved by the court.
  - (e) The breakdown of unit types per number of bedrooms shall be compliant with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq.
  - (f) Construction schedule, rents, affordability controls, income eligibility, control period, affirmative marketing plan of low and moderate income units and all other applicable regulations concerning the affordable units shall be compliant with the Township's Affordable Housing Ordinance, the Fair Share Housing Center Settlement Agreement and Burlington County Court Order(s).
- (2) Commercial/Office: General and medical office, physical therapy, basic research, outpatient care facilities, professional uses, banks, pharmacy, day spa, are permitted on the first floor or over a parking structure;
  - (3) Retail: Restaurants, eating and drinking establishments, cafes, shops, bakery, delicatessen, general stores, movie theater, grocery store / supermarket, book and stationery, florist, are permitted on the first floor or over a parking structure;
  - (4) Entertainment: Indoor recreation facilities limited to children's recreation facilities, racquet clubs, health clubs, miniature golf, golf learning center rock climbing, fitness related uses and other social or business related activities; s .
  - (5) Civic, Cultural, Institutional and Religious: Libraries, museums, theaters, art galleries, police and fire substations, municipal and civic uses;
  - (6) Outdoor Open Markets: Food trucks, florist truck, ice skating, live performances, outdoor movies, outdoor markets and selling fresh food and plants based on state laws and regulations;
  - (7) Structured Parking: Free standing or as an accessory use to a permitted use;
  - (8) Live Work / Studios: For artists, designers, photographers, musicians, sculptors, gymnasts, potters, antique dealers and designers of ornamental and precious jewelry;

- (9) Public Plaza, Park or Open Space: Multi-functional outdoor uses including but not limited to music, movies, performances, ice skating, water, festivals, food trucks for individual or public gatherings.

C. Permitted Accessory Buildings and Structures.

- (1) Recreational facilities.
- (2) Off-street parking facilities.
- (3) Bus stops.
- (4) Utility and service structures, including, but not limited to, trash /recycling enclosure(s), generator(s), transformers, and maintenance shed(s).
- (5) Pump houses which are used for maintenance and operation of sanitary sewer utilities serving the development.
- (6) Storm water management structures and areas.
- (7) Development identification, traffic and directional signs.
- (8) Fences, retaining walls and wall enclosures.
- (9) Accessory uses and structures customarily incidental and subordinate to the principal permitted uses, including management and leasing offices.

D. Standards Applicable to Accessory Buildings and Structures:

- (1) Accessory structures and uses shall comply in all respects with the requirements of this ordinance applicable to the principal structures and uses.
- (2) When an accessory structure is attached to the principal structure, it shall comply in all respects with the requirements of this ordinance applicable to the principal structure.
- (3) No accessory structure shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot, with the exception of parking facilities (surface or structure) which may be constructed prior to the primary use.
- (4) In no event shall the height of an accessory structure exceed the height of the principal building.
- (5) The aggregate area covered by accessory structures shall not exceed twenty-five percent (25%) of the rear yard.

(6) The following accessory uses shall be permitted within a permitted commercial or retail use provided they are located on the first or second floor.

- (a) Bank branch, walk-up ATM's;
- (b) Retail shops;
- (c) Barber, beauty and coffee shops;
- (d) Confectionery and tobacco sales;
- (e) Dry cleaning establishments;
- (f) Travel agencies and automobile rental services;
- (g) Conference center, meeting rooms;
- (h) Massage therapy uses.

E. Prohibited Uses:

- (1) Any use not specifically designated as a principal permitted use, an accessory use or a conditional use is specifically prohibited.

F. Density, Area, Yard and Height Requirements:

The following requirements apply to the TC Zone:

- (1) Minimum Lot Area: The TC development shall be regarded as a cohesive unit that contains the entire acreage of Block 906.07, Lot 5 which is 84.56 acres. There is no minimum or maximum acreage for individual buildings.
- (2) The maximum number of residential units is 1,144 units at a density of 13.5 units per acres plus the commercial/office uses.
- (3) The minimum square footage of commercial/office use is 80,000 square feet and the maximum square footage of commercial/office use is 120,000 square feet.
- (4) Building heights will vary among the three story commercial/office buildings that front on Burlington-Mount Holly Road (maximum height of 35 feet), to the four story commercial/office/residential buildings behind the frontage structures (maximum height of 50 feet), to the five story commercial/office and/or the commercial/office/residential structures that are behind the four story structures (maximum height of 65 feet).
- (5) Floor Area Ratio shall not apply to the TC Town Center Zone.

(6) Minimum Setback

- (a) The minimum setback from Burlington-Mount Holly Road is 50 feet.
- (b) The minimum setback for four story buildings is 150 feet from Burlington-Mount Holly Road and five story buildings shall be set behind the four story buildings.
- (c) The minimum setback from the Main Boulevard entrance from Burlington-Mount Holly Road is 18' from the face of the curb.
- (d) Utility structures, exhaust air vents, backflow preventers, or other similar devices when located above grade, must be located behind the setback, be screened and should not be located on the Boulevard. Utility structures located below grade may be located within the setback;
- (e) Minimum Side Yard is 25 feet.
- (f) The Minimum Rear Yard is 75 feet.

(7) Minimum building distance requirements.

- (a) Side wall to side wall: 40 feet.
- (b) Side wall to front or rear wall: 40 feet.
- (c) Front wall to rear wall: 80 feet.
- (d) Front wall to front wall: 80 feet.
- (e) Rear wall to rear wall: 40 feet.
- (f) Distance between principal building and access driveway or internal driveway curblines: 15 feet.
- (g) Distance between principal building and parking area curblines: 15 feet.

(8) Maximum fence height: 6 feet.

(9) Sidewalks.

- (a) Minimum sidewalk width: 4 feet.
- (b) Minimum sidewalk width abutting parking: 6 feet.

G. Public Plaza:

- (1) A minimum 16,000 SF multi-functional public plaza shall be located along the main Boulevard outside of the public right of way;

H. Parking Standards:

- (1) Parking Standards: The minimum parking requirements for the TC zone are as follows:

<u>Use</u>	<u>Parking Ratio</u>
Residential Uses	Per Residential Site Improvement Standards (RSIS)
Retail	4.0 sp / 1,000 GFA <sup>1</sup>
Restaurant	1.0 sp / 3.0 seats plus 1.0 per employee based on Maximum Work Shift <sup>1</sup>
Medical Office	4.0 sp / 1,000 GFA <sup>2</sup>
General Office	3.5 sp / 1,000 GFA
Civic, Cultural, Institutional	1.0 sp / 4.0 seats
Assembly	2.5 sp / 10.0 seats

<sup>(1)</sup> Outdoor seating areas do not count toward the required parking ratios

<sup>(2)</sup> For projects where medical office use comprises over 25% of office space in the project the parking requirements shall be 6.0 spaces per 1,000 GFA

- (2) When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required.
- (3) Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure.
- (4) Up to 10% of the required parking stalls may be designated for compact cars.
- (5) Accessory uses do not require parking.
- (6) All surface parking shall be screened based on the Design Standards indicated in the Streetscape section of this TC zone.
- (7) For Civic Uses without seating, the Retail/Commercial parking requirements shall apply.
- (8) Setback Maneuvering: No surface parking or maneuvering space is permitted within any required setback, or between the permitted use and the required setback, except driveways providing access to the parking area may be installed across these areas.
- (9) Any shared parking shall require a Shared Parking Analysis based on the ULI



Shared Parking Software or a comparable software model, and shall be prepared by a credible expert, such as an experienced parking or land use consultant, planner, architect or engineer, preferably a PTOE.

- (10) On-Street Parking Spaces: Parking spaces located along the portion of a public street(s) abutting the use may be counted toward the minimum number of parking spaces required for retail / commercial uses only. On-street parking spaces must be located on the same side(s) of the street as the use. On-street parking cannot be counted for shared parking.
- (11) Bicycle Parking: Bicycle parking is required at one bicycle parking space for every 50 vehicle parking spaces, up to 200 vehicle parking spaces.
  - (a) Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one bicycle space;
- (12) Structured/Underground Parking Decks: For residential units the following requirements shall be met:
  - (a) Parking Security / Gates: Residential developments, including mixed or multi-use with a residential component may provide security for residents by controlling vehicular and pedestrian access to the second level or underground level in areas designated for the residential parking
  - (b) At-grade parking shall remain available for commercial/office and residential uses;
- (13) Additional Off-Street Parking Regulations: For all parking standards not covered in this section refer to Off-Street Parking Regulations in the Westampton Township Zoning Ordinance;
  - (a) Off-street parking dimensions can be 9'-0" x 18'-0" and allow two lane drive aisle dimensions can be 24'-0";
- (14) Electric Vehicle Charging Stations: 2% of all parking spaces;

#### I. Screening Standards

- (1) Off Street Parking: All proposed off street surface parking areas with twenty (20) spaces or more, shall be screened from all public streets with the following criteria:
  - (a) A minimum eight (8) foot (8'-0") planting strip shall be located between the back of the public sidewalk and the parking area;
  - (b) The planting strip shall be planted with evergreen shrubs at least two and a

half feet high (2'-5") at the time of planting with species that will form a year round dense screen. The maximum height for planting should be maintained at no greater than 4'-0" in height;

- (c) Perimeter shade trees shall be planted at no greater than thirty foot (30'-0") on center based on the perimeter length of the parking area;
- (2) Interior Landscape Planting: All open parking areas of 36 or more parking spaces or at least 12,000 square feet in area shall provide at least one 2 ½ to 3" caliper tree for every eight parking spaces which include perimeter trees;
- (a) Fractions equal to or greater than one half resulting from this calculation shall be considered to be one tree;
  - (b) Each such tree shall be located in a planting island with a minimum width of 9' and a minimum area of 150 square feet of pervious surface;
  - (c) The following distribution of trees shall apply:
    - [1] Each end space in a row of twelve or more parking spaces shall fully abut a planting island or a perimeter landscaped area along the long dimension of the end space;
    - [2] No more than 20 parking spaces shall be permitted between planting islands, or a planting island and a perimeter landscaped area;
- (3) Required Screening: The following uses must be screened from abutting property and view from a public street:
- (a) Dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas;
  - (b) Service entrances or utility structures associated with a building, except in the area where such use abuts other service entrances or utility structures;
  - (c) Loading docks or spaces, except in the area where such use abuts other loading docks or spaces;
  - (d) Outdoor storage of materials, stock and equipment; and
  - (e) Any other uses for which screening is required under these regulations;
- (4) Landscape Buffer: Any screening or buffer areas used to comply with the provisions of this section or other ordinance provisions for uses other than parking decks must consist of a planted area which is at least ten feet (10'-0") wide.
- (a) This area may contain any type screening materials sufficient to separate

visually the land uses, provided such materials meet the requirements of this section;

- (b) A wall or fence may be used in conjunction with planted material. The composition of the screening material and its placement on the lot will be left up to the discretion of the property owner, so long as the purpose and requirements of this section are satisfied;

(5) Installation Requirements: The following contains standards to be used in installing screening:

- (a) Deciduous trees must be installed with a minimum 2 ½ to 3" caliper and evergreen species must have a minimum planting height of 6.' The minimum growth height of deciduous and evergreen species shall be 25'-0";

- (b) Street trees should be trimmed up eight feet (8'-0") at the time of planting;

- (c) Shrubs used in any screening or landscaping must be evergreen, at least 2 ½ feet (2'-5") tall with a minimum spread of two feet (2'-0") when planted and no further apart than four feet (4'-0"). They must be of a variety and adequately maintained so that an average height of three to four feet (3'-0" to 4'-0") could be expected as normal growth within four years of planting;

- (d) Any fence or wall used for screening shall be constructed in a durable fashion of brick, stone, other masonry material, specifically designed as fencing materials;

- (e) A chain link fence with plastic, metal or wooden slats does not satisfy the requirements of this section;

- (f) The maximum height for a wall or fence shall be four feet (4'-0") with the exception of screening for dumpsters which shall have a maximum height of six feet (6'-0");

(4) Off-Street Standards: Buildings and structures, excluding parking structures, subject to the provisions of this section, must provide a minimum number of off-street service/delivery parking spaces. These spaces must be designed and constructed so that all parking maneuvers take place within the property line, service alley or secondary street. These parking spaces shall not interfere with the normal movement of vehicles and pedestrians in the public rights-of-way, unless otherwise approved. These parking spaces must be provided in accordance with the following:

- (a) Less than 25,000 square feet: None Required
- (b) 25,000 – 50,000 square feet: 1 bay + 1 compactor –
- (c) 50,000 – 100,000 square feet: 2 bays + 1 compactor
- (d) 100,000 – 150,000 square feet: 2 bays + 2 compactor

- (5) The minimum dimension of a loading area shall be 12' x 35' with a height clearance of 14 feet.
- (6) Off-street loading and unloading shall be provided in such amount and manner that all loading and unloading operations will be conducted entirely within the boundaries of the lot concerned, and no vehicle shall use public streets, sidewalks or rights-of-way for loading or unloading operations, other than ingress and egress to the lot.

J. Development / Place-Making Design Standards

- (1) The design standards in this section provide the criteria for development within the TC zone in order to promote a high quality, pedestrian friendly, mixed use environment. These standards promote:
  - (a) Appropriate scale for Town Center zone;
  - (2) Standards for commercial, office, residential and civic uses;
  - (3) Mixture of architectural styles with;

K. Town Center Design Standards:

- (1) Architectural Character: All buildings shall reinforce pedestrian scale.
  - (a) The base of buildings shall be distinguished from the middle and top of the building with an emphasis on providing design elements that will enhance the pedestrian environment particularly at the street level;
  - (b) Elements such as cornices, belt courses, corbelling, molding, string courses, ornamentation, changes in material or color, and other sculpturing of the base are appropriate and should be provided to add special interest to the base;
  - (c) Special attention must be given to the design of windows at the base of buildings;
  - (d) Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions, and other treatments are encouraged;
  - (e) Building facades in excess of 120'0" in length shall be designed to avoid a monolithic appearance through the use of different façade materials and building setbacks that act to break the building appearance into smaller increments and sections;
  - (f) Building materials may include: brick, stone, cast stone, metal and glass storefront assemblies, wood and fiber cement siding;

- (g) Vinyl siding of any type and grade is strictly prohibited on any portion of any building façade visible from a public area within the TC zone;
- (h) Primary building materials shall include: brick, stone, cast stone, and/or glass which cover a minimum of 65% of each building façade, exclusive of windows and doors with accent materials comprising a maximum of 35% for each building façade;
- (i) Generic national branding architecture for freestanding retail/commercial buildings unless it meets the requirements of this section is prohibited;
- (j) Storefront design should reflect the individual tenant's brand identity;

#### L. Building Orientation

- (1) All buildings shall be oriented toward public streets and public open spaces. The building front is considered to be the elevation facing any public street unless the building is adjacent to a park, plaza or open space, in which case the building should orient to both the public street and the open space.
  - (a) The first floors of all buildings, including structured parking, must be designed to encourage and compliment pedestrian-scale activity. It is intended that this be accomplished principally by the use of windows and doors arranged so that the uses are visible from and/or accessible to the street on at least 75% of the retail or commercial length of the first floor street frontage;
  - (b) All new commercial and retail first floors shall have a 14'- 0" minimum interior floor to floor height;

#### M. Building Entrances: Building entrances should be easily identifiable and feature large, open and transparent windows with unique and interesting signage; (Operable windows are encouraged)

- (1) Entrances for residential, office and uses other than retail should be separate and distinct from retail entrances;
- (2) In locations adjacent to a public plaza, permanent shade structures for outdoor dining are strongly encouraged. The depth of outdoor dining should be coordinated based on the amount of area for pedestrian access;

#### N. Building Storefronts

- (1) All retail tenants may have the opportunity to design and install their own storefronts as a way to express their individual identity and positioning provided they observe the minimum guidelines noted below:
  - (a) Storefronts should be "individual" expressions of a tenant's identity;

- (b) Tenant's storefront construction should be of high quality and craftsmanship;
- (c) Any restaurant use is encouraged to provide outdoor seating;
- (d) In locations adjacent to a public plaza, permanent shade structures for outdoor dining are strongly encouraged. The depth of outdoor dining should be coordinated based on the amount of area for pedestrian access;

O. Storefront Components:

- (1) Entries & Doors: The placement of doors and their design are an integral part of the storefront because they establish a clear point of entry to the store;
  - (a) Restaurants especially should use doors to open interior seating spaces to the outside café seating on the sidewalk;
- (2) Canopies & Awnings: Canopies, awnings, and similar architectural accents are encouraged along the boulevard;
  - (a) Canopies and awnings should be comprised of rigid materials and should be horizontal in nature;
  - (b) Any canopy may extend from the building up to one half of the width of the setback area in front of the building, or eight (8) feet, whichever is less;
  - (c) Minimum overhead clearance shall be ten (10'- 0") feet. If a canopy, awning, cornice, or other appurtenance extends into the public right-of-way, an encroachment agreement shall be required;
- (3) Balconies/balconettes: Can be incorporated into the building façade and are allowed to project into the setback up to 4'-0" starting at the second level;
- (4) Windows: Operable windows are strongly encourage for all restaurant uses facing the boulevard and public plaza's;

P. Storefront Materials:

- (1) The approach to storefront design should be to create the highest quality level possible with an emphasis on user-friendly materials. The minimum recommendations below, outline some of the specifics when considering materials for storefronts:
  - (a) Focus should be on window design to create a visual connection between the interior and exterior;
  - (b) Recommended materials are wood, metal, brick, stone, glass and concrete

as well as plaster;

- (c) Acceptable materials are durable, smooth exterior grade woods such as oak, redwood and poplar;
- (d) Durable materials are especially critical at street level where pedestrian contact will be considerable. EIFS or similar materials are not permitted on the ground level;
- (e) Storefronts should be predominantly glass to provide views into the store, but glass should not be the exclusive material;

(2) The following materials are strongly discouraged:

- (a) Plastic and metal laminates;
- (b) Acrylic;
- (c) Plastics;
- (d) Smoked or tinted glass;
- (e) Simulated materials;
- (f) Mirror;
- (g) EIFS;

Q. Street Level Frontage / Uses: Uses fronting the boulevard must be either occupied commercial, retail, entertainment or restaurant.

- (1) Residential uses are not permitted fronting on the first floor along the boulevard but are permitted on the first floor for all other streets in the TC zone;
  - (a) Residential lobbies and entrances, however are permitted on the first floor along the boulevard so long as they are less than 25% of the total street frontage for the building;
  - (b) Entrances for residential should be distinct and separate from the entrances of all other first floor uses;
- (2) All non residential ground floor space shall include a ventilation shaft regardless of whether or not restaurants uses are proposed;
- (3) Temporary / semi-permanent outdoor dining and seating is encouraged within the minimum 16'-0" setback for retail and restaurant uses;
- (4) Seating is encouraged to be designed either along the building façade or at the

back of the curb. These areas should be clearly identified with either permanent, semi-permanent or temporary barriers;

- (5) A minimum six foot (6'-0") clear zone must be maintained within the building setback in order to allow adequate pedestrian flow;

R. Doors and Windows: Where windows are used they must be transparent. Where expanses of solid wall are necessary, they may not exceed 30'-0" feet in length.

- (1) The first floor and street level must be designed to address all public streets and all adjacent public plaza;
- (2) For buildings fronting on two streets or one street and one public plaza or open space the entrance to the building should provide access from the primary street and is encouraged to provide access from the secondary street or public plaza;
  - (a) For buildings that do not provide access from the secondary street or open space, the building facade should provide windows and/or architectural details that are aesthetically interesting;
- (3) Operable windows are strongly encouraged at the street level;

S. Public Plaza:

- (1) For any building that fronts a public plaza, the first floor uses shall wrap the building and provide frontage on the plaza space;
- (2) The public plaza shall be designed as a multi-functional space that permits a variety of uses through the year for gathering;

T. Structured Parking:

- (1) Structured parking shall be screened with uses along the boulevard;
- (2) Structured parking shall be screened with either uses or shall include decorative architectural details such as building materials, windows and detailing along all other streets in the TC zone;
  - (a) Architectural detail elements should have the same or similar materials and should have the same or similar scale for openings as the residential / commercial building above;
  - (b) Other than at the parking entrances, vehicles shall not be visible from the center line of either public street;
- (3) All ramps shall be internal to the parking structure and shall not be visible from any public street;



- (4) Driveway and garage openings should not exceed 28'-0" in width and should include traffic calming measures and a change in surface materials where driveways cross the sidewalk to help ensure pedestrian and bicycle safety;

U. Mechanical Equipment Screening: The screening of rooftop mechanical equipment is required.

- (1) All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact from any public street, neighborhood or adjacent building;
- (2) Screening materials shall be consistent with the architectural detail, color and materials of the building;
  - (a) Wire mesh screening is not permitted;
- (3) All roof and HVAC systems must be set back a minimum of 15' from the boulevard and 10' from any other public street or public open space from the building edge and screened as to not be visible from any adjacent public street or public property;
- (4) Any wall pack ventilation unit facing a public street must match the adjacent material color;

V. Building Service Locations: All service locations for new development shall be provided at the rear, side or interior portions of the building and shall not be permitted directly on the boulevard;

W. Streetscape Design Standards: A successful neighborhood is not complete until its parks, open space, sidewalks and streetscape have been designed and "furnished". The items that are referred to as streetscape elements in this guideline include such things as street lights, sidewalks, benches, trash receptacles and other street furniture which reinforce the character of the street and the neighborhoods. The following section addresses an overall approach for the design of streetscape elements that are to be considered as part of the overall TC zone vocabulary. These standards are meant to establish the minimum criteria that will be required for the design and implementation of streetscape, parks and open space improvements.

- (1) Town Center Streetscape: The streetscape for the TC zone should be designed with a similar palette of materials and standards in order to portray a cohesive district.
- (2) Street Dimensions:

- (a) The minimum dimension from the primary building facade to the primary building facade along the boulevard shall be 140'-0";
  - (c) The minimum setback from the building to the face of curb shall be 16'-0";
  - (c) The boulevard should be based on a paired one way system;
  - (d) Parallel parking shall be provided along the 16'-0" setback and angled parking shall be provided along the interior portions of both sides of the boulevard;
  - (e) Pedestrian bump outs shall be included at all internal intersections;
- (3) Streetscape Elements: The following streetscape elements shall be provided per this section of the Design Standards. Proposed development projects shall provide these elements as a part of the approval process;
- (a) Street Trees: Street trees shall be planted in either grates or open landscape areas equivalent to 30'-0" on center along all public street frontage;
    - [1] Street trees shall be planted with a minimum four inch 2 ½ to 3" caliper, shall be trimmed up to 8'-0" and shall be in accordance with the "American Standard for Nursery Stock" published by the American Association of Nurserymen;
    - [2] Prior to installation a minimum 4'-0" by 8'-0" area should be treated and prepared for tree root growth.
    - [3] A minimum 2 year maintenance and watering plan shall be put into place;
    - [4] Recommended street trees such as but not limited to: Gleditsia Tricanthos (Honey Locust – thornless and pod free), Zelkova, Katsura, Hedge Maple, Hornbeam and Ginko (Male only);
    - [5] 120 V ground mounted GFI receptacles should be located at the base of every street tree;
    - [6] Tree up light fixture should be located at the base of every street tree. (Recommend: Hadco #BT1-AL, 75 W MR16 Lamp or equal);
    - [7] Conduit for all power should be located at the back of the 4'-0" street furniture area (under the pavers);
    - [8] Drip irrigation system;

(b) Design & Materials:

- [1] Sidewalks should incorporate street furniture setback a minimum of 4'0" from the back of curb toward the building on both sides of the boulevard. This area should include trees, plantings, and street furniture;
- [2] Sidewalks should have a higher level of finish on pedestrian oriented, mixed-use streets (pavers, colored stamped concrete, etc. - asphalt is prohibited);
- [3] The pattern and type of materials will be determined during the design phase;

(c) Seating, Benches & trash receptacles:

- [1] Two sets of benches with one trash receptacle should be located at minimum every 60'-0" on center, centered between the street trees;

(d) Street Lighting:

- [1] Street lights should be located as part of the streetscape and function as a unifying element;
- [2] Fixtures should exhibit an aesthetic as well as functional purpose to create interest and a sense of scale for the pedestrian and should provide at minimum brackets to allow for banners;
- [3] Luminaires should be translucent or glare-free using opaque glass or acrylic lenses;
- [4] Diffusers and refractors should be installed to reduce unacceptable glare adjacent to residential areas;
- [5] The specific street light and spacing of poles shall be determined during the design phase; - GFI's should be located at the top of the pole;
- [6] The height and spacing of the light poles should be based on a photometric calculation, however, the maximum light pole height shall be 25';
- [7] Lights should be centered between the street trees within the 4'-0" street furniture zone;
- [8] Street light specifications and locations shall be submitted for review and approval prior to installation;

(e) Planting Pots & Planters:

- [1] Pots and planters can be used in addition to landscape planting areas to complement the surrounding streetscape by adding color and variety;
- [2] Pots and planters can be placed anywhere pedestrian or vehicular traffic is not disturbed, but may function as a separation between pedestrians and vehicles;
- [3] Large pots are preferred to fixed boxes to allow for maintenance or service access;
- [4] Pots and planters are ideally located near seating areas, but plant materials should not interfere with circulation or comfort;
- [5] Drip irrigation system;
- [6] Flower baskets;

(f) Tree Grates:

- [1] Tree grates can be used wherever a tree is placed within a high traffic area;
- [2] Tree grates should allow for tree growth and be made of ductile iron and should be factory painted;
- [3] Tree grates should be designed to allow for GFI's and uplighting;

(g) Trash Receptacles:

- [1] Trash receptacles should be located conveniently for pedestrian use and service access in significant areas and gathering places;
- [2] Trash receptacles should be permanently attached to deter vandalism and have sealed bottoms with sufficient tops to keep contents dry and out of pedestrian view;
- [3] The type and location of the trash receptacles will be determined during the design phase;
- [4] At minimum every other trash receptacle should include an additional recycling container;

(h) Bicycle Racks:

- [1] Bicycle racks should be permanently mounted and placed in convenient

locations to encourage bicycle use but not to obstruct views or cause hazards to pedestrians or drivers;

[2] Bicycle racks should exhibit a simple and easy design that allows for convenient and safe use by the public;

(i) Bollards:

[1] Bollards should integrate with and aesthetically complement the overall streetscape concept; respond to the area it supports (Plaza vs Services); setback from curbs to allow unobstructed opening of parked car doors;

[2] Bollards may be chained or cabled together to ensure pedestrian safety or define areas for public functions;

[3] Removable bollards should be used where service vehicles need access and for street closures in the event of festivals or community events;

(j) Fountains:

[1] Fountains or water features can be located in key public areas such as parks or plazas, should allow for ample pedestrian circulation on all sides and should be designed to encourage “sitting” or for interaction;

(k) Public Art:

[1] Public art should be “accessible”; tie to the history of Westampton Township and if possible, should be created by a local source; include water, seating, planting, decorative architectural elements or plaza space design;

[2] Public art should be visible, but not interfere with pedestrian circulation or create a traffic hazard; made of durable, weatherproof materials; and should be designed to avoid physical hazards;

(l) Kiosks:

[1] Kiosks can be used for retail purpose or to impart community information to the public;

[2] Kiosks should be accessible and attractive from all sides and well-illuminated and they should be flexible to allow for up-to-date information;

(m) Utility Accessories:

[3] Utility boxes, meters, man hole covers and fire hydrants should be coordinated with other streetscape accessories;

[8] Utilities should be readily accessible and placed so as not to obstruct pedestrian movement;

[4] Utility locations should minimize visual and physical impact as much as possible;

[5] Utilities should blend in with the surroundings or enhance the area;

## X. Signage Standards Overview

(1) The developer is encouraged to explore a variety of signage types, sizes and styles with the objective of integrating the design of the signage into the streetscape design. Storefronts are expected to take maximum advantage of store logos, specialty letter styles, quality materials, graphic flourishes and high impact graphics;

(a) The goal is to maintain creative consistency that identifies the tenant's identity and integrates with the storefront façade design;

(b) Signs can be in the form of a painted sign, flat sign, fin sign, window sign, illuminated or non-illuminated sign, dimensional sign, sidewalk sign or awnings;

(c) Emphasis should be on durable, natural materials and quality manufacturing and can include cast, polished or painted metal; painted, stained or natural wood; glazed and ceramic tile; etched, cut, edge-lit or stained glass; cast stone and carved natural stone;

(d) Tenants should strive for creativity, uniqueness and high quality;

(e) Neon signs strictly prohibited;

(2) For all signage standards not covered or specifically stated in this Section, refer to Chapter 250.25. Signs;

(3) Storefront Zone Criteria: A variety of sign types is both permitted and encouraged.

(a) Primary Signs: The Primary sign refers to a tenant's sign above the entry;

(b) Secondary Signs: Secondary signs are those signs that mark a second entrance or corner condition such as would occur on a street corner or at a public place;

(c) Additional Signs: A variety of other sign types are encouraged including;

[1] Projecting Signs: A projecting sign mounts perpendicular to a building façade and typically hangs from decorative cast or wrought iron

brackets, or is firmly mounted to the façade. The use of projecting signs is strongly encouraged;

[2] Blade Signs: Should be located at a minimum of 10'-0" above finished grade, and should only project a maximum of 4'-0" from the face of the storefront;

[3] Flags & Banners: Canvas or nylon flags and banners may be used but vinyl banners are discouraged. Flags or banners can be hung perpendicular to the building from poles, or flat against the building. Flag or banner content should be limited to tenant identity, and should not be used for advertisement of specific products or services;

- (4) Sidewalk Signs: Can be used to enhance a tenant's identity and should be considered as temporary signage. Restaurant menu boards are the best example of the appropriate use of sidewalk signs;
- (5) Window Signs: These signs are meant to establish or enhance a tenant's identity and should not be considered as temporary signage that advertises sales, promotions, etc.;
- (6) Pad mounted transformers within storefront area are prohibited unless architecturally screened;

#### Y. Affordable Housing Requirements

- (1) Affordable housing units within developments in the TC Zone shall comply with accordance current COAH or court-approved rules and regulations and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq., except as to the very low income housing obligation which shall comply with the thirteen percent (13%) very low income requirements of the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301, et. seq.
- (2) The inclusionary development set-aside is twenty percent (20%) against any development that occurs in this ordinance. A total of 228 affordable dwelling units in any development in the TC Zone shall be set aside for low- and/or moderate-income households in accordance with the provisions of this section.
- (3) At least thirty (30) of the affordable units developed must be very low income in accordance with the Settlement Agreement with Fair Share Housing Center.
- (4) Construction of buildings in the TC Zone may be phased in any matter to be determined by the developer, subject to the phasing schedule established by N.J.A.C. 5:93-5.6(d).

Z. Relationship to other sections of the combined land use ordinance: The regulations of the TC Zone are intended to guide the orderly development of this zone in

accordance with the parameters of the referenced settlement agreement. Where there is a conflict between the TC Zone regulations and any other regulations of the Westampton Township Site Plan Review Ordinance, Land Subdivision Ordinance or Zoning Ordinance, the regulations contained in this section for the TC Zone shall apply unless otherwise specified in the regulations of the TC Zone.

### Section 2

All ordinances or part of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

### Section 3

This ordinance shall take effect upon final passage and publication according to law.



TOWNSHIP OF WESTAMPTON  
APPROVING PAYMENT OF VOUCHERS  
FOR THE PERIOD ENDING 8/18/20  
RESOLUTION NO. 99-20

WHEREAS, the Township is in receipt of various vouchers submitted by vendors and/or other claimants for goods rendered and/or services provided to the Township; and

WHEREAS, the Chief Financial Officer has certified that there exists a line item appropriation against which each claim shall be charged and that there are sufficient funds available for the payment of each voucher; and

WHEREAS, each voucher contains a certification of a department head, or duly designated representative having personal knowledge of the facts that the goods have been provided or services rendered to the Township and that the goods or services are consistent with prior authorizations; and

WHEREAS, a list of all conforming claims which have been approved by the Chief Financial Officer has been prepared and reviewed by the Township Committee and is appended hereto as Exhibit A.

NOW BE IT RESOLVED that the Committee for the Township of Westampton for the reasons set forth above hereby approves the payment of the vouchers set forth on the attached Exhibit A and this Resolution shall be recorded as part of the minutes of this meeting and shall upon approval be open to the public.

TOWNSHIP OF WESTAMPTON

RESOLUTION OF ANTICIPATION OF SPECIAL ITEMS  
OF REVENUE IN THE 2020 LOCAL MUNICIPAL BUDGET WITH  
THE CONSENT OF THE DIRECTOR OF THE DIVISION  
OF LOCAL GOVERNMENT SERVICES

RESOLUTION NO. 100-20

WHEREAS, N.J.S.A. 40A:4-87 permits the Director of the Division of Local Government Services to approve the insertion of a special item of revenue, and

WHEREAS, the Township is desirous of inserting this item in the 2020 local budget.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Westampton, County of Burlington, hereby requests the Director of the Division of Local Government Services to add the following items of revenue and appropriation to the 2020 Local Municipal Budget:

Revenue:	NJ Transportation Trust Fund	\$191,250.00
	(Tarnsfield Road Reconstruction Grant)	

Appropriation:	NJ Transportation Trust Fund	\$191,250.00
	(Tarnsfield Road Reconstruction Grant)	

BE IT FURTHER RESOLVED, that one copy of this resolution should be filed with the Director of the Division of Local Government Services.

TOWNSHIP OF WESTAMPTON

RESOLUTION APPOINTING A  
POLICE OFFICER

RESOLUTION NO. 101-20

BE IT MOVED, by the Township Committee of Township of Westampton in the County of Burlington and New Jersey as follows:

1. That the Township Committee hereby appoints Patrick Murphy as a Police Officer of the Township of Westampton to serve probationary term of twelve (12) months to begin September 1, 2020.
2. That the Township Committee hereby directs the Chief of Police to prepare quarterly progress reports with respect to said individual's performance and forward the same to the Township Committee and hereby directs the Chief of Police to recommend sixty (60) days prior to the expiration of said probationary term whether said individual should be appointed as a permanent member of the Police Department.

TOWNSHIP OF WESTAMPTON

RESOLUTION CANCELLING TAXES  
ON A PROPERTY DECLARED EXEMPT  
FOR A 100% DISABLED VETERAN

RESOLUTION NO. 102-20

WHEREAS, the Westampton Township Tax Assessor has declared the following property as totally tax exempt; and

WHEREAS, N.J.S.A. 54:4-3.30a allows for the exemption from taxation from real and personal property for a Veteran who is a resident who has a total or 100% permanent disability.

NOW, THEREFORE, BE IT RESOLVED that the Westampton Township Committee authorizes the Tax Collector to cancel the following 2020 taxes:

Block 1002.01, Lot 14      13 E. Dogwood Court      \$3,798.30



# Westampton Township

Established 1850

710 Rancocas Road, Westampton, N. J. 08060

## Office of the Tax Collector

Phone Number (609)261-5914 Fax Number (609)267-7398

Office Hours 8:00AM to 4:00 PM

DATE: JULY 27, 2020

TO: MARION KARP, TOWNSHIP CLERK

FROM: CAROL A. LAYOU-TAX COLLECTOR

RE: CANCEL TAXES

PLEASE CANCEL THE FOLLOWING PROPERTIES AS THE TAX ASSESSOR  
DECLARED THESE PROPERTIES TOTALLY TAX EXEMPT:

BLOCK	LOT	NAME/ADDRESS	AMOUNT
1002.01	14	PENSIERO 13 E. DOGWOOD COURT	\$5,982.80 (3 <sup>RD</sup> & 4 <sup>TH</sup> QTERS 2020)

TOWNSHIP OF WESTAMPTON

AUTHORIZING TEMPORARY RELAXATION OF RULES AND REGULATIONS  
RESTRICTING OUTDOOR RESTAURANT SEATING DURING STATE COVID-  
19 EMERGENCY AS AUTHORIZED BY EXECUTIVE ORDER 150

RESOLUTION NO. 103-20

WHEREAS, on March 9, 2020, the Governor of the State of New Jersey issued Executive Order 103, declaring a State of Emergency and a Public Health Emergency in response to the outbreak of the COVID-19 pandemic within the State of New Jersey; and

WHEREAS, on March 16, 2020, the Governor of the State of New Jersey issued Executive Order 104, which, among other provisions, provided that "All restaurants, cafeterias, dining establishments, and food courts, with or without a liquor license, all bars and all holders of a liquor license with retail consumption privileges, are permitted to operate during their normal business hours, but are limited to offering only food delivery and/or take out services, in accordance with their existing liquor licenses."; and

WHEREAS, on March 21, 2020, the Governor of the State of New Jersey issued Executive Order 107, which superseded Executive Order 104, but continued the prohibition of on-site consumption of food and beverages; and

WHEREAS, on June 3, 2020, the Governor issued Executive Order 150, which, among other provisions, permitted these establishments to operate at reduced capacities and/or with social distancing requirements to locate tables for outdoor dining only; and

WHEREAS, EO-150, on page 5, provides that "Municipalities are in the best position to make decisions on allowing restaurants or bars to expand their service footprint on their property and potentially into shared spaces in a way that comports with public safety."; and

WHEREAS, EO-150, paragraph 5 on page 7 provides that "Municipalities are permitted to use their existing authority to allow food or beverage establishments to expand their footprint to outdoor areas, both within their property and among municipally-governed areas, including but not limited to sidewalks, streets or parks."; and

WHEREAS, on June 3, 2020, the State of New Jersey, Division of Alcoholic Beverage Control ("ABC") issued Special Ruling 2020-10 to provide for the issuance of "Temporary COVID-19 Permits to Expand Licensed Premises" for licensees or permittees with on-premises retail consumption privileges, including, but not limited to, eligible licensees and permittees including but not limited to retail consumption licensees, club licensees, golf facilities, brewery

licensees, and winery licensees, as more particularly set forth in Section II of said Special Ruling 2020-10, "Eligible Licensees and Permittees"; and

WHEREAS, the Township Committee seeks to establish a balance between the competing and conflicting public interests in promoting the re-establishment of public commerce in Westampton Township, while maintaining safe social distancing to minimize the threat and spread of the Coronavirus pandemic; and

WHEREAS, the Township Committee desires to implement such measures as expeditiously as possible subject to a lawful process that will protect the interests of the residents of the Township and its taxpayers; and

WHEREAS, in order to assist establishments in the Township to comply with Executive Order 150 permitting outside dining, the Township Committee finds it to be in the best interests of the establishments and the residents of Westampton Township generally, to temporarily relax procedures associated with site plan review and approval. This will be done in order to exercise appropriate social distancing during the state of emergency, while enabling establishments to operate and locate tables outdoors, subject to the requirements and restrictions set forth herein.

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

1. Outdoor Dining/Seating and Outdoor Retail Sales Permitted: All restaurants, cafeterias, dining establishments, and food courts, with or without a liquor license, all bars and all holders of a liquor license with retail consumption privileges, including but not limited to, restaurants, club licensees, golf facilities, brewery licensees, and winery licensees, as more particularly set forth in Section II of ABC Special Ruling 2020-10, "Eligible Licensees and Permittees" ["establishment"] are permitted to offer in-person service at outdoor areas, or expanded existing outdoor seating/dining, provided that the establishment obtains a Temporary Activities Permit from the Township of Westampton for outdoor seating/dining in accordance with the following requirements and restrictions.
2. Permit Required: The Temporary Activities Permit application shall include a completed application, signed and dated by the owner or an authorized agent, together with a plan depicting the existing and proposed layout and location of tables/seating inside and outside, which shall also include a confirmation of the number of existing approved tables/seats, a depiction of all aisles, routes of ingress and egress, clearances/distances between tables and between the seating area and any curb line or sidewalk line, an illustration, rendering and/or photographs of all proposed furniture, umbrellas, trash receptacles and any proposed structures to protect the outdoor seating area from the elements. In addition to the creation and/or

expansion of the outside dining area, the application and plan may include proposed temporary awnings, tents, pergolas and other similar devices to protect the outdoor dining area from the elements. No outside cooking may be proposed or permitted in any Temporary Activities Permit. All establishments utilizing a tent must procure a permit from the Westampton Township Fire Department.

3. Expanded Outside Seating/Dining Areas: The application and plan for a Temporary Activities Permit may propose (i) outside and/or expanded retail sales areas, or (ii) expanded outside seating/dining areas including, not limited to, decks, patios, sidewalks and parking lots adjacent to or contiguous with the establishment, provided that any area proposed for outside seating/dining must be accessible from the establishment and shall not obstruct the free flow of pedestrian or motor vehicle traffic.
4. Issuance of Permit: The application and plan for a Temporary Activities Permit shall be reviewed and approved by the Township Zoning Officer/Construction Official and Fire Official ("reviewers"). In the discretion of any reviewer, additional information may be required and must be submitted by the applicant. If required by the Zoning Officer, the application and plan may be further reviewed by the Township Engineer, and, in that event, the applicant shall reimburse the Township for the cost of said review. The issuance of a Temporary Activities Permit for outside seating/dining, including, but not limited to, location, scope, setbacks and size of the outside sales area or outside seating/dining area, is solely in the discretion of the Township and its reviewers. The Temporary Activities Permit does not replace, or eliminate the need for, any construction permit required for any structure or improvement at the establishment outside seating/dining area.
5. Existing Approvals; Hours of Operation: Nothing herein shall prevent the continued use of outside seating/dining at any establishment already authorized and approved by the Township pursuant to any prior site plan or other land use approval. Outside seating/dining authorized by a Temporary Activities Permit shall be conducted during the same hours of operation currently applicable to the establishment.
6. General Permit Conditions: In addition to any specific condition, the following conditions are hereby expressly incorporated by reference and included in any Temporary Activities Permit issued pursuant hereto: (i) compliance with all conditions and requirements of Executive Order 150, especially paragraphs 1(a) through 1(g), requiring social distancing, face coverings and no smoking area; (ii) in the case of an establishment licensed by the ABC, compliance with all conditions and requirements of Special Ruling 2020-10 for the issuance of "Temporary COVID-19 Permits to Expand Licensed Premises"; (iii) The Township reserves the right to amend or revoke any Temporary Activities Permit at any time, in the Township's sole discretion, for the preservation of the public, health, safety



and welfare; (iv) For any outside seating/dining activities in or about a public property or public right-of-way, the establishment indemnifies and holds harmless the Township, its employees, agents and/or officers from all claims, losses, liens, expenses, suits, including costs and attorney's fees, arising out of the placement, operation and maintenance of the ~~outdoor retail sales area or~~ outside seating/dining area approved by said Temporary Activities Permit; (v) All expenses and expenditure of any funds in reliance on the provisions of the Temporary Activities Permit shall be at the establishment's sole and exclusive cost and expense.

7. Relaxation of Rules and Regulations: All provisions of the Westampton Township Code that are inconsistent with the intent and purpose of this Resolution are temporarily suspended during the time that this Resolution is in effect and shall not apply to expanded areas for outside seating/dining or outdoor areas that are authorized by a Temporary Activities Permit.
8. Term: This Resolution shall take effective immediately upon adoption. This Resolution permitting the issuance of Temporary Activities Permits for expanded outside seating/dining areas shall remain in full force and effect until (i) November 15, 2020, or (ii) the issuance of a subsequent Executive Order or other regulation permitting indoor seating/dining, as permitted prior to the issuance of Executive Orders 104 and 107, or (iii) the amendment or repeal of this Resolution, whichever shall first occur.

TOWNSHIP OF WESTAMPTON

AWARD OF CONTRACT FOR PROFESSIONAL SERVICES

RESOLUTION NO. 104-20

WHEREAS, the Township of Westampton did pass ordinance numbers 21-2005, 22-2005, 23-2005, 24-2005, 25-2005 and 26-2005; and

WHEREAS, the State of New Jersey did pass N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Township of Westampton utilized the Fair and Open Process required by State statute and Township Ordinance in conjunction with its selection of the within named professionals;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the township of Westampton, in the County of Burlington and State of New Jersey, as follows:

1. That the Township Committee based upon the aforementioned certificates hereby declare that there are sufficient funds appropriated for the purpose of expending funds for the aforesaid purpose and the Township Chief Financial Officer is hereby directed to charge the hereinafter expenditures against the following appropriations:

2. That the Township Committee makes the following appointment pursuant to a Fair and Open Process pursuant to the provisions of Westampton Township Ordinances and pursuant to N.J.S.A. 19:44A-20.4 et seq. and hereby awards contract to said person or entities for the aforesaid purposes for the period of time to commence immediately upon adoption of this Resolution and to end on December 31, 2020, or until a replacement is named.

Financial Advisor -

3. That the Township Mayor and Clerk are hereby authorized to execute any documents which are necessary to effectuate the terms of this Resolution and which are prepared by or reviewed by the Office of the Township Attorney and hereby directs the Township Clerk to prepare and publish the appropriate notice of the award of this Contract.

TOWNSHIP OF WESTAMPTON

CONTRACT CHANGE ORDER  
2018 NJDOT MUNICIPAL AID PROGRAM  
TARNSFIELD ROAD IMPROVEMENTS

RESOLUTION NO. 105-20

BE IT RESOLVED that the Westampton Township Committee approves Change Order #2-2020 for the 2018 NJDOT Municipal Aid Program, Tarnsfield Road Improvements project. The Change Order is a reduction of \$18,960.00 and an increase of \$25,388.00 (total change of +\$6,428.00) in the amount of the contract with American Asphalt Company, Inc. Payment to be made is in the amount of \$56,960.54.



## Alaimo Group

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-845-0300  
2 Market Street, Paterson, New Jersey 07501 Tel: 973-523-6200 Fax: 973-523-1765

July 16, 2020

Ms. Wendy Gibson, MPA, CPM  
Township Administrator  
Westampton Township  
700 Rancocas Road  
Westampton, NJ 08060

RE: Westampton Township  
2018 NJDOT Municipal Aid Program,  
Tarnsfield Road Improvements  
**Current Estimate No. 2 and  
NJDOT Change Order No. 2**  
Contract No. 2019-1  
Our File No. A-1250-0021-000

Dear Ms. Gibson:

Please find enclosed Voucher and Current Estimate No. 2 in the amount of \$56,960.54 payable to American Asphalt Company, Inc. for work performed on the above captioned project. We recommend payment as indicated to be approved at the next meeting. Certified Payroll Reports and Monthly Project Workforce Report will follow under separate cover.

In addition, please find enclosed four (4) copies of NJDOT Change Order No. 2 for approval at your next meeting. This NJDOT Change Order No. 2 provides for changes due to field conditions to complete this project. Note, this change order should be approved prior to your approval of payment for the above Current Estimate No. 2. Please return three (3) executed copies to our office for distribution and retain one (1) copy for your records.

Should there be any questions, please do not hesitate to call me at this office.

Very truly yours,

ALAIMO GROUP

*Brian Lafferty*  
Brian A. Lafferty, ~~SE~~, NJSAT, /dal  
Senior Project Manager

BAL/dal  
Enclosure

cc: American Asphalt Company, Inc.  
Marion Karp, Clerk, Westampton Township  
Richard A. Alaimo, Jr., P.E., CME, Associate, Alaimo Group  
Alaimo Group Field Services Department

Q:\Projects\A12500021000\Documents\LTR.Gibson.CE #2 & NJDOT CO #2.docx

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

TOWNSHIP OF WESTAMPTON

RESOLUTION OF ANTICIPATION OF SPECIAL ITEMS  
OF REVENUE IN THE 2020 LOCAL MUNICIPAL BUDGET WITH  
THE CONSENT OF THE DIRECTOR OF THE DIVISION  
OF LOCAL GOVERNMENT SERVICES

RESOLUTION NO. 106-20

WHEREAS, N.J.S.A. 40A:4-87 permits the Director of the Division of Local Government Services to approve the insertion of a special item of revenue, and  
WHEREAS, the Township is desirous of inserting this item in the 2020 local budget.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Westampton, County of Burlington, hereby requests the Director of the Division of Local Government Services to add the following items of revenue and appropriation to the 2020 Local Municipal Budget:

Revenue:	Bullet Proof Vest Grant	\$905.40
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Appropriation:	Bullet Proof Vest Grant	\$905.40
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BE IT FURTHER RESOLVED, that one copy of this resolution should be filed with the Director of the Division of Local Government Services.

Investors Bank, Cash Management Operations, 101 Wood Ave South, Iselin, NJ 08830

Telephone: 844-422-6748, Email: DL-CashManagement@investorsbank.com

Westampton Township

**ACH REMITTANCE ADVICE DETAIL REPORT****RECEIVER INFORMATION**

Receiver Name: 35EDM-WESTA-MPTAX  
 DFI Account Number: 2089903044  
 Receiving DFI ID: 221272031  
 ID Number: Westampton TWP  
 Settlement Date: July 23, 2020  
 Transaction Type: 22  
 Amount: \$5,737.08

**ORIGINATOR INFORMATION**

Originator Name: LINK2GOV CORP  
 Company ID: 1621868563  
 Originating DFI: 062000019  
 Company Descriptive Date: 200723  
 Effective Entry Date: July 23, 2020  
 Transaction Description: Demand Credit - Auto Deposit

**TRANSACTION DETAILS**

Discretionary Data: NID00670292007220907  
 Entry Description: NID0067029  
 SEC Code: CCD  
 Service Class Code: 200 - ACH Entries Mixed  
 Batch Number: 8515

Discretionary Data:  
 Company Name/ID#: 35EDM-WESTA-MPTAX  
 Addenda Rec. Count: 1  
 ACH Trace Number: 062000018869631  
 Reference Code:

**ADDITIONAL INFORMATION**

/BID\*00011238468

**RECEIVER INFORMATION**

Receiver Name: WESTAMPTON TOWNSHIP  
 DFI Account Number: 2089903044  
 Receiving DFI ID: 221272031  
 ID Number: 210733189150400  
 Settlement Date: July 23, 2020  
 Transaction Type: 22  
 Amount: \$603.60

**ORIGINATOR INFORMATION**

Originator Name: DOJ TREAS 310  
 Company ID: 9101036151  
 Originating DFI: 101036151  
 Company Descriptive Date: 072320  
 Effective Entry Date: July 23, 2020  
 Transaction Description: Demand Credit - Auto Deposit

**TRANSACTION DETAILS**

Discretionary Data:  
 Entry Description: MISC PAY  
 SEC Code: CCD  
 Service Class Code: 220 - ACH Credits Only  
 Batch Number: 36

Discretionary Data: 01  
 Company Name/ID#: WESTAMPTON TOWNSHIP  
 Addenda Rec. Count: 1  
 ACH Trace Number: 101036155009483  
 Reference Code:

**Remittance Advice Accounts Receivable Open Item Referen**

Seller's Invoice Number: N80607189  
 Monetary amount: \$603.60

**RECEIVER INFORMATION**

Receiver Name: WESTAMPTON TOWNSHIP  
 DFI Account Number: 2089903044  
 Receiving DFI ID: 221272031  
 ID Number: 210733189150400  
 Settlement Date: July 23, 2020  
 Transaction Type: 22  
 Amount: \$301.80

**ORIGINATOR INFORMATION**

Originator Name: DOJ TREAS 310  
 Company ID: 9101036151  
 Originating DFI: 101036151  
 Company Descriptive Date: 072320  
 Effective Entry Date: July 23, 2020  
 Transaction Description: Demand Credit - Auto Deposit

**TRANSACTION DETAILS**

Discretionary Data:  
 Entry Description: MISC PAY  
 SEC Code: CCD  
 Service Class Code: 220 - ACH Credits Only  
 Batch Number: 36

Discretionary Data: 01  
 Company Name/ID#: WESTAMPTON TOWNSHIP  
 Addenda Rec. Count: 1  
 ACH Trace Number: 101036155009482  
 Reference Code:

**Remittance Advice Accounts Receivable Open Item Referen**

Seller's Invoice Number: N80538189  
 Monetary amount: \$301.80

TOWNSHIP OF WESTAMPTON

RESOLUTION OF ANTICIPATION OF SPECIAL ITEMS  
OF REVENUE IN THE 2020 LOCAL MUNICIPAL BUDGET WITH  
THE CONSENT OF THE DIRECTOR OF THE DIVISION  
OF LOCAL GOVERNMENT SERVICES

RESOLUTION NO. 107-20

WHEREAS, N.J.S.A. 40A:4-87 permits the Director of the Division of Local Government Services to approve the insertion of a special item of revenue, and

WHEREAS, the Township is desirous of inserting this item in the 2020 local budget.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Westampton, County of Burlington, hereby requests the Director of the Division of Local Government Services to add the following items of revenue and appropriation to the 2020 Local Municipal Budget:

Revenue:	NJ Transportation Trust Fund	\$191,250.00
	(Tarnsfield Road Reconstruction Grant)	

Appropriation:	NJ Transportation Trust Fund	\$191,250.00
	(Tarnsfield Road Reconstruction Grant)	

BE IT FURTHER RESOLVED, that one copy of this resolution should be filed with the Director of the Division of Local Government Services.

**STATE OF NEW JERSEY**  
Department of the Treasury  
New Jersey Comprehensive Financial System  
PO BOX 221  
Trenton, NJ 08625-0221

**Payment Details**

<b>Vendor Name:</b>	WESTAMPTON TWP TREASURER
<b>Vendor Code:</b>	XXXXX3189(99)
<b>Payment Type:</b>	ACH
<b>Check Number:</b>	1005290443
<b>Payment Date:</b>	Friday, May 29, 2020
<b>Check Total:</b>	\$191,250.00

**Payment Line Details**

<b>Trans Code:</b>	AV
<b>Voucher Agency:</b>	TRANSPORTATION
<b>Voucher Number:</b>	62003096856
<b>Payee Reference:</b>	MUNICIPAL AID 2018
<b>Line Number:</b>	01
<b>Line Amount:</b>	\$191,250.00
<b>Disbursed Amount:</b>	\$191,250.00

**Additional Information**

<b>Budget Fiscal Year:</b>	2018
<b>Fund:</b>	480
<b>Agency:</b>	TRANSPORTATION
<b>Organization:</b>	STATE AID HIGHWAY PROJECTS
<b>Appr Unit:</b>	AM1
<b>Object:</b>	6010
<b>Revenue Source:</b>	N/A
<b>Purchase Order #:</b>	N/A
<b>Contract Number:</b>	N/A
<b>CFDA Number:</b>	20.205
<b>CFDA Description:</b>	HIGHWAY PLANNING AND CONSTRUCTION



Investors Bank, Cash Management Operations, 101 Wood Ave South, Iselin, NJ 08830

Telephone: 844-422-6748, Email: DL-CashManagement@investorsbank.com

Westampton Township

### ACH REMITTANCE ADVICE DETAIL REPORT

#### RECEIVER INFORMATION

Receiver Name: WESTAMPTON TWP TREASUR  
 DFI Account Number: 2089903044  
 Receiving DFI ID: 221272031  
 ID Number: 21073318999  
 Settlement Date: June 02, 2020  
 Transaction Type: 22  
 Amount: \$191,250.00

#### ORIGINATOR INFORMATION

Originator Name: ST OF NEW JERSEY  
 Company ID: 3216000928  
 Originating DFI: 111000025  
 Company Descriptive Date: 052920  
 Effective Entry Date: June 02, 2020  
 Transaction Description: Demand Credit - Auto Deposit

*OK*  
*6/2/20*  
*NJTF*  
*Treasurers*  
*Rev AD*

#### TRANSACTION DETAILS

Discretionary Data: DISCRETIONARY D  
 Entry Description: EFT PAYMT  
 SEC Code: CCD  
 Service Class Code: 200 - ACH Entries Mixed  
 Batch Number: 2862

Discretionary Data:  
 Company Name/ID#: WESTAMPTON TWP TREASUR  
 Addenda Rec. Count: 1  
 ACH Trace Number: 111000029123696  
 Reference Code:

#### Note/Special Instruction

Note reference code:

MUNICIPAL AID 2018

#### RECEIVER INFORMATION

Receiver Name: 35EDM-WESTA-MPTAX  
 DFI Account Number: 2089903044  
 Receiving DFI ID: 221272031  
 ID Number: Westampton TWP  
 Settlement Date: June 02, 2020  
 Transaction Type: 22  
 Amount: \$6,503.58

#### ORIGINATOR INFORMATION

Originator Name: LINK2GOV CORP  
 Company ID: 1621868563  
 Originating DFI: 062000019  
 Company Descriptive Date: 200602  
 Effective Entry Date: June 02, 2020  
 Transaction Description: Demand Credit - Auto Deposit

*OK*  
*6/2/20*

#### TRANSACTION DETAILS

Discretionary Data: NID00669162006010906  
 Entry Description: NID0066916  
 SEC Code: CCD  
 Service Class Code: 200 - ACH Entries Mixed  
 Batch Number: 8013

Discretionary Data:  
 Company Name/ID#: 35EDM-WESTA-MPTAX  
 Addenda Rec. Count: 1  
 ACH Trace Number: 062000014797583  
 Reference Code:

#### ADDITIONAL INFORMATION

/BID\*00011114968

#### RECEIVER INFORMATION

Receiver Name: 35EDM-WESTA-MPTAX  
 DFI Account Number: 2089903044  
 Receiving DFI ID: 221272031  
 ID Number: Westampton TWP  
 Settlement Date: June 02, 2020  
 Transaction Type: 22  
 Amount: \$2,727.29

#### ORIGINATOR INFORMATION

Originator Name: LINK2GOV CORP  
 Company ID: 1621868563  
 Originating DFI: 062000019  
 Company Descriptive Date: 200602  
 Effective Entry Date: June 02, 2020  
 Transaction Description: Demand Credit - Auto Deposit

*OK*  
*6/2/20*

#### TRANSACTION DETAILS

Discretionary Data: NID00669162006010906  
 Entry Description: NID0066916  
 SEC Code: CCD  
 Service Class Code: 200 - ACH Entries Mixed  
 Batch Number: 8013

Discretionary Data:  
 Company Name/ID#: 35EDM-WESTA-MPTAX  
 Addenda Rec. Count: 1  
 ACH Trace Number: 062000014797585  
 Reference Code:

#### ADDITIONAL INFORMATION

/BID\*00011117052

TOWNSHIP OF WESTAMPTON  
RESOLUTION IMPOSING LIEN  
RESOLUTION NO. 108-20

WHEREAS, the Code Enforcement Officer of the Township of Westampton attempted to notify the following property owners of a violation of Chapter 95 of the Township Code; specifically the failure to remove the overgrowth of grass, weeds and debris on the subject property; and

WHEREAS, the house appears to have been abandoned and the Township received no response to their letters; and

WHEREAS, the Westampton Township Public Works Department at the request of the Township Administrator performed the mowing and cleanup of the property and the Public Works Director and Municipal Clerk have certified the costs to perform these services to the Township Committee, as shown in attached "Schedule A"

NOW, THEREFORE, BE IT RESOLVED by the Westampton Township Committee that the cost for the mowing of the properties as certified by the Municipal Clerk and Director of Public Works be added to and become a part of the taxes next assessed and levied upon such properties as provided in Chapter 95 of the Code of the Township of Westampton.

BE IT FURTHER RESOLVED that a copy of this Resolution is forwarded to the Tax Collector and Mortgage Company.

**Schedule "A"**

119 Main Street, Rancocas

Block 102, Lot 11

\$3,075.00

Totals by Year-Fund Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	0-01	2,175,083.93	0.00	2,175,083.93	0.00	0.00	2,175,083.93
CAPITAL FUND	0-04	260,747.16	0.00	260,747.16	0.00	0.00	260,747.16
PUBLIC DEFENDER FUND	0-13	1,800.00	0.00	1,800.00	0.00	0.00	1,800.00
ESCROW FUND	0-14	19,098.65	0.00	19,098.65	0.00	0.00	19,098.65
LAW ENFORCEMENT FUND	0-15	1,034.38	0.00	1,034.38	0.00	0.00	1,034.38
RCASA FUND	0-16	2,500.00	0.00	2,500.00	0.00	0.00	2,500.00
RECREATION FUND	0-17	16,714.60	0.00	16,714.60	0.00	0.00	16,714.60
OPEN SPACE FUND	0-18	30,291.95	0.00	30,291.95	0.00	0.00	30,291.95
FIRE CODE PENALTY FUND	0-19	3,422.00	0.00	3,422.00	0.00	0.00	3,422.00
POLICE OUTSIDE OVERTIME FUND	0-21	783.90	0.00	783.90	0.00	0.00	783.90
COAH FUND	0-24	7,613.80	0.00	7,613.80	0.00	0.00	7,613.80
POLICE K-9 UNIT TRUST FUND	0-27	100.00	0.00	100.00	0.00	0.00	100.00
Total of All Funds:		<u>2,519,190.37</u>	<u>0.00</u>	<u>2,519,190.37</u>	<u>0.00</u>	<u>0.00</u>	<u>2,519,190.37</u>

**APPROVED**  
WESTAMPTON TOWNSHIP  
DATE August 18 2020

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd date	Chk/Void date	Invoice	PO Type
0-01-23-220-203	EMPLOYEE INSURANCE-0E-DENTAL								
00207068	1 00018 DELTA DENTAL PLAN OF NJ	SEPTEMBER2020 DENTAL INSURANCE	3,776.12	R	08/14/20	08/14/20		PH388846	
0-01-23-220-204	EMPLOYEE INSURANCE-0E-VISION								
00206896	1 03069 SUPERIOR VISION OF NJ INC	AUGUST 2020 VISION INSURANCE	186.86	R	07/26/20	07/26/20		417972	
0-01-23-220-205	EMPLOYEE INSURANCE-0E-FLEXIBLE SPENDING								
00206860	1 03207 FLEXFACTS GRANTS BENEFITS	JUNE 2020 FLEXIBLE	52.50	R	07/13/20	07/13/20		TPAS-141379	
	SPENDING ACCOUNT FEES								
00207053	1 03207 FLEXFACTS GRANTS BENEFITS	JULY 2020 FLEXIBLE	52.50	R	08/12/20	08/12/20		TPAS-145231	
	SPENDING ACCOUNT FEES								
			<u>105.00</u>						
0-01-25-240-028	POLICE-0E-SERVICES								
00206817	1 02814 LEXIS NEXIS RISK DATA MGMT INC	JUNE 2020 FEES	206.00	R	07/08/20	08/12/20		157956520200731	
00206817	2 02814 LEXIS NEXIS RISK DATA MGMT INC	JULY 2020 FEES	206.00	R	08/12/20	08/12/20		157956520200650	
00206827	1 01838 VIRTUA MEDICAL GROUP P.A.	MEDICAL EXAM-PTL JORDAN WALKER	274.55	R	07/09/20	08/12/20		00158760-00	
00206868	1 03228 THE GREAT FRAME UP OF MOUNT	SHADOW BOX-THOMAS POLITTE	403.22	R	07/16/20	08/12/20		40008653	
	RETIREMENT								
00206980	2 02552 FRASER ADVANCED INFOSYS RENTAL	AUGUST 2020 COPIER LEASE	498.29	R	08/03/20	08/03/20		420096364	
			<u>1,588.06</u>						
0-01-25-240-030	POLICE-0E-GENERAL EQUIPMENT & SUPPLIES								
00206948	1 02238 STEPHEN P ENT	REIMBURSE-ADOBE PROFESSIONAL	191.80	R	07/27/20	08/12/20			
00206959	1 02915 AMAZON	REIMBURSE-AADOBE PROFESSIONAL	84.00	R	07/29/20	07/29/20			
00206959	2 02915 AMAZON	NICON LENS	86.43	R	07/29/20	07/29/20			
00206959	3 02915 AMAZON	ACADEMY SUPPLIES	19.99	R	07/29/20	07/29/20			
00207060	13 02915 AMAZON	COMPUTER SPEAKERS	366.72	R	08/12/20	08/12/20			
		JULY 2020 POLICE	<u>748.94</u>						
0-01-25-240-032	POLICE-0E-UNIFORMS								
00206841	1 03821 HERO OUTFITTERS	BADGE & WALLET	527.50	R	07/13/20	08/13/20		370	
00206841	2 03821 HERO OUTFITTERS	SCHALLUS-UNIFORMS	725.97	R	08/13/20	08/13/20		407	
00206841	3 03821 HERO OUTFITTERS	LONG-UNIFORMS	176.00	R	08/13/20	08/13/20		406	
00206841	4 03821 HERO OUTFITTERS	BIERI-UNIFORMS	367.00	R	08/13/20	08/13/20		409	
00206841	5 03821 HERO OUTFITTERS	DELLAVELLA-UNIFORMS	693.00	R	08/13/20	08/13/20		410	
00206841	6 03821 HERO OUTFITTERS	LLOYD-UNIFORMS	390.00	R	08/13/20	08/13/20		411	
00206841	7 03821 HERO OUTFITTERS	FERGUSON-UNIFORMS	376.00	R	08/13/20	08/13/20		422	
00206841	8 03821 HERO OUTFITTERS	AUSTIN-UNIFORMS	819.00	R	08/13/20	08/13/20		421	

August 14, 2020  
02:01 PM

TOWNSHIP OF WESTAMPTON  
Bill List By Budget Account

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat	chk	Enc	First Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
0-01-25-240-032	POLICE-OE-UNIFORMS	Continued									
00206862 2 02823	RYAN BIERI	UNIFORM REIMBURSEMENT	442.40	R			08/12/20	08/12/20			
00206872 1 03503	MATTHEW LLOYD	REIMBURSEMENT-UNIFORMS	418.31	R			07/16/20	08/12/20			
00206879 1 02964	PUBLIC SAFETY UNLIMITED LLC	PTL WALKER-UNIFORMS	1,095.00	R			07/16/20	08/12/20		71375	
00206992 1 03248	JOSHUA WOODS	REIMBURSE-UNIFORMS	572.66	R			08/05/20	08/12/20			
			6,602.84								
0-01-25-240-042	POLICE-OE-TRAINING										
00206060 1 03628	AXON ENTERPRISES INC	TASER RECERTIFICATION-SGT RYAN	495.00	R			02/11/20	08/12/20		ST-1642316	
00206862 1 02823	BIERI RYAN BIERI	COLT M4/M16 ARMOR COURSE	550.00	R			07/14/20	08/12/20			
00206863 1 03872	ANTHONY SGRALLUS	COLT M4/M16 ARMOR COURSE	550.00	R			07/14/20	08/12/20			
00206927 2 00049	CAMDEN COUNTY POLICE ACADEMY	MORRISON-WATYER CLASS	425.00	R			07/27/20	08/12/20			
			2,020.00								
0-01-25-240-202	POLICE-OE-FIREARMS EQUIPMENT										
00206862 3 02823	RYAN BIERI	FIREARMS REIMBURSEMENT	109.99	R			08/12/20	08/12/20			
00206877 1 00235	EAGLE POINT GUN	AMMUNITION	1,443.07	R			07/16/20	08/12/20		149454	
			1,553.06								
0-01-25-260-026	EMERGENCY MEDICAL SERVICES-OE-BMS MAINT										
00206925 1 01994	DELAGE LANDEN FINANCIAL SERV	AUGUST 2020 PRINTER LEASE	123.05	R			07/27/20	07/27/20		68827742	
00206980 3 02552	FRASER ADVANCED INFOSYS RENTAL	AUGUST 2020 COPIER LEASE	462.54	R			08/03/20	08/03/20		420096364	
00207006 1 01839	A-ACADEMY OF SOUTH JERSEY INC	2ND QTR 2020 PEST CONTROL	65.00	R			08/06/20	08/13/20		ORDER#97683	
00207009 1 03593	DEL VEL CHEMICAL CO INC	CLEANING SUPPLIES	288.93	R			08/06/20	08/13/20		538167	
00207009 2 03593	DEL VEL CHEMICAL CO INC	CLEANING SUPPLIES	378.00	R			08/13/20	08/13/20		538167A	
00207012 1 02529	ALADTEC INC	2020 CONTRACT-SCHEDULING	2,163.00	R			08/06/20	08/13/20		2020-2276	
00207013 1 02276	PROGRAM ABSOLUTE COMFORT CONTROL	HVAC REPAIR	359.74	R			08/06/20	08/13/20		6284	
00207016 1 03848	HOUSE & APPARATUS DUE TO COVID-19	COMPLETE DISINFECTON OF FIRE	300.00	R			08/06/20	08/13/20		5767	
	JULY 2020										
00207016 7 03848	BIO-ONE TRENTON	COMPLETE DISINFECTON OF FIRE	300.00	R			08/13/20	08/13/20		5762	
00207016 8 03848	BIO-ONE TRENTON	COMPLETE DISINFECTON OF FIRE	300.00	R			08/13/20	08/13/20		5761	
00207016 9 03848	BIO-ONE TRENTON	COMPLETE DISINFECTON OF FIRE	300.00	R			08/13/20	08/13/20		5777	
			5,040.26								
0-01-25-260-030	EMER MED SERV-OE-SUPPLIES & EQUIPMENT										
00206838 1 01736	ASTA BROTHERS FIRE/SAFETY COMP	3RD QTR 2020-CYLINDER RENTAL	96.00	R			07/13/20	07/13/20		20-61449	





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0-01-26-290-024 STREETS & ROADS-OE-BUILDINGS & GROUNDS											
00206757	1 01019	HOME DEPOT CREDIT SERVICES	27.41	R			07/06/20	08/03/20		5030173	
00206757	3 01019	HOME DEPOT CREDIT SERVICES	512.71	R			07/26/20	08/03/20		9014424	
00206757	4 01019	HOME DEPOT CREDIT SERVICES	59.97	R			07/28/20	08/03/20		3031995	
THROUGH											
00206835	1 03307	PATRIOT ROOFING INC	623.31	R			07/10/20	07/16/20		5555	
AS PER INVOICE#5555											
00206883	1 01264	READY REFRESH BY NESTLE	70.99	R			07/16/20	07/16/20		1060433154291	
RENTALS, SPRING WATER & PLASTIC CUPS											
00206951	1 02679	SHERWIN WILLIAMS	37.03	R			07/28/20	07/28/20		9498-4	
00206988	1 03887	PREFERRED PUMP	515.48	R			08/05/20	08/14/20		43026740-00	
AS PER INVOICE#3026740-00											
00207041	1 00179	ALL SYSTEMS GO	107.94	R			08/10/20	08/10/20		33999	
DOWN INTERMITTENTLY											
			<u>1,954.84</u>								
0-01-26-290-030 STREETS & ROADS-OE-SUPPLIES											
00206959	7 02915	AMAZON	33.98	R			07/29/20	07/29/20			
JUG PUMPS											
00206959	8 02915	AMAZON	121.51	R			07/29/20	07/29/20			
CLEANING SOLUTION											
00206959	9 02915	AMAZON	189.00	R			07/29/20	07/29/20			
ULTRASONIC CLEANER											
00206959	10 02915	AMAZON	79.96	R			07/29/20	07/29/20			
HAND SANITIZER											
00206959	11 02915	AMAZON	9.89	R			07/29/20	07/29/20			
NOTEBOOKS											
00206959	12 02915	AMAZON	131.94	R			07/29/20	07/29/20			
JANITOR CART											
			<u>566.28</u>								
0-01-26-290-260 STREETS & ROADS-OE-STREET & ROAD REPAIR											
00206894	1 03630	AMERICAN BITUMINOUS CO	885.00	R			07/26/20	07/26/20		61008	
EZ STREET COLD ASPHALT											
00206894	2 03630	AMERICAN BITUMINOUS CO	610.50	R			07/26/20	07/26/20		62711	
EZ STREET COLD ASPHALT											
00206894	3 03630	AMERICAN BITUMINOUS CO	378.00	R			07/26/20	07/26/20		62487	
EZ STREET COLD ASPHALT											
00206894	4 03630	AMERICAN BITUMINOUS CO	144.00	R			07/26/20	07/26/20		62420	
AMERICAN BITUMINOUS CO											
00206894	5 03630	AMERICAN BITUMINOUS CO	737.07	R			07/26/20	07/26/20		61582	
HMA & RC TACK											
00206894	1 02679	SHERWIN WILLIAMS	124.25	R			07/26/20	07/26/20		4476-5	
5 GALLONS-ROAD PAINT											
00207039	1 01526	SEALMASTER PRODUCTS & SERVICES	413.50	R			08/10/20	08/10/20		0060537-TM	
AQUAPHALT & MSV SERVICE											
			<u>3,292.32</u>								
0-01-26-290-265 STREETS & ROADS-OE-TREE REMOVAL											
00207067	1 03541	TALL TREES LANDSCAPING	1,700.00	R			08/14/20	08/14/20		4655	
DRIVE-ROPE TREE UNTIL CUTTING											

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0-01-26-305-020	1 03662	TRASH REMOVAL-0E-COLLECTION	JULY 2020 DUMPSTER SERVICE	833.34	R		08/07/20	08/07/20	2944574-0502-4	
00207024		WASTE MANAGEMENT OF NJ INC								
		MUNICIPAL BUILDING, FIRE HOUSE, SPORTS COMPLEX								
00207024	2 03662	WASTE MANAGEMENT OF NJ INC	JULY 2020 TRASH CONTRACT	17,501.26	R		08/07/20	08/07/20	2944576-0502-9	
				18,334.60						
0-01-26-315-201		VEHICLE MAINTENANCE-0E-POLICE								
00206867	1 00485	HIGHWAY TIRE INC	7 CAR-LOF	30.50	R		07/16/20	08/13/20	18019	
00206867	2 00485	HIGHWAY TIRE INC	09 TRUCK-LOF & TIRES	212.50	R		08/13/20	08/13/20	18181	
00206867	3 00485	HIGHWAY TIRE INC	08 CHARGER-LOF & BRAKES	607.64	R		08/13/20	08/13/20	WORKORDER#25897	
00206867	4 00485	HIGHWAY TIRE INC	03 TRUCK-LOF	66.30	R		08/13/20	08/13/20	18281	
00206867	5 00485	HIGHWAY TIRE INC	08 TRUCK-LOF	35.95	R		08/13/20	08/13/20	18342	
00206867	6 00485	HIGHWAY TIRE INC	05 CAR-LOF	66.40	R		08/13/20	08/13/20	18394	
00206867	7 00485	HIGHWAY TIRE INC	08 CAR-FLAT TIRE	24.00	R		08/13/20	08/13/20	18527	
00206928	1 03308	DODGE CHRYSLER CITY	HEATER REPLACEMENT	884.60	R		07/27/20	08/12/20	579741	
00206959	4 02915	AMAZON	DECAL REMOVERS	36.04	R		07/29/20	07/29/20		
00207031	1 02743	AUTO PARTS CONNECTION	BATTERY'S SPEED TRAIL	990.54	R		08/10/20	08/12/20	945040	
00207031	2 02743	AUTO PARTS CONNECTION	BATTERY	330.18	R		08/12/20	08/12/20	945163	
00207031	3 02743	AUTO PARTS CONNECTION	BATTERY	148.65	R		08/12/20	08/12/20	945551	
				3,433.30						
0-01-26-315-202		VEHICLE MAINT-0E-STREETS & ROADS-INSIDE								
00206757	2 01019	HOME DEPOT CREDIT SERVICES	SHACKLES	13.68	R		07/26/20	08/03/20	5031804	
00206842	3 01474	JESCO INC	CREDIT-HYDRAULIC CYLINDER	18.53	R		07/13/20	07/13/20	PC6401	
00206849	1 02738	BC AUTO PARTS	RED VAN-BRAKE LIGHT SWITCH	16.99	R		07/13/20	07/13/20	101032419	
00206880	1 02743	AUTO PARTS CONNECTION	VEHICLE#8-DIESEL EMISSION	269.76	R		07/16/20	07/16/20	942064	
		FLUID INJECTOR								
00206881	1 02738	BC AUTO PARTS	KATK CONNECT BLADES	37.90	R		07/16/20	07/16/20	101034290	
00206881	2 02738	BC AUTO PARTS	OIL SEAL	52.79	R		07/16/20	07/16/20		
00206881	3 02738	BC AUTO PARTS	OIL SEAL-CREDIT FOR RETURN	52.79	R		07/16/20	07/16/20	101032697	
00206900	1 02743	AUTO PARTS CONNECTION	#47-GAUGE	10.29	R		07/26/20	07/26/20	942607	
00206900	2 02743	AUTO PARTS CONNECTION	SWEEPER FILTERS	253.20	R		07/26/20	07/26/20	942493	
00206900	3 02743	AUTO PARTS CONNECTION	CREDIT-FILTERS	15.05	R		07/26/20	07/26/20	942551	
00206900	4 02743	AUTO PARTS CONNECTION	OIL FILTER	13.83	R		07/26/20	07/26/20	942550	
00206909	1 00088	MILLER FORD	#43-BUSHINGS & CLAMPS	22.98	R		07/26/20	07/26/20	5368167	
00206935	1 02743	AUTO PARTS CONNECTION	GAUGE	10.29	R		07/27/20	07/27/20	942608	
00206935	2 02743	AUTO PARTS CONNECTION	CREDIT-CORE DEPOSIT	18.00	R		07/27/20	07/27/20	942659	
00206956	1 02697	ROBEY'S LAMMOMER REPAIR INC	DECK LIFT & MOUNT, SWITCH	235.00	R		07/29/20	07/29/20	81267	

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0-01-26-315-202										
VEHICLE MAINT-OE-STREETS & ROADS-INSIDE Continued										
00206963	1 02697	ROBEY'S LAMMOWER REPAIR INC	80.00	R			07/30/20	07/30/20	81256	
00206964	2 02743	AUTO PARTS CONNECTION	31.40	R			07/30/20	07/30/20	943663	
00206967	1 03215	R G GROUP	141.68	R			07/31/20	07/31/20	3697003	
00206973	1 02697	ROBEY'S LAMMOWER REPAIR INC	30.00	R			08/03/20	08/03/20	81397	
00206973	2 02697	ROBEY'S LAMMOWER REPAIR INC	80.00	R			08/03/20	08/03/20	81394	
00206974	1 02743	AUTO PARTS CONNECTION	10.29	R			08/03/20	08/03/20	943376	
00206975	1 02738	BC AUTO PARTS	88.65	R			08/03/20	08/03/20	101038715	
& PB BLASTER										
00206976	1 02732	GOLDEN EQUIPMENT CO INC	182.93	R			08/03/20	08/03/20	20-46128	
00207026	1 02743	AUTO PARTS CONNECTION	113.48	R			08/10/20	08/10/20	944481	
00207061	1 02743	AUTO PARTS CONNECTION	74.11	R			08/13/20	08/13/20	945715	
00207061	2 02743	AUTO PARTS CONNECTION	18.60	R			08/13/20	08/13/20	945704	
			1,456.52							
0-01-26-315-203										
VEHICLE MAINT-OE-STREETS & ROADS-OUTSIDE										
00206842	1 01474	JESCO INC	434.25	R			07/13/20	07/13/20	HA0206	
00206842	2 01474	JESCO INC	546.19	R			07/13/20	07/13/20	HA0292	
00206886	1 03001	S A R AUTOMOTIVE EQUIPMENT	350.00	R			07/16/20	07/26/20	33551	
AS PER INVOICE#33551										
00206907	1 02732	GOLDEN EQUIPMENT CO INC	788.33	R			07/26/20	07/26/20	20-46092	
00206910	1 03360	ACERBO'S AUTO TRIM & LETTERING	75.00	R			07/26/20	07/26/20	9179	
00206911	1 00468	HAINESPORT ENTERPRISES INC	1,355.65	R			07/26/20	07/26/20	349573	
REPAIRS										
00206937	1 00307	UNITED RENTALS N AMERICA INC	440.00	R			07/27/20	08/03/20	183601240-001	
AS PER WORK ORDER#183601240-001										
00206983	2 02802	WIRELESS COMMUNICATIONS &	1,021.70	R			08/04/20	08/12/20	551020393	
00207025	1 00139	CLYDESDALE WELDING SUPPLY	7.95	R			08/10/20	08/10/20	950436	
			5,019.07							
0-01-26-315-204										
VEHICLE MAINT-OE-EMERGENCY MEDICAL SERV										
00207008	2 03375	FIRE FLOW SERVICES LLC	1,433.25	R			08/06/20	08/13/20	2928	
00207010	1 06088	MILLER FORD	163.92	R			08/06/20	08/13/20	6310624	
00207015	1 01840	FIRE APPARATUS REPAIR INC	385.00	R			08/06/20	08/13/20	15701	
00207015	3 01840	FIRE APPARATUS REPAIR INC	5,911.15	R			08/13/20	08/13/20	15694	
00207017	1 01404	MORGANS TIRE SERVICE INC	397.85	R			08/06/20	08/13/20	308719	
END ALIGNMENT										
00207017	2 01404	MORGANS TIRE SERVICE INC	414.57	R			08/13/20	08/13/20	311878	

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0-01-26-315-204 00207018 1 03360	VEHICLE MAINT-0E-EMERGENCY MEDICAL SERV ACERBO'S AUTO TRIM & LETTERING TRUCK STICKERS	Continued	357.50 9,063.24	R	08/06/20	08/13/20		9214	
0-01-31-435-299 00206856 1 00063	ELECTRICITY & NATURAL GAS-0E-MISC PSE&G HEAT-VARIOUS STREET & TRAFFIC LIGHTING, RECREATION CENTER, MUNICIPAL BUILDING & PUBLIC WORKS GARAGE ACCOUNTS	JUNE 2020 ELECTRIC & GAS	10,024.33	R	07/13/20	07/13/20		503100074213	
00206902 1 02662	DIRECT ENERGY BUSINESS BUILDING-710 RAMCOCAS ROAD	JULY 2020 NATURAL GAS-WTFD	10.43	R	07/26/20	07/26/20		HS01958179	
00206933 1 00063	PSE&G STORAGE SHED FOR POLICE & PUBLIC WORKS CENTER-50 SPRINGSIDE ROAD	JULY 2020 ELECTRIC	51.49	R	07/27/20	07/27/20		604105613106	
00206969 1 02662	DIRECT ENERGY BUSINESS RECREATION CENTER, MUNICIPAL BUILDING & PUBLIC WORKS GARAGE ACCOUNTS	JULY 2020 NATURAL GAS-REC	4.93	R	07/31/20	07/31/20		HS01972416	
00206969 2 02662	DIRECT ENERGY BUSINESS HEAT-VARIOUS STREET & TRAFFIC LIGHTING, RECREATION CENTER, MUNICIPAL BUILDING & PUBLIC WORKS GARAGE ACCOUNTS	JULY 2020 NATURAL GAS-MCPBLBD	44.44	R	07/31/20	07/31/20		HS01972417	
00207057 1 00063	PSE&G	JULY 2020 GAS & ELEC-WTFD	1,757.33	R	08/12/20	08/12/20		600306730917	
00207064 1 00063	PSE&G	JULY 2020 ELECTRIC & GAS	13,863.36	R	08/14/20	08/14/20		503100075503	
			<u>25,756.31</u>						
0-01-31-440-299 00206847 1 00007	UTIL-TELECOMMUNICATION-0E-MISC VERIZON	JULY 2020-PHONE LINES-REC CTR	77.32	R	07/13/20	07/13/20			
00206884 1 01272	COMCAST	AUGUST 2020 POLICE XFINITY TV	159.93	R	07/16/20	07/16/20			
00206885 1 01057	VERIZON WIRELESS POLICE LAPTOP LINES	JULY 2020 CELL PHONES &	525.88	R	07/16/20	07/16/20		9858311324	
00206898 1 00007	VERIZON ALARM AT AMERICAN LEGION HALL-781 RAMCOCAS ROAD	JULY 2020-PHONE LINES-FINE	120.04	R	07/26/20	07/26/20			
00206949 1 01704	COMCAST BUSINESS LINE USAGE IN MUNICIPAL BUILDING	AUGUST 2020 BUSINESS PHONES	352.55	R	07/27/20	07/27/20		104612885	
00206950 1 01272	COMCAST	AUGUST 2020 POLICE INTERNET	443.20	R	07/27/20	07/27/20			
00206970 1 01272	COMCAST	AUGUST 2020 INTERNET-REC CTR	113.76	R	07/31/20	07/31/20			
00207034 1 00007	VERIZON	AUGUST 2020-PHONE LINES-REC CTR	77.06	R	08/10/20	08/10/20			
00207056 1 00033	AT&T MOBILITY	JULY 2020 CELL PHONES	135.61	R	08/12/20	08/12/20			
00207056 2 00033	AT&T MOBILITY	JULY 2020 CELL PHONES	1,285.07	R	08/12/20	08/12/20			
00207058 1 01272	COMCAST	JULY 2020 XFINITY TV-WTFD	105.05	R	08/12/20	08/12/20			

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0-01-31-440-299	UTIL-TELECOMMUNICATION-0E-MTSC	Continued							
00207058	COMCAST	AUGUST 2020 XFINITY TV-WTFD	105.05	R		08/12/20	08/12/20		
00207058	COMCAST	AUGUST 2020 INTERNET-WTFD	280.16	R		08/12/20	08/12/20		
00207070	COMCAST	SEPTEMBER 2020 POLICE XFINITY TV	159.93	R		08/14/20	08/14/20		
00207071	VERIZON	AUGUST 2020-PHONE LINES-FIRE	119.38	R		08/14/20	08/14/20		
	ALARM AT AMERICAN LEGION HALL-781 RANCOCCAS ROAD								
			<u>4,059.99</u>						
0-01-31-445-299	UTILITIES-WATER & SEWER-MTSC								
00206846	NEW JERSEY AMERICAN WATER CO	JULY 2020 WATER-PRIVATE	179.64	R		07/13/20	07/13/20		
	FIRE SERVICE-SPRINKLER SYSTEM IN MCPL BUILDING								
00206846	NEW JERSEY AMERICAN WATER CO	JULY 2020 WATER-AMERICAN LEGION HALL-781 RANCOCCAS ROAD	20.20	R		07/13/20	07/13/20		
00206846	NEW JERSEY AMERICAN WATER CO	JULY 2020 WATER-MCPL BLDG	342.68	R		07/13/20	07/13/20		
00206853	WILLINGBORO MCPL UTIL AUTH RECREATION CENTER	3RD QTR 2020 WATER & SEWER	188.78	R		07/13/20	07/13/20		
00207033	NEW JERSEY AMERICAN WATER CO FIRE SERVICE-SPRINKLER SYSTEM IN MCPL BUILDING	AUGUST 2020 WATER-PRIVATE	179.64	R		08/10/20	08/10/20		
00207033	NEW JERSEY AMERICAN WATER CO	AUGUST 2020 WATER-MCPL BLDG	362.51	R		08/10/20	08/10/20		
00207033	NEW JERSEY AMERICAN WATER CO	JULY 2020 WATER-FIRE HOUSE	86.32	R		08/10/20	08/10/20		
00207033	NEW JERSEY AMERICAN WATER CO	AUGUST 2020 WATER-FIRE HOUSE	112.77	R		08/10/20	08/10/20		
00207069	NEW JERSEY AMERICAN WATER CO ROAD-AMERICAN LEGION HALL	AUGUST 2020 WATER-781 RANCOCCAS	40.40	R		08/14/20	08/14/20		
			<u>1,512.94</u>						
0-01-31-447-299	UTILITIES-PETROLEUM PRODUCTS-MTSC								
00206855	MEX BANK VALERO CREDIT CARD	JUNE 2020 GASOLINE THRU THE DIESEL FUEL (7/13/20)	113.34	R		07/13/20	07/13/20	66350429	
00206864	RIGGINS INC	DIESEL FUEL (7/13/20)	169.75	R		07/14/20	07/14/20	75023656	
00206906	BURLINGTON COUNTY TREASURER	MAY 2020 UNLEADED FUEL	1,310.21	R		07/26/20	07/26/20	20-00170	
00206906	BURLINGTON COUNTY TREASURER	MAY 2020 DIESEL FUEL	390.36	R		07/26/20	07/26/20	20-00170	
00206906	BURLINGTON COUNTY TREASURER	JUNE 2020 UNLEADED FUEL	3,821.07	R		07/26/20	07/26/20	20-00175	
00206906	BURLINGTON COUNTY TREASURER	JUNE 2020 DIESEL FUEL	740.18	R		07/26/20	07/26/20	20-00175	
00206955	RIGGINS INC	DIESEL FUEL (7/27/20)	112.03	R		07/29/20	07/29/20	75024315	
00207051	RIGGINS INC	DIESEL FUEL (8/10/20)	187.22	R		08/11/20	08/11/20	75025015	

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0-01-31-447-299	UTILITIES-PETROLEUM PRODUCTS-MISC	Continued							
00207066	1 03393 WEX BANK	JULY 2020 GASOLINE THRU THE	41.47	R		08/14/20	08/14/20	66929120	
	VALERO CREDIT CARD		<u>6,885.63</u>						
0-01-32-465-249	TRASH DISPOSAL-OE-LANDFILL FEES								
00206978	1 00029 BURLINGTON COUNTY TREASURER	JULY 2020 LANDFILL FEES	27,765.90	R		08/03/20	08/03/20	ST095118	
0-01-32-465-250	TRASH DISPOSAL-OE-RECYCLING TAX								
00206978	2 00029 BURLINGTON COUNTY TREASURER	JULY 2020 LANDFILL FEES	1,014.96	R		08/03/20	08/03/20	ST095118	
0-01-32-465-251	TRASH DISPOSAL-OE-CONDOMINIUMS								
00206866	1 01416 TOWNSHIP OF MAPLE SHADE	JUNE 2020 TRASH PICKUP	1,892.57	R		07/16/20	07/16/20	INV-108502	
	WESTAMPTON COURT CONDOMINIUMS								
0-01-42-195-299	SHARED MCOL SERVICE AGREEMENTS-CCO-OE								
00206993	1 00046 ANTHONY'S CORNER INC	WINDSHIELD REPAIR	493.11	R		08/05/20	08/10/20	7369	
	ESTIMATED AMOUNT ONLY								
0-01-43-490-020	MUNICIPAL COURT-OTHER EXPENSES-SERVICES								
00206859	1 02552 FRASER ADVANCED INFOSYS RENTAL	JULY 2020 COPIER LEASE	158.31	R		07/13/20	07/13/20	418445987	
	IN MUNICIPAL COURT								
00206971	1 03430 HEARTLAND PAYMENT SYSTEMS	JULY 2020 CREDIT CARD FEES	180.72	R		08/03/20	08/03/20		
	EASTAMPTON TOWNSHIP								
00206971	2 03430 HEARTLAND PAYMENT SYSTEMS	JULY 2020 CREDIT CARD FEES	165.90	R		08/03/20	08/03/20		
	WESTAMPTON TOWNSHIP								
00206971	3 03430 HEARTLAND PAYMENT SYSTEMS	JULY 2020 CREDIT CARD FEES	179.21	R		08/03/20	08/03/20		
	HAINESPORT TOWNSHIP								
00207035	1 02552 FRASER ADVANCED INFOSYS RENTAL	AUGUST 2020 COPIER LEASE	158.31	R		08/10/20	08/10/20	420925414	
	IN MUNICIPAL COURT								
			<u>842.45</u>						
0-01-43-490-036	MUNICIPAL COURT-OE-OFFICE SUPPLIES								
00206897	1 02374 W B MASON CO INC	STAPLE REMOVER, FILE FOLDERS	169.90	R		07/26/20	07/26/20	211919347	
00206999	5 02915 AMAZON	WIRELESS MOUSE	43.98	R		07/29/20	07/29/20		
00206999	6 02915 AMAZON	TONER	189.89	R		07/29/20	07/29/20		
00207021	1 01519 DOCUMENT CONCEPTS INC	CARBONLESS DAILY NOTICES	1,085.00	R		08/06/20	08/06/20	40221	

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0-01-43-490-036 00207021 2 01519	MUNICIPAL COURT-0E-OFFICE SUPPLIES DOCUMENT CONCEPTS INC	SHIPPING	50.00 1,538.77	R		08/06/20	08/06/20	40221	
0-01-55-900-001 00206844 1 00004	REGIONAL HIGH SCHOOL TAX RANCOAS VALLEY REG HIGHSCHOOL	AUGUST 2020 REGIONAL HIGH SCHOOL TAXES	985,893.78	R		07/13/20	07/13/20		
0-01-55-900-002 00206845 1 00074	LOCAL DISTRICT SCHOOL TAX WESTAMPTON TWP BD OF EDUCATION	AUGUST 2020 LOCAL SCHOOL DISTRICT TAXES	912,019.66	R		07/13/20	07/13/20		
0-01-55-900-007 00206962 1 00234	MARRIAGE LICENSES TREASURER STATE OF NJ	2ND QTR 2020 MARRIAGE LICENSES	125.00	R		07/30/20	07/30/20		
0-01-55-900-008 00206815 1 03871	RESERVE FOR STATE GRANTS GLOBAL INTERACTIVE SOLUTIONS	AERF-2020 ZOOM PRO ACCOUNT	179.88	R		07/08/20	07/16/20	756082	
AS PER ESTIMATE#351453									
**SALES TAX EXEMPT CERTIFICATE ENCLOSED									
00206850 1 01504	SERVICE TIRE TRUCK CENTER INC	RECYCLING-DUMP TRAILER TIRES	649.83	R		07/13/20	07/13/20	681652-15	
00206851 1 01474	JESCO INC	RECYCLING-VEHICLE#45-OIL &	181.09	R		07/13/20	07/13/20	PC7242	
FILTER ELEMENTS									
00206929 1 01997	DRAEGER INC	DWI-ALCOTEST REPAIR	889.00	R		07/27/20	08/12/20	5951037959	
00206932 1 02487	HECHT TRAILERS INC	RECYCLING-DUMP TRAILER PARTS	71.26	R		07/27/20	07/27/20	66769	
00206964 1 02743	AUTO PARTS CONNECTION	RECYCLING-TRAILER BATTERY	174.11	R		07/30/20	07/30/20	943691	
00206977 1 02487	HECHT TRAILERS INC	RECYCLING-DUMP TRAILER PARTS	28.73	R		08/03/20	08/03/20	66935	
			2,173.90						
0-01-55-900-018 00207022 1 00104	DCA STATE TRAINING FEES TREASURER STATE OF NJ	2ND QTR 2020 DCA TRAINING FEES	2,286.00	R		08/06/20	08/06/20		
Fund Total: CURRENT FUND			2,175,083.93						
Fund: CAPITAL FUND									
0-04-55-918-03C 00207002 1 00128	CAPITAL ORD#2018-3C (SWS EQUIP & BLDG) WESTAMPTON TWP FIRE DEPARTMENT	NEW FIRE TRUCK EQUIPMENT	885.98	R		08/06/20	08/13/20		
00207007 1 01355	HOME DEPOT CREDIT SERV (WTFD)	JUNE 2020 FIRE TRUCK TOOLS	234.15	R		08/06/20	08/13/20	9033528	



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0-04-55-918-03C	CAPITAL ORD#2018-3C (EMS EQUIP & BLDG)	Continued							
00207007 7 01355	HOME DEPOT CREDIT SERV (WTFD)	JUNE 2020 FIRE TRUCK TOOLS	220.53	R		08/13/20	08/13/20	8015026	
00207007 8 01355	HOME DEPOT CREDIT SERV (WTFD)	JUNE 2020 FIRE TRUCK TOOLS	122.10	R		08/13/20	08/13/20	7023364	
00207007 9 01355	HOME DEPOT CREDIT SERV (WTFD)	JUNE 2020 FIRE TRUCK TOOLS	83.52	R		08/13/20	08/13/20	9063242	
00207007 10 01355	HOME DEPOT CREDIT SERV (WTFD)	JUNE 2020 FIRE TRUCK TOOLS	390.10	R		08/13/20	08/13/20	1113513	
00207007 11 01355	HOME DEPOT CREDIT SERV (WTFD)	JUNE 2020 FIRE TRUCK TOOLS	63.94	R		08/13/20	08/13/20	7052010	
00207007 12 01355	HOME DEPOT CREDIT SERV (WTFD)	JUNE 2020 FIRE TRUCK TOOLS	390.10-	R		08/13/20	08/13/20	4113871	
00207007 13 01355	HOME DEPOT CREDIT SERV (WTFD)	JUNE 2020 FIRE TRUCK TOOLS	263.32	R		08/13/20	08/13/20	2030469	
00207007 14 01355	HOME DEPOT CREDIT SERV (WTFD)	JUNE 2020 FIRE TRUCK TOOLS	362.63	R		08/13/20	08/13/20	2973841	
00207042 1 00487	CONTINENTAL FIRE & SAFETY INC	STRAPS, ROPE BAGS, RESCUE ROPE	10,006.60	R		08/11/20	08/11/20	K3141	
RESCUE SYSTEM BUCKLES, YELLOW RUBBER HOSES, HYDRANT WRENCHES, UNIVERSAL SPANNERS									
			<u>12,242.77</u>						
0-04-55-918-03E	CAPITAL ORD#2018-3E (ROAD REPAVING)								
00206874 1 00339	AMERICAN ASPHALT CO INC	2018 NDDOT MUNICIPAL AID	102,076.80	R		07/16/20	07/16/20		
PROGRAM-TARNSFIELD ROAD IMPROVEMENTS CONTRACT#2019-1 ESTIMATE#1									
00206990 1 00339	AMERICAN ASPHALT CO INC	2018 NDDOT MUNICIPAL AID	56,960.54	R		08/05/20	08/05/20		
PROGRAM-TARNSFIELD ROAD IMPROVEMENTS CONTRACT#2019-1 ESTIMATE#2									
			<u>159,037.34</u>						
0-04-55-919-03D	CAPITAL-ORDINANCE#2019-3-D (EMS EQUIP)								
00207002 5 00128	WESTAMPTON TWP FIRE DEPARTMENT	NEW FIRE TRUCK EQUIPMENT	307.52	R		08/13/20	08/13/20		
0-04-55-919-03G	CAPITAL-ORDINANCE#2019-3-G (RD REPAVING)								
00206875 1 01505	PARKER MCCAY PA	LEGAL SERVICES-BOND COUNSEL	2,833.45	R		07/16/20	07/16/20	3116941	
0-04-55-920-04B	CAPITAL-ORDINANCE#2020-4-B (PW BACKHOE)								
00206711 1 01474	JESCO INC	BACKHOE LOADER 310SL	85,673.31	R		06/22/20	08/10/20	E86720	
AS PER SOURCEWELL (FORMERLY NJPA) COOPERATIVE CONTRACT#032515-JDC									
00206931 1 02496	STROBES N MORE	WHELEN WTON AMBER	652.77	R		07/27/20	08/03/20	286070	

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0-04-55-920-048	CAPITAL-ORDINANCE#2020-4-B (PM BACKHOE)	Continued	86,326.08						
	AS PER INVOICE#286070								
	Fund Total: CAPITAL FUND		260,747.16						
Fund:	PUBLIC DEFENDER FUND								
0-13-55-900-902	PUBLIC DEFENDER FUND EXPENDITURES								
00207020	GARY L DANIELS ESQ	CONFLICT PUBLIC DEFENDER	200.00	R	08/06/20	08/06/20			
	AUGUST 6 2020								
00207063	DANIEL M ROSENBERG & ASSOC LLC	JULY 2020 PUBLIC DEFENDER	1,600.00	R	08/14/20	08/14/20			
			1,800.00						
	Fund Total: PUBLIC DEFENDER FUND		1,800.00						
Fund:	ESCROW FUND								
0-14-56-850-891	979 WOODLANE ROAD LLC (1104-3)								
00206957	ENVIRONMENTAL RESOLUTIONS INC	DECEMBER 2019 SERVICES-REVIEW	450.00	R	07/29/20	07/29/20		80644	
	CONFORMANCE TO RESOLUTION								
0-14-56-850-945	HAMPTON BEHAVIORAL HEALTH CTR (202-4.01)								
00206954	ALAIMO GROUP INC	APRIL 2020 ENGINEERING	536.25	R	07/29/20	07/29/20		200017	
0-14-56-850-978	KCA WESTAMPTON LLC (203-5)	WAWA							
00206947	FLORIDO PERRUCCI STEINHARDT	JUNE 2020 LEGAL	697.00	R	07/27/20	07/27/20		182316	
0-14-56-850-992	WESTAMPTON REALTY LLC (805-1)								
00206947	FLORIDO PERRUCCI STEINHARDT	JUNE 2020 LEGAL	51.00	R	07/27/20	07/27/20		181184	
00206998	RAINONE COUGHLIN MINCHELLO LLC	JULY 2020 LEGAL	133.60	R	08/05/20	08/05/20		7184	
			186.60						
0-14-56-850-993	PROVCO PINEGOOD MGMT (201-7.01 & 7.02)								
00206945	CME ASSOCIATES	JULY 2020 REVIEW & REPORT	516.00	R	07/27/20	07/27/20		263975	
00206947	FLORIDO PERRUCCI STEINHARDT	JUNE 2020 LEGAL	425.00	R	07/27/20	07/27/20		182317	
			941.00						

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0-14-56-851-002	MRP INDUSTRIAL NE LLC (902-1,2,3)								
00206943	1 03257	ENVIRONMENTAL RESOLUTIONS INC	1,301.25	R		07/27/20	07/27/20	82609	
00206944	1 00560	ALAIMO GROUP INC	1,413.75	R		07/27/20	07/27/20	200018	
00206945	1 02461	CME ASSOCIATES	4,144.00	R		07/27/20	07/27/20	263173	
00206947	2 02461	CME ASSOCIATES	344.00	R		07/27/20	07/27/20	262388	
00206947	1 03246	FLORIDO PERRUCCI STEINHARDT	238.00	R		07/27/20	07/27/20	181182	
00206998	2 03596	RAINONE COUGHLIN MINICHELLO LLC	1,416.30	R		08/05/20	08/05/20	7186	
			8,857.30						
0-14-56-851-009	JANSON, BRIAN (602-1)								
00206843	1 03257	ENVIRONMENTAL RESOLUTIONS INC	972.00	R		07/13/20	07/13/20	81251	
0-14-56-851-013	ELBERTSON, ROBERT (1002-01-7)								
00206947	2 03246	FLORIDO PERRUCCI STEINHARDT	85.00	R		07/27/20	07/27/20	182319	
0-14-56-851-014	COLONIAL DAMES (906-12)								
00206945	3 02461	CME ASSOCIATES	172.00	R		07/27/20	07/27/20	263977	
00206947	3 03246	FLORIDO PERRUCCI STEINHARDT	204.00	R		07/27/20	07/27/20	182318	
			376.00						
0-14-56-851-819	DOLAN-BLOCK 203 LOT 7.03-86 STEWERS LN								
00206943	2 03257	ENVIRONMENTAL RESOLUTIONS INC	3,837.50	R		07/27/20	07/27/20	82610	
0-14-56-851-820	DOLAN CONTRACTORS-(203-7) 90 STEWERS LN								
00206947	5 03246	FLORIDO PERRUCCI STEINHARDT	850.00	R		07/27/20	07/27/20	182315	
0-14-56-851-821	DOLAN CONTRACTORS (203-889)-597 RANCOCAS								
00206945	5 02461	CME ASSOCIATES	1,310.00	R		07/27/20	07/27/20	263976	
		Fund Total: ESCROW FUND	19,098.65						
Fund:	LAW ENFORCEMENT FUND								
0-15-01-900-902	LAW ENFORCEMENT TRUST FUND EXP								
00207060	1 02915	AMAZON	1,034.38	R		08/12/20	08/12/20		
		Fund Total: LAW ENFORCEMENT FUND	1,034.38						

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Fund: RCASA FUND									
0-16-01-999-999	RCASA-TIGS TWP MATCHING FUNDS								
00206961 1 00004	RANCOOAS VALLEY REG HIGHSCHOOL FRANK KROS PRESENTATION		2,500.00	R		07/30/20	07/30/20	20-00225	
	Fund Total: RCASA FUND		2,500.00						
Fund: RECREATION FUND									
0-17-55-900-109	RECREATION-SUMMER PROGRAM								
00206887 1 03175	NICOLE PETRAS	SUMMER YOUTH SOCCER CAMP	500.00	R		07/16/20	07/16/20		
	JULY 13-16 2020								
00206888 1 03028	DAMON PETRAS	SUMMER YOUTH SOCCER CAMP	300.00	R		07/16/20	07/16/20		
	JULY 13-16 2020								
00206889 1 03404	KATLYN ATMORE	SUMMER YOUTH SOCCER CAMP	300.00	R		07/16/20	07/16/20		
	JULY 13-16 2020								
00206890 1 03875	CASSIO DA SILVA GUIMARAES	SUMMER YOUTH SOCCER CAMP	300.00	R		07/16/20	07/16/20		
	JULY 13-16 2020								
00206913 1 03773	OLIVIA COLLING	YOUTH VOLLEBALL CAMP	300.00	R		07/26/20	07/26/20		
00206914 1 03535	HEATHER COLLING	YOUTH VOLLEBALL CAMP	550.00	R		07/26/20	07/26/20		
00206915 1 03534	THOMAS J COLLING III	YOUTH VOLLEBALL CAMP	550.00	R		07/26/20	07/26/20		
00206916 1 03536	VERA SOARES	YOUTH VOLLEBALL CAMP	320.00	R		07/26/20	07/26/20		
00206938 1 03877	GRETCHEN M SOFTEL	YOUTH SOCCER CAMP-JULY 13-16	120.00	R		07/27/20	07/27/20		
00206939 1 03878	DYLAN MARC JONES	YOUTH SOCCER CAMP-JULY 13-16	120.00	R		07/27/20	07/27/20		
00206940 1 03879	STEPHEN BASELICE	YOUTH SOCCER CAMP-JULY 13-16	500.00	R		07/27/20	07/27/20		
00206941 1 03880	JAHME BASELICE	YOUTH SOCCER CAMP-JULY 13-16	500.00	R		07/27/20	07/27/20		
00206942 1 03881	CHAD DETICH	YOUTH SOCCER CAMP-JULY 13-16	280.00	R		07/27/20	07/27/20		
00206965 1 03882	ROBERT KIRKPATRICK	KARATE CAMP-JULY 27-30 2020	400.00	R		07/30/20	07/30/20		
00206966 1 03883	CAMERON KIRKPATRICK	KARATE CAMP-JULY 27-30 2020	400.00	R		07/30/20	07/30/20		
00207038 4 01447	SAM'S CLUB MC/SYNGR	JULY 2020 PROGRAM SUPPLIES	219.28	R		08/10/20	08/10/20		
00207043 1 03875	CASSIO DA SILVA GUIMARAES	SUMMER YOUTH SOCCER CAMP	290.00	R		08/11/20	08/11/20		
	AUGUST 10-13 2020								
00207044 1 03028	DAMON PETRAS	SUMMER YOUTH SOCCER CAMP	280.00	R		08/11/20	08/11/20		
	AUGUST 10-13 2020								
00207045 1 03179	LAST MINUTE SPORTS CAMPS LLC	SUMMER YOUTH SOCCER CAMP	580.00	R		08/11/20	08/11/20		
	AUGUST 10-13 2020								
00207046 1 03890	LITTLE KICKS SOCCER	SUMMER YOUTH SOCCER CAMP	1,070.00	R		08/11/20	08/11/20		
	AUGUST 10-13 2020								
00207047 1 03878	DYLAN MARC JONES	SUMMER YOUTH SOCCER CAMP	90.00	R		08/11/20	08/11/20		

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0-17-55-900-109	RECREATION-SUMMER PROGRAM	Continued								
00207048	1 03881 CHAD DETICH	SUMMER YOUTH SOCCER CAMP	280.00	R			08/11/20	08/11/20		
00207049	1 03877 GRETCHEN M SOFFEL	SUMMER YOUTH SOCCER CAMP	100.00	R			08/11/20	08/11/20		
00207050	1 03892 HETDI R SOFFEL	SUMMER YOUTH SOCCER CAMP	100.00	R			08/11/20	08/11/20		
			<u>8,449.28</u>							
0-17-55-900-118	RECREATION-ADULT SOFTBALL									
00206861	1 03107 BSN SPORTS LLC	TRUMP X-ROCK 12"	1,087.80	R			07/13/20	07/15/20	90942497	
00206861	2 03107 BSN SPORTS LLC	FREIGHT	54.40	R			07/13/20	07/15/20	90942497	
			<u>1,142.20</u>							
0-17-55-900-124	RECREATION-FIELD & FACILITY MAINTENANCE									
00206901	1 01177 MR BOB'S PORTABLE TOILETS	AUGUST 2020 PORTABLE TOILET	75.00	R			07/26/20	07/26/20	A-279866	
00206934	1 02088 PIONEER MANUFACTURING CO	P/TP ARCTIC WHITE	627.00	R			07/27/20	08/10/20	INV758879	
			<u>702.00</u>							
0-17-55-900-126	RECREATION-FLAG FOOTBALL									
00206985	1 03885 KATHLEEN ADAMS	PROGRAM REFUND DUE TO COVID-19	80.00	R			08/04/20	08/04/20		
00206986	1 03886 MELISSA CRAFT	PROGRAM REFUND DUE TO COVID-19	80.00	R			08/04/20	08/04/20		
			<u>160.00</u>							
0-17-55-900-129	RECREATION-SPORTS COMPLEX									
00207036	1 03891 STEPHEN BASELICE	INFRARED TOUCHLESS THERMOMETER	408.00	R			08/10/20	08/11/20		
00207038	3 01447 SAM'S CLUB MC/SYNER	JULY 2020 PROGRAM SUPPLIES	171.18	R			08/10/20	08/10/20		
			<u>579.18</u>							
0-17-55-900-131	RECREATION-CONCESSION STAND SALES									
00206893	1 03876 US FOODS	CONCESSION STAND FOOD	608.52	R			07/26/20	07/26/20	2330965	
00206920	1 03876 US FOODS	JULY 2020 CONCESSION FOODS	257.07	R			07/26/20	07/26/20	2783019	
00206979	1 03365 ENERGY RESOURCES INC	JULY 2020 PROPANE REFILLS	80.00	R			08/03/20	08/11/20	293399	
00206995	1 01839 A-ACADEMY OF SOUTH JERSEY INC	JULY 2020 PEST CONTROL	57.00	R			08/05/20	08/05/20	ORDER#98717	

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0-17-55-900-131	RECREATION-CONCESSION STAND SALES	Continued								
	CONCESSION STAND-FINDING SMALL BEETLES									
00206996	1 02761 JACK & JILL DSD	ICE CREAM (7/10/20)	380.04	R		08/05/20	08/05/20		2294482	
00206996	2 02761 JACK & JILL DSD	ICE CREAM (7/17/20)	441.86	R		08/05/20	08/05/20		2303919	
00206996	3 02761 JACK & JILL DSD	ICE CREAM (7/25/20)	565.32	R		08/05/20	08/05/20		2314499	
00206997	1 02782 LIBERTY COCA COLA BEVERAGES	BEVERAGES-7/10/20	170.64	R		08/05/20	08/05/20		12105203125	
00206997	2 02782 LIBERTY COCA COLA BEVERAGES	BEVERAGES-7/17/20	249.12	R		08/05/20	08/05/20		18542201896	
00206997	3 02782 LIBERTY COCA COLA BEVERAGES	BEVERAGES-7/23/20	323.52	R		08/05/20	08/05/20		12094203975	
00206997	4 02782 LIBERTY COCA COLA BEVERAGES	BEVERAGES-7/29/20	364.08	R		08/05/20	08/05/20		12094204043	
00207038	2 01447 SAM'S CLUB MC/SYNCB	JULY 2020 PROGRAM SUPPLIES	1,940.31	R		08/10/20	08/10/20			
			5,437.48							
0-17-55-900-134	RECREATION-RV PATRIOTS FOOTBALL									
00207052	1 02463 HARDENBERGH INSURANCE GROUP	2020 INSURANCE POLICY	244.46	R		08/12/20	08/12/20		7519	
	RANCOAS VALLEY CHIEFS FOOTBALL & CHEER									
	Fund Total: RECREATION FUND		16,714.60							
Fund:	OPEN SPACE FUND									
0-18-54-375-200	OPEN SPACE-LAND MAINTENANCE-OTHER EXP									
00206760	1 03681 SJ TURF CONSULTANTS LLC	SYNTHETIC FIELDS-MAINTENANCE	5,700.00	R		07/06/20	07/13/20		20-3364	
00206760	4 03681 SJ TURF CONSULTANTS LLC	STORM DAMAGE REPAIR TO FIELDS	6,520.70	R		07/06/20	07/13/20		20-3363	
	AS PER INVOICE#20-3363 & 20-3364									
00206852	1 02613 BREED'S LANDSCAPE MANAGEMENT	JUNE 2020-MOWING FIELDS	3,480.00	R		07/13/20	07/13/20		1723CORRECT	
00206854	1 00989 WILLINGBORO MCP UTIL AUTH	3RD QTR 2020 WATER & SEWER	1,211.55	R		07/13/20	07/13/20			
	CONCESSION STAND									
00206854	2 00989 WILLINGBORO MCP UTIL AUTH	3RD QTR 2020 WATER & SEWER	10.36	R		07/13/20	07/13/20			
	LAWN SPRINKLER									
00206918	1 00063 PSE&G	JULY 2020 ELECTRIC-OLD	18.75	R		07/26/20	07/26/20		603006881101	
	FOOTBALL FIELD AREA									
00206918	2 00063 PSE&G	JULY 2020 ELECTRIC-CONCESSION	10,682.84	R		07/26/20	07/26/20		601106642760	
	STAND									
00206936	1 03609 BRITTON INDUSTRIES INC	SAFEPLAY CERTIFIED PLAYGROUND	299.25	R		07/27/20	07/27/20		0519859-IN	
00206936	2 03609 BRITTON INDUSTRIES INC	SAFEPLAY CERTIFIED PLAYGROUND	299.25	R		07/27/20	07/27/20		0519633-IN	
00206936	3 03609 BRITTON INDUSTRIES INC	SAFEPLAY CERTIFIED PLAYGROUND	299.25	R		07/27/20	07/27/20		0520288-IN	

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TOWNSHIP OF WESTAMPTON  
Bill List By Budget Account

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date	Invoice	P.O. Type
0-18-54-375-200	OPEN SPACE-LAND MAINTENANCE-OTHER EXP	Continued	1,770.00	R	08/04/20	08/04/20	1783CORRECT	
00206984	1 02613 BREED'S LANDSCAPE MANAGEMENT	JULY 2020-MOWING FIELDS	30,291.95					
Fund Total: OPEN SPACE FUND			30,291.95					
Fund:	FIRE CODE PENALTY FUND							
0-19-56-850-800	FIRE CODE PENALTY FUND EXPENDITURES							
00206968	1 03884 WESTAMPTON TWP COURT FUND	CORRECT CHECK FROM FAMILY DOLLAR STORE DEPOSITED 4/1/20 INTO FIRE CODE PENALTY FUND---SHOULD HAVE BEEN TO MUNICIPAL COURT FUND	1,122.00	R	07/31/20	07/31/20		
00207011	1 03793 VICKERS CONSULTING SERVICE INC AFG GRANT WRITING (AFG) AS PER INVOICE#25131		900.00	R	08/06/20	08/13/20	25769	
00207011	2 03793 VICKERS CONSULTING SERVICE INC AFG GRANT WRITING (SAFEN)		900.00	R	08/06/20	08/13/20	25857	
00207011	3 03793 VICKERS CONSULTING SERVICE INC AFG GRANT WRITING (AFG)		500.00	R	08/13/20	08/13/20	25656	
Fund Total: FIRE CODE PENALTY FUND			3,422.00					
Fund:	POLICE OUTSIDE OVERTIME FUND							
0-21-56-850-800	POLICE OUTSIDE OVERTIME EXPENDITURES							
00206953	1 00215 CURRENT FUND	JUNE & JULY 2020 ADMINISTRATIVE FEES-VISUAL COMPUTER SOLUTIONS INC	636.84	R	07/28/20	07/28/20		
00206953	2 00215 CURRENT FUND	ADMIN FEES-1ST HALF AUGUST 20	147.06	R	08/11/20	08/11/20		
Fund Total: POLICE OUTSIDE OVERTIME FUND			783.90					
Fund:	COAH FUND							
0-24-56-850-800	COAH DEVELOPMENT FEES EXPENDITURES							
00206946	1 03246 FLORENZO PERRUCCI STEINHARDT	JUNE 2020 LEGAL	408.00	R	07/27/20	07/27/20	182314	
00206999	1 03596 RAINONE COUGHLIN MINCHELLO LLC	JULY 2020 LEGAL-COAH	6,980.80	R	08/05/20	08/05/20	7183	

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TOWNSHIP OF WESTAMPTON  
BILL List By Budget Account

Account P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date	Chk/Void Date	Invoice	PO Type
0-24-56-850-800	2 03596	COAH DEVELOPMENT FEES EXPENDITURES	Continued	225.00	R	08/05/20	08/05/20	7185	
00206999		RAINONE COUGHLIN MINCHELLO LLC JULY 2020	LEGAL-WOODMONT	7,613.80					
Fund Total: COAH FUND				7,613.80					
Fund: POLICE K-9 UNIT TRUST FUND									
0-27-56-850-800		POLICE K-9 UNIT EXPENDITURES							
00206828	1 02587	CITY OF PHILADELPHIA	MAY 2020 K-9 TRAINING	100.00	R	07/09/20	08/12/20	7458731200701	
PTL JOSHUA ROMBOTOM									
Fund Total: POLICE K-9 UNIT TRUST FUND				100.00					
Year Total:				2,519,190.37					
Total Charged Lines: 335		Total List Amount: 2,519,190.37		Total Void Amount: 0.00					



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TOWNSHIP OF WESTAMPTON  
Bill List By P. O. Number

Totals by Year-Fund									
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total		
CURRENT FUND	0-01	230,083.11	0.00	230,083.11	0.00	0.00	230,083.11		
RECREATION FUND	0-17	7,955.58	0.00	7,955.58	0.00	0.00	7,955.58		
POLICE OUTSIDE OVERTIME FUND	0-21	13,826.30	0.00	13,826.30	0.00	0.00	13,826.30		
Total of All Funds:		<u>251,864.99</u>	<u>0.00</u>	<u>251,864.99</u>	<u>0.00</u>	<u>0.00</u>	<u>251,864.99</u>		



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TOWNSHIP OF WESTAMPTON  
Bill List By P.O. Number

Page No: 2

PO #	PO Date	Vendor	Amount	Charge Account	Contract	PO Type	Stat/Chk	First Rcvd	CHK/Void	
Item Description					Acct Type	Description	Enc Date	date	date	Invoice
00206839	07/13/20	00002		PAYROLL ACCOUNT						
1	FICA & MEDICARE-WE	JUNE 4 & 11	15,478.90	0-01-36-472-286	8	FICA & MEDICARE TAX	R	07/13/20	07/13/20	

Total Purchase Orders: 4 Total P.O. Line Items: 26 Total List Amount: 251,864.99 Total Void Amount: 0.00

Totals by Year-Fund									
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total		
CURRENT FUND	0-01	219,680.73	0.00	219,680.73	0.00	0.00	219,680.73		
RECREATION FUND	0-17	3,514.28	0.00	3,514.28	0.00	0.00	3,514.28		
POLICE OUTSIDE OVERTIME FUND	0-21	888.11	0.00	888.11	0.00	0.00	888.11		
Total of All Funds:		<u>224,083.12</u>	<u>0.00</u>	<u>224,083.12</u>	<u>0.00</u>	<u>0.00</u>	<u>224,083.12</u>		

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TOWNSHIP OF WESTAMPTON  
Bill List By P.O. Number

Page No: 1

P.O. Type: All  
Range: 00206921 to 00206924  
Format: Detail with Line Item Notes

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Apprv: N  
Bid: Y State: Y Other: Y Exempt: Y

Item	PO #	PO Date	Vendor	Amount	Charge Account	Acct Type	Contract P0 Type	Stat/chk	Enc	First Rcvd	chk/Void	Invoice
00206921 07/27/20 00002 PAYROLL ACCOUNT												
1			PAYROLL-2ND HALF JULY 2020	825.00	0-21-56-850-800	B	POLICE OUTSIDE OVERTIME EXPENDITURES	R		07/27/20	07/27/20	
2			FICA & MEDICARE-2ND HALF JULY	63.11	0-21-56-850-800	B	POLICE OUTSIDE OVERTIME EXPENDITURES	R		07/27/20	07/27/20	
888.11												
00206922 07/27/20 00002 PAYROLL ACCOUNT												
1			PAYROLL-2ND HALF JULY 2020	700.00	0-17-55-900-109	B	RECREATION-SUMMER PROGRAM	R		07/27/20	07/27/20	
2			PAYROLL-2ND HALF JULY 2020	590.04	0-17-55-900-118	B	RECREATION-ADULT SOFTBALL	R		07/27/20	07/27/20	
3			PAYROLL-2ND HALF JULY 2020	1,974.50	0-17-55-900-131	B	RECREATION-CONCESSION STAND SALES	R		07/27/20	07/27/20	
4			FICA & MEDICARE-2ND HALF JULY	53.55	0-17-55-900-109	B	RECREATION-SUMMER PROGRAM	R		07/27/20	07/27/20	
5			FICA & MEDICARE-2ND HALF JULY	45.14	0-17-55-900-118	B	RECREATION-ADULT SOFTBALL	R		07/27/20	07/27/20	
6			FICA & MEDICARE-2ND HALF JULY	151.05	0-17-55-900-131	B	RECREATION-CONCESSION STAND SALES	R		07/27/20	07/27/20	
3,514.28												
00206923 07/27/20 00002 PAYROLL ACCOUNT												
1			PAYROLL-2ND HALF JULY 2020	6,987.11	0-01-20-120-011	B	ADMINISTRATIVE & EXECUTIVE-S&W-REGULAR	R		07/27/20	07/27/20	
2			PAYROLL-2ND HALF JULY 2020	3,564.30	0-01-20-130-011	B	FINANCIAL ADMINISTRATION-S&W-REGULAR	R		07/27/20	07/27/20	
3			PAYROLL-2ND HALF JULY 2020	2,962.81	0-01-20-145-011	B	COLLECTION OF TAXES-S&W-REGULAR	R		07/27/20	07/27/20	
4			PAYROLL-2ND HALF JULY 2020	2,111.96	0-01-20-150-012	B	ASSESSMENT OF TAXES-S&W-REGULAR	R		07/27/20	07/27/20	
5			PAYROLL-2ND HALF JULY 2020	230.81	0-01-21-180-012	B	LAND DEVELOPMENT BOARD-S&W-REGULAR	R		07/27/20	07/27/20	
6			PAYROLL-2ND HALF JULY 2020	7,782.20	0-01-22-195-011	B	CONSTRUCTION OFFICIAL-S&W-REGULAR	R		07/27/20	07/27/20	
7			PAYROLL-2ND HALF JULY 2020	91,814.45	0-01-25-240-011	B	POLICE-SALARIES & WAGES-REGULAR	R		07/27/20	07/27/20	
8			PAYROLL-2ND HALF JULY 2020	1,816.37	0-01-25-240-014	B	POLICE-S&W-REGULAR OVERTIME	R		07/27/20	07/27/20	
9			PAYROLL-2ND HALF JULY 2020	155.00	0-01-25-240-017	B	POLICE-S&W-SHIFT SUPERVISOR	R		07/27/20	07/27/20	
10			PAYROLL-2ND HALF JULY 2020	38,526.21	0-01-25-260-011	B	EMERGENCY MEDICAL SERVICES-S&W-REGULAR	R		07/27/20	07/27/20	
11			PAYROLL-2ND HALF JULY 2020	6,126.75	0-01-25-260-012	B	EMERGENCY MEDICAL SERVICES-S&W-PER DIEM	R		07/27/20	07/27/20	
12			PAYROLL-2ND HALF JULY 2020	3,472.34	0-01-25-260-014	B	EMERGENCY MEDICAL SERVICES-S&W-OVERTIME	R		07/27/20	07/27/20	
13			PAYROLL-2ND HALF JULY 2020	2,484.00	0-01-25-260-016	B	EMERGENCY MEDICAL SERVICES-S&W-PART-TIME	R		07/27/20	07/27/20	
14			PAYROLL-2ND HALF JULY 2020	24,977.26	0-01-26-290-011	B	STREETS & ROADS-SALARIES & WAGES-REGULAR	R		07/27/20	07/27/20	
15			PAYROLL-2ND HALF JULY 2020	2,800.50	0-01-42-195-012	B	SHARES MCPL SERV AGREEMENTS-CCO-S&W-REG	R		07/27/20	07/27/20	
16			PAYROLL-2ND HALF JULY 2020	8,196.04	0-01-43-490-011	B	MUNICIPAL COURT-SALARIES & WAGES-REGULAR	R		07/27/20	07/27/20	
17			CLEAN COMM-2ND HALF JULY 2020	397.68	0-01-55-900-008	B	RESERVE FOR STATE GRANTS	R		07/27/20	07/27/20	
204,405.79												

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TOWNSHIP OF WESTAMPTON  
Bill List by P.O. Number

Page No: 2

PO #	PO Date	Vendor	Amount	Charge Account	Acct Type	Contract PO Type Description	Stat/chk	First Rcvd Enc Date Date	Chk/Void Date Invoice
00206924	07/27/20	00002		PAYROLL ACCOUNT					
			14,835.28	0-01-36-472-286		B FICA & MEDICARE TAX	R	07/27/20 07/27/20	
			439.66	0-01-36-477-299		B DEFINED CONTRIB RETIREMENT PROG-OE-MISC	R	07/27/20 07/27/20	
			15,274.94						
Total Purchase Orders:			4	Total P.O. Line Items:	27	Total List Amount:	224,083.12	Total Void Amount:	0.00

Totals by Year-Fund									
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total		
CURRENT FUND	0-01	225,526.22	0.00	225,526.22	0.00	0.00	225,526.22		
RECREATION FUND	0-17	8,854.86	0.00	8,854.86	0.00	0.00	8,854.86		
POLICE OUTSIDE OVERTIME FUND	0-21	2,785.44	0.00	2,785.44	0.00	0.00	2,785.44		
Total of All Funds:		<u>237,166.52</u>	<u>0.00</u>	<u>237,166.52</u>	<u>0.00</u>	<u>0.00</u>	<u>237,166.52</u>		

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TOWNSHIP OF WESTAMPTON  
Bill List By P.O. Number

Page No: 1

P.O. Type: All

Range: 00207027 to 00207030

Format: Detail with Line Item Notes

Open: N    Paid: N    Void: N  
Rcvd: Y    Held: Y    Appr: N  
Bid: Y    State: Y    Other: Y    Exempt: Y

PO #	PO Date	Vendor	Amount	Charge Account	Contract	PO Type	Stat/chk	Enc	First	Rcvd	chk/Void	Invoice
Item Description					Acct Type	Description			date	date	date	
00207027 08/10/20 00002    PAYROLL ACCOUNT												
1	PAYROLL-1ST HALF	AUGUST 2020	2,587.50	0-21-56-850-800	B	POLICE OUTSIDE OVERTIME EXPENDITURES	R		08/10/20	08/10/20		
2	FICA/MEDICARE-1ST HALF	AUGUST	197.94	0-21-56-850-800	B	POLICE OUTSIDE OVERTIME EXPENDITURES	R		08/10/20	08/10/20		
			2,785.44									
00207028 08/10/20 00002    PAYROLL ACCOUNT												
1	PAYROLL-1ST HALF	AUGUST 2020	300.00	0-17-55-900-109	B	RECREATION-SUMMER PROGRAM	R		08/10/20	08/10/20		
2	PAYROLL-1ST HALF	AUGUST 2020	5,724.72	0-17-55-900-116	B	RECREATION-SALARIES & WAGES	R		08/10/20	08/10/20		
3	PAYROLL-1ST HALF	AUGUST 2020	241.38	0-17-55-900-118	B	RECREATION-ADULT SOFTBALL	R		08/10/20	08/10/20		
4	PAYROLL-1ST HALF	AUGUST 2020	1,959.50	0-17-55-900-131	B	RECREATION-CONCESSION STAND SALES	R		08/10/20	08/10/20		
5	FICA/MEDICARE-1ST HALF	AUGUST	22.95	0-17-55-900-109	B	RECREATION-SUMMER PROGRAM	R		08/10/20	08/10/20		
6	FICA/MEDICARE-1ST HALF	AUGUST	437.94	0-17-55-900-116	B	RECREATION-SALARIES & WAGES	R		08/10/20	08/10/20		
7	FICA/MEDICARE-1ST HALF	AUGUST	18.47	0-17-55-900-118	B	RECREATION-ADULT SOFTBALL	R		08/10/20	08/10/20		
8	FICA/MEDICARE-1ST HALF	AUGUST	149.90	0-17-55-900-131	B	RECREATION-CONCESSION STAND SALES	R		08/10/20	08/10/20		
			8,854.86									
00207029 08/10/20 00002    PAYROLL ACCOUNT												
1	PAYROLL-WE	AUGUST 1 & 8 2020	6,987.11	0-01-20-120-011	B	ADMINISTRATIVE & EXECUTIVE-S&W-REGULAR	R		08/10/20	08/10/20		
2	PAYROLL-WE	AUGUST 1 & 8 2020	3,564.30	0-01-20-130-011	B	FINANCIAL ADMINISTRATION-S&W-REGULAR	R		08/10/20	08/10/20		
3	PAYROLL-WE	AUGUST 1 & 8 2020	2,962.81	0-01-20-145-011	B	COLLECTION OF TAXES-S&W-REGULAR	R		08/10/20	08/10/20		
4	PAYROLL-WE	AUGUST 1 & 8 2020	2,111.96	0-01-20-150-012	B	ASSESSMENT OF TAXES-S&W-REGULAR	R		08/10/20	08/10/20		
5	PAYROLL-WE	AUGUST 1 & 8 2020	230.81	0-01-21-180-012	B	LAND DEVELOPMENT BOARD-S&W-REGULAR	R		08/10/20	08/10/20		
6	PAYROLL-WE	AUGUST 1 & 8 2020	7,772.70	0-01-22-195-011	B	CONSTRUCTION OFFICIAL-S&W-REGULAR	R		08/10/20	08/10/20		
7	PAYROLL-WE	AUGUST 1 & 8 2020	90,642.86	0-01-25-240-011	B	POLICE-SALARIES & WAGES-REGULAR	R		08/10/20	08/10/20		
8	PAYROLL-WE	AUGUST 1 & 8 2020	4,647.65	0-01-25-240-014	B	POLICE-S&W-REGULAR OVERTIME	R		08/10/20	08/10/20		
9	PAYROLL-WE	AUGUST 1 & 8 2020	298.00	0-01-25-240-017	B	POLICE-S&W-SHIFT SUPERVISOR	R		08/10/20	08/10/20		
10	PAYROLL-WE	AUGUST 1 & 8 2020	38,526.21	0-01-25-260-011	B	EMERGENCY MEDICAL SERVICES-S&W-REGULAR	R		08/10/20	08/10/20		
11	PAYROLL-WE	AUGUST 1 & 8 2020	5,969.25	0-01-25-260-012	B	EMERGENCY MEDICAL SERVICES-S&W-PER DIEM	R		08/10/20	08/10/20		
12	PAYROLL-WE	AUGUST 1 & 8 2020	3,888.94	0-01-25-260-014	B	EMERGENCY MEDICAL SERVICES-S&W-OVERTIME	R		08/10/20	08/10/20		
13	PAYROLL-WE	AUGUST 1 & 8 2020	2,484.00	0-01-25-260-016	B	EMERGENCY MEDICAL SERVICES-S&W-PART-TIME	R		08/10/20	08/10/20		
14	PAYROLL-WE	AUGUST 1 & 8 2020	23,977.26	0-01-26-290-011	B	STREETS & ROADS-SALARIES & WAGES-REGULAR	R		08/10/20	08/10/20		
15	PAYROLL-WE	AUGUST 1 & 8 2020	670.49	0-01-26-290-014	B	STREETS & ROADS-S&W-REGULAR OVERTIME	R		08/10/20	08/10/20		
16	PAYROLL-WE	AUGUST 1 & 8 2020	2,800.50	0-01-42-195-012	B	SHARES M/PL SERV AGREEMENTS-CCO-S&W-REG	R		08/10/20	08/10/20		
17	PAYROLL-WE	AUGUST 1 & 8 2020	11,542.04	0-01-43-490-011	B	MUNICIPAL COURT-SALARIES & WAGES-REGULAR	R		08/10/20	08/10/20		
18	PAYROLL-WE	AUGUST 1 & 8 2020	919.84	0-01-43-490-014	B	MUNICIPAL COURT-SALARIES&WAGES-OVERTIME	R		08/10/20	08/10/20		



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TOWNSHIP OF WESTAMPTON  
Bill List By P.O. Number

PO #	PO Date	Vendor	Amount	Charge Account	Contract	PO Type	Stat/chk	First Rcvd	Chk/Void	Invoice
Item Description					Acct Type Description		Enc Date	Date	date	
00207029	08/10/20	00002		PAYROLL ACCOUNT						
19		CLEAN COMM-PAYROLL WE AUG 188	397.68	0-01-55-900-008	B RESERVE FOR STATE GRANTS	R	08/10/20	08/10/20		
20		BUDGET ADJ-SSA BCIT TO POLICE	113,398.00	0-01-42-240-012	B SMSA-POLICE-S&W-SRO (BCIT)	R	08/10/20	08/10/20		
21		BUDGET ADJ-POLICE TO SSA BCIT	113,398.00	0-01-25-240-011	B POLICE-SALARIES & WAGES-REGULAR	R	08/10/20	08/10/20		
22		BUDGET ADJ-COURT TO EASTAMPTON	89,559.38	0-01-42-490-012	B SHARED MCPL SERVICES AGREEMENT-COURT-S&W	R	08/10/20	08/10/20		
23		BUDGET ADJ-EASTAMPTON TO COURT	89,559.38	0-01-43-490-011	B MUNICIPAL COURT-SALARIES & WAGES-REGULAR	R	08/10/20	08/10/20		
			210,394.41							
00207030	08/10/20	00002		PAYROLL ACCOUNT						
1		FICA & MEDICARE-WE AUG 1 & 8	15,131.81	0-01-36-472-286	B FICA & MEDICARE TAX	R	08/10/20	08/10/20		
Total Purchase Orders:			4	Total P.O. Line Items:	34	Total List Amount:	237,166.52	Total Void Amount:	0.00	

P.O. Type: All  
Range: 00207037 to 00207037  
Format: Detail with line item notes

Open: N    Paid: N    Void: N  
Rcvd: Y    Held: Y    Apvr: N  
Bid: Y    State: Y    other: Y    Exempt: Y

PO #	PO Date	Vendor	Amount	Charge Account	Acct Type	Contract PO Type	Description	Stat/Chk	Enc date	First Rcvd	Chk/Void	Invoice
00207037	08/10/20	00001	PETTY CASH									
1			CASH FOR DETECTIVE DRUG BUYS	300.00	0-15-01-900-902	8	LAW ENFORCEMENT TRUST FUND EXP	R		08/10/20	08/10/20	
Total Purchase Orders:			1	Total P.O. Line Items:	1	Total List Amount:	300.00	Total Void Amount:	0.00			

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TOWNSHIP OF WESTAMPTON  
Bill List By P.O. Number

P.O. Type: All  
Range: 00206987 to 00206987  
Format: Detail with line item notes

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y

PO #	PO Date	Vendor	Amount	Charge Account	Acct Type	Contract PO Type Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Invoice
00206987	08/04/20	03741 GREGORY BOSWELL	680.00	0-17-55-900-118	B	RECREATION-ADULT SOFTBALL	R	08/04/20	08/04/20		
		1 UMP/RE FEES-WEEK 1&2 JULY 26 AND AUGUST 2 2020									
		3 10% ASSIGNOR FEE	68.00	0-17-55-900-118	B	RECREATION-ADULT SOFTBALL	R	08/04/20	08/04/20		
			748.00								
Total Purchase Orders: 1 Total P.O. Line Items: 2			748.00	Total List Amount:		Total Void Amount:	0.00				

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TOWNSHIP OF WESTAMPTON  
Bill List by P.O. Number

P.O. Type: All  
Range: 00206981 to 00206981  
Format: Detail with Line Item Notes

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Apvr: N  
Bid: Y State: Y Other: Y Exempt: Y

PO #	PO Date	Vendor	Amount	Charge Account	Acct Type	Contract PO Type Description	Stat/chk	First Rcvd	Chk/Void	
Item Description							Enc Date	Date	Invoice	
00206981	08/03/20	00113		BURLINGTON COUNTY TREASURER						
1	3RD QTR 2020	COUNTY TAXES	1,084,074.44	0-01-55-900-003	B	COUNTY TAX	R	08/03/20	08/03/20	20-00214
2	3RD QTR 2020	COUNTY TAXES	91,633.17	0-01-55-900-004	B	COUNTY LIBRARY TAX	R	08/03/20	08/03/20	20-00214
3	3RD QTR 2020	COUNTY TAXES	31,026.62	0-01-55-900-013	B	COUNTY FARMLAND PRESERVATION TAX	R	08/03/20	08/03/20	20-00214
			<u>1,206,734.23</u>							
Total Purchase Orders:			1	Total P.O. Line Items:	3	Total List Amount:	1,206,734.23	Total Void Amount:	0.00	