

WESTAMPTON TOWNSHIP COMMITTEE MEETING

7:00 PM Regular Meeting

September 1, 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 8/18/20; Workshop Session Minutes 8/18/20
8. Scheduled Appointments: None
9. Open Meeting to Public Comment on Agenda Items
10. Monthly Reports : None
11. Old Business: None
12. New Business: None
13. Ordinances:
 - a. 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 (second reading/public hearing)
 - b. 7-2020 Salary Ordinance, Police Officers – this ordinance sets the salaries, wages and compensation of certain police officers for the year 2020 (second reading/public hearing)
 - c. 8-2020 Salary Ordinance, Police Supervisors – this ordinance sets the salaries, wages and compensation of police supervisors for the year 2020 (second reading/public hearing)
 - d. 9-2020 Salary Ordinance, Firefighters/EMTS – this ordinance sets the salaries, wages and compensation of firefighters/EMTs for the year 2020 (second reading/public hearing)
 - e. 15-2020 Ordinance of the Township of Westampton Adopting the Amended Redevelopment Plan for Block 805, Lot 1(first reading) – this ordinance adopts

the amended redevelopment plan which required an amendment to account for a floor area ratio discrepancy and an increase in impervious coverage to improve site design.

14. Resolutions:

- a. 109-20 Payment of Vouchers – this resolution approves the payment of bills through 9/1/2020
- b. 110-20 Chapter 159 – this resolution approves the insertion of a special item of revenue into the 2020 Municipal Budget. The amount is \$2,598.36 and is funding for the Body Armor Grant
- c. 111-20 Acceptance of Preowned Furniture Donation – this resolution authorizes Westampton Township to accept a donation of used furniture with a value of \$1,250.00
- d. 112-20 Refund Taxes, Block 1001.04, Lot 17 – this resolution allows for a refund of taxes due to an overpayment in the amount of \$2,264.84
- e. 113-20 Person to Person Liquor License Transfer – this resolution allows for the transfer of a liquor license from CM Westampton Hospitality, LLC (premises located at 30 Western Drive) to Pollin/Miller Hospitality Strategies, Inc.

15. Correspondence: None

16. Committee Liaison Reports

17. Dates to Remember: next Township Committee meeting September 15, 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

August 18, 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	Present
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. DeSilva; second by Mr. Eckart. All voted yes.

Minutes of the 7/17/20 meeting; executive session minutes and workshop meeting minutes of the 7/17/20 meeting – motion to approve by Ms. Mungo; second by Mr. DeSilva. All voted yes.

Scheduled Appointments: None

Public Comments on Agenda Items

No comments were made.

New Business:

Westampton Memorial American Legion Annual Report

Ordinances:

a. 5-2020 Amend the Code of the Township of Westampton, Chapter 235, Vehicles, Recreational (second reading) – this ordinance prohibits the parking of

DRAFT

Recreational vehicles on any Township-owned parking lot. Motion to approve made by Ms. Mungo; seconded by Mr. DeSilva. This was opened to the public for comment; no comment was made. All voted yes, Mr. Wisniewski abstained.

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). Motion to approve made by Mr. Eckart; seconded by Ms. Mungo. All voted yes.

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). Motion to approve made by Mr. Wisniewski; seconded by Mr. Eckart. All voted yes.

d. 8-2020 Salary Ordinance, Police Supervisors – this ordinance sets the salaries, wages and compensation of police supervisors for the year 2020 (first reading). Motion to approve made by Mr. DeSilva; seconded by Ms. Mungo. All voted yes.

e. 9-2020 Salary Ordinance, Firefighters/EMTS – this ordinance sets the salaries, wages and compensation of firefighters/EMTs for the year 2020 (first reading). Motion to approve made by Mr. Eckart; seconded by Mr. DeSilva. All voted yes.

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 its Fair Share Housing obligation (first reading). Motion to approve made by Ms. Mungo; seconded by Mr. DeSilva. All voted yes.

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 3rd Round Affordable Housing Obligations (first reading). Motion to approve made by Ms. Mungo; seconded by Mr. DeSilva. All voted yes.

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 3rd Round Affordable Housing Obligations (first reading). Motion to approve made by Mr. DeSilva; seconded by Mr. Eckart. All voted yes.

i. 13-2020 Amend the Code of the Township of Westampton, Chapter 250,

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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). Motion to approve made by Mr. DeSilva; seconded by Mr. Eckart. All voted yes.

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). Motion to approve made by Mr. Eckart; seconded by Mr. DeSilva. All voted yes.

Carol Berlen requested that the Clerk be authorized and directed to send the Ordinances to the LDB for review.

Resolutions:

a. 99-20 Payment of Vouchers – this resolution approves the payment of bills through 8/18/2020. Motion to approve made by Mr. DeSilva; second by Mr. Eckart. All voted yes, Mr. Wisniewski abstained.

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. Motion to approve made by Mr. Eckart; seconded by Ms. Mungo. All voted yes.

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. Motion to approve made by Mr. Eckart; seconded by Mr. DeSilva. All voted yes.

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. Motion to approve made by Mr. DeSilva; seconded by Ms. Mungo. All voted yes.

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. Motion to approve made by Mr. DeSilva; seconded by Mr. Eckart. All voted yes.

f.104-20 Award of Contract for Professional Services – this resolution awards a contract for a Financial Advisor to NW Financial, pursuant to a Fair and Open process pursuant to Westampton Township ordinances and to N.J.S.A. 19:44A-20.4 et seq. Motion to approve made by Mr. Eckart; seconded by Ms. Mungo. All voted yes.

g.105-20 Contract Change Order #2 – this resolution approves a change in the

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contract amount for the Tarnsfield Road Improvement Project. Motion to approve made by Ms. Mungo; seconded by Mr. Eckart. All voted yes.

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. Motion to approve made by Mr. Eckart; seconded by Ms. Mungo. All voted yes.

i.108-20 Municipal Lien, 119 Main Street – this resolution places a municipal lien for grass/brush cutting and limb removal on an abandoned property. Motion to approve made by Mr. Eckart; seconded by Ms. Mungo. All voted yes.

Correspondence: None

Committee Liaison Reports: None

Dates to Remember: next Township Committee meeting September 1, 2020

Open to public Comment

Nancy Burkley – asked about the Mt. Holly MUA expansion and if the Township could realize any money from this. The project is for NJ American Water and they are adding a more sophisticated filtering system to an existing pumping station in Westampton Township.

Committee Members Comments

Mr. Wisniewski – congratulations to Mr. Murphy on his appointment as a Police Officer; he has a bright future in front of him. He apologized for not appearing on video tonight due to technical difficulties.

Mr. DeSilva – welcome to the new Police Officer, looks forward to meeting him. He thanked everyone for their work on the affordable housing.

Mayor Henley – welcome to new officer Murphy; the professionals have done a fantastic job and are putting the Township in a position to be successful. He thanked the Police Department for their work during the pandemic.

There were no further comments and the meeting was adjourned at 7:27 pm.

Respectfully submitted,

Marion Karp, Municipal Clerk

WESTAMPTON TOWNSHIP
2020 Workshop Session Minutes

DRAFT

August 18, 2020

The meeting was called to order at 6:00 PM. This meeting was conducted remotely via telephone conference call and Zoom meeting software. It was advertised in the Burlington County Times on January 3, 2020.

Present: Mr. DeSilva, Mr. Eckart, Mayor Henley, Ms. Mungo, Solicitors Ruben Perez and Carol Berlen, Planner Barbara Fegley, Municipal Clerk Marion Karp, Administrator Wendy Gibson
Absent: Mr. Wisniewski

Solicitor Ruben Perez gave an overview of the zoning and affordable housing ordinances that were on the agenda for first reading this evening, he wanted to make sure that the Committee understood them and was present to answer any questions that they might have.

The meeting was opened to the public for comment; there being no comment, the meeting was closed.

There being no further comments nor business, the meeting was adjourned at 6:37 PM.

Marion Karp
Municipal Clerk

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

ORDINANCE OF THE TOWNSHIP OF WESTAMPTON ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 805 , LOT 1

ORDINANCE NO. 15-2020

WHEREAS, Westampton Realty, LLC is the owner of property identified as Block 805, Lot 1 on the official tax maps of Westampton Township, Burlington County (the “Property”);

WHEREAS, in accordance with the Local Redevelopment and Housing Law N.J.S.A. 40A:121, et seq. (the “LRHL”), the Township Committee of the Township of Westampton (the “Township”) designated the Property as a Non-Condensation Redevelopment Area (the “Redevelopment Area”); and

WHEREAS, pursuant to Ordinance No. 8-2018, the Township adopted a Redevelopment Plan governing the redevelopment of the Redevelopment Area (the “Redevelopment Plan”); and

WHEREAS, on December 17, 2019, the Township adopted Resolution 133-19 which conditionally designated Westampton Realty, LLC as redeveloper of the Property; and

WHEREAS, on May 19, 2020, the Township adopted Resolution 75-20 which extended the designation of Westampton Realty, LLC (the “Redeveloper”) as the conditional redeveloper of the Property for one year with an expiration date of June 17, 2021; and

WHEREAS, the Redevelopment Plan requires an amendment to account for a floor area ratio discrepancy that was discovered and an increase in impervious coverage to improve site design; and

WHEREAS, based upon changed circumstances, the Township Committee determined that it has become necessary to amend the Redevelopment Plan to provide for the redevelopment of the Redevelopment Area consistent with land uses the Committee believes are most desirable and beneficial to the Township; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-7 of the LRHL, the Township Committee adopted Resolution 96-20 (appended hereto as **Attachment A**) which authorized and directed the Land Development Board to amend the Redevelopment Plan for the Property and to transmit the proposed amended redevelopment plan to the Township Committee for review and adoption; and

WHEREAS, the Westampton Township Land Development Board commenced and completed the process to amend the Redevelopment Plan, and in accordance with the N.J.S.A. 40A:12A-7 of the LRHL, adopted Resolution 21-2020 (appended hereto as **Attachment B**) providing its report and recommending that the Township Committee adopt the proposed amended redevelopment plan prepared by Barbara J. Fegley, AICP, PP, of Environmental Resolutions, Inc. entitled, “Amended Redevelopment Plan, 2015 Burlington-Mount Holly Road, County Route 541,

Block 805, Lot 1, Westampton Township, Burlington County, New Jersey,” dated July 25, 2020 (the “Amended Redevelopment Plan”), appended hereto as **Attachment C**.

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

1. The Amended Redevelopment Plan for the Redevelopment Area is hereby approved and adopted in its entirety in accordance with the report and recommendation of the Westampton Township Land Development Board.
2. Wherein specifically provided for therein, the Amended Redevelopment Plan shall supersede the applicable provisions of the Westampton Development Regulations and the Zoning Map referenced therein. The Zoning Map and the listing of zoning districts are hereby amended to reference the Amended Redevelopment Plan. In all other instances, the Westampton Development Regulations shall remain in full force and effect.
3. The Township Clerk shall forward a true and correct copy of the adopted ordinance to the Burlington County Planning Board pursuant to N.J.S.A. 40:55D-16 and publish notice of this ordinance in the manner required for adoption of ordinances by the Township

ATTACHMENT A

Township Committee Resolution 96-20

TOWNSHIP OF WESTAMPTON

RESOLUTION AUTHORIZING AND DIRECTING THE
TOWNSHIP OF WESTAMPTON LAND DEVELOPMENT
BOARD TO AMEND THE REDEVELOPMENT PLAN FOR
BLOCK 805 , LOT 1

RESOLUTION NO. 96-20

WHEREAS, Westampton Realty, LLC is the owner of property identified as Block 805, Lot 1 on the official tax maps of Westampton Township, Burlington County (the "Property");

WHEREAS, in accordance with the Local Redevelopment and Housing Law N.J.S.A. 40A:121, et seq. (the "LRHL"), the Township Committee of the Township of Westampton (the "Township") designated the Property as a Non-Condensation Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, pursuant to Ordinance No. 8-2018, the Township adopted a Redevelopment Plan governing the redevelopment of the Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, on December 17, 2019, the Township adopted Resolution 133-19 which conditionally designated Westampton Realty, LLC as redeveloper of the Property; and

WHEREAS, on May 19, 2020, the Township adopted Resolution 75-20 which extended the designation of Westampton Realty, LLC (the "Redeveloper") as the conditional redeveloper of the Property for one year with an expiration date of June 17, 2021; and

WHEREAS, the Redevelopment Plan requires an amendment to account for a floor area ratio discrepancy that was discovered and an increase in impervious coverage to improve site design; and

WHEREAS, based upon changed circumstances, the Township Committee believes that it has become necessary to amend the Redevelopment Plan to provide for the redevelopment of the Redevelopment Area consistent with land uses the Committee believes are most desirable and beneficial to the Township; and

WHEREAS, the Township Committee desires to direct the Land Development Board to commence a process for the amendment of the existing Redevelopment Plan in accordance with the LRHL, to consider amending the

floor area ratio and impervious coverage in the Redevelopment Plan and to transmit the proposed amended Redevelopment Plan to the Township Committee for its consideration.

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. The Land Development Board is hereby authorized and directed to commence a process for the amendment of the existing Redevelopment Plan, in accordance with the LRHL, to consider amending the floor area ratio and impervious coverage in the Redevelopment Plan and to transmit an amended Redevelopment Plan and Report to the Township Committee in accordance with the LRHL.
2. The Land Development Board's Report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Land Development Board deems appropriate.

I, Marlon Karp, Clerk of the Township of Westampton, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 14th day of JULY 2020

Marlon Karp
Marlon Karp, Clerk

ATTACHMENT B

Land Development Board Resolution 21-2020

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

**RESOLUTION OF THE WESTAMPTON TOWNSHIP LAND
DEVELOPMENT BOARD RECOMMENDING THE ADOPTION OF A
REDEVELOPMENT PLAN AMENDMENT FOR THE 2015 BURLINGTON-
MOUNT HOLLY ROAD COUNTY 541, BLOCK 805, LOT 1
REDEVELOPMENT AREA**

RESOLUTION NUMBER 21-2020

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. (the "LRHL"), the Township Committee of the Township of Westampton (the "Township") designated Block 805, Lot 1 (2015 Burlington County Route 541) (the "Property") as Non-Condensation Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, pursuant to Ordinance No 8-2018, the Township adopted a Redevelopment Plan governing the redevelopment of the Redevelopment Area; and

WHEREAS, in order to effectuate the Township's designation of the Redevelopment Area, the Township is required to adopt, by ordinance, a Redevelopment Plan pursuant to the N.J.S.A. 40A:12A-7; and

WHEREAS, pursuant to Township Resolution 142-18, the Township directed the Westampton Township Land Development Board (the "Board") to create and transmit a Redevelopment Plan and Report to the Township Committee in accordance with the LRHL and identify any provisions of the proposed Redevelopment Plan which are inconsistent with the Master Plan and make recommendations concerning any inconsistencies and any other matters as the Board deems appropriate; and

WHEREAS, pursuant to Board Resolution 18-2019, the Board recommended the adoption of the 2015 Burlington County Route 541, Block 805, Lot 1 Redevelopment Plan; and

WHEREAS, as the plans for the Property were submitted to the Board, it was determined that the Floor Area Ratio was calculated only for the building footprint and not all four floors and the impervious coverage increased to allow flexibility in the design of the Property; and

WHEREAS, pursuant to Township Resolution 96-20, the Township Committee of the Township of Westampton has authorized and directed the Board to amend the Redevelopment Plan for the Property; and

WHEREAS, the Board's Planner, Barbara J. Fegley, AICP, PP, of Environmental Resolutions, Inc., prepared a Redevelopment Plan amendment, which is titled "Amended

Redevelopment Plan, 2015 Burlington-Mount Holly Road, County Route 541, Block 805, Lot 1, Westampton Township, Burlington County, New Jersey," dated July 25, 2020 and is now subject to adoption by Township Committee; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26, authorizes a planning board to issue a report and recommendation to the governing body prior the adoption of a development regulation, revision or amendment thereto; and

WHEREAS, Barbara J. Fegley, AICP, PPC, Board Planner, appeared, testified and presented her report, which report was made a part of the record herein with respect to the proposed Amended Redevelopment Plan for the 2015 Burlington-Mount Holly Road, County Route 541, Block 805, Lot 1 Redevelopment Area; and

WHEREAS, Barbara J. Fegley, AICP, PPC, Board Planner, testified as to the need for such changes to the 2015 Burlington-Mount Holly Road, County Route 541, Block 805, Lot 1 Redevelopment Area for the purposes served by said changes and the reasons why the plan should be amended to allow for the development of an office, warehouse and/or distribution center; and

WHEREAS, Barbara J. Fegley, AICP, PPC, Board Planner, testified that the proposed changes to the Redevelopment Plan are substantially consistent with the Master Plan of the Township of Westampton and the amendments are appropriate to meet the redevelopment goals and the amendments are consistent with the intentions of the Redevelopment Area; and

WHEREAS, from the submissions made to the Board, the testimony and evidence presented, including the testimony and evidence of all interested parties and based upon the entire records, the following further findings of fact and conclusions of law were made:

1. All of the representations as set forth in the foregoing "WHEREAS" paragraphs are hereby incorporated by reference herein as findings of facts.
2. The Board has determined that the Redevelopment Plan amendments to the 2015 Burlington-Mount Holly Road, County Route 541, Block 805, Lot 1 Redevelopment Area are substantially consistent with the Township's Master Plan adopted December 13, 2018.
3. The Board has determined that is it in the best interest of the Township to adopt this Resolution and clearly state that this Resolution, and the Redevelopment Plan, 2015 Burlington-Mount Holly Road, County Route 541, Block 805, Lot 1 Redevelopment Area, prepared by Barbara J. Fegley, AICP, PPC, shall be, and hereby is, the report of the Board as required under N.J.S.A. 40A:12A-7(e) and the Municipal Land Use Law, to the Township Committee containing the Board's recommendation regarding the adoption of the Redevelopment Plan amendments to the 2015 Burlington-Mount Holly Road, County Route 541, Block 805, Lot 1 Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the hearing and based upon the report submitted to the Land Development Board, that the Land Development Board of the Township of Westampton, Burlington County, New Jersey, does hereby recommend to the Township Committee of the Township of Westampton that it adopt the Redevelopment Plan amendments to the 2015 Burlington-Mount Holly Road, County Route 541, Block 805, Lot 1 Redevelopment Area as set forth herein and that this Resolution shall be considered the report of the Westampton Land Development Board to the Township Committee as required by N.J.S.A. 40A:12A-7(e).

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Applegate				
Blair	x			
Borger	x			
Eckart				
Freeman				
Guerrero	x			
Haas	x			
Henley				
Thorpe	x			
Odenheimer				
Burkley	x			



 Gary Borger, Vice Chairman

Attest:



 Marion Karp, RMC, CMR, Board Secretary

CERTIFICATION

I HEREBY CERTIFY that the Land Development Board of Westampton Township, County of Burlington, State of New Jersey adopted the foregoing Resolution at its meeting held

in the Municipal Building, 710 Rancocas Road, Westampton, New Jersey, on August 5, 2020, and said Resolution was authorized for memorialization at a meeting held on August 5, 2020.

Marion Karp

Marion Karp, RMC, CMR, Board Secretary

ATTACHMENT C

Amended Redevelopment Plan

**AMENDED
REDEVELOPMENT PLAN
2015 BURLINGTON-MOUNT HOLLY ROAD
COUNTY ROUTE 541
BLOCK 805, LOT 1
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

Prepared By:

**Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mount Laurel, New Jersey 08054
(856) 235-7170**

Prepared For:

**Westampton Township
710 Rancocas Road
Westampton, New Jersey 08060**

Barbara J. Fogarty
**Barbara J. Fogarty, AICP, PP.
New Jersey Professional Planner #3259**

**June 27, 2019
Amended July 25, 2020
#88010-02**

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APPENDICES

Appendix A

Figure 1. Tax Map
Figure 2. Zoning Map
Figure 3. 2015 Aerial
Figure 4. USGS Location Map

Appendix B

Westampton Township Committee Resolution NO. 43-18,
Authorizing the Land Development Board to conduct a Preliminary Investigation of the
Property for Designation as "A Non-Condensation Area in Need of Redevelopment"

Appendix C

Westampton Township Land Development Board Resolution 8-2018,
Recommending that the Township Committee designate the Property as
"A Non-Condensation Area in Need of Redevelopment"

Appendix D

Westampton Township Committee Resolution NO. 142-18,
Designating the Property as "A Non-Condensation Area in Need of Redevelopment"
and Authorizing Land Development Board to Prepare a Redevelopment Plan Thereof

Appendix E

NJDCA Approval of Township Committee Designation of the Property as
"A Non-Condensation Area in Need of Redevelopment"

Appendix F

Westampton Hospitality, LLC Concept Plan,
Prepared by Stout & Caldwell, LLC, dated May, 2018

Appendix G

Photos of Existing Billboard and Freestanding Signs to be Reconstructed

Appendix H

Westampton Township Land Development Board Resolution Number 18-2019,
Resolution of the Westampton Township Land Development Board Recommending the
Adoption of a Redevelopment Plan for 2015 Burlington County Route 541, 805, Lot 1,
Westampton Township

Appendix I

Westampton Committee Resolution NO. 96-20
Resolution Authorizing and Directing the Township of Westampton Land Development
Board to Amend the Redevelopment Plan for Block 805, Lot 1

Appendix J

Site Plan, Sheet 3 of 13 dated March 31, 2020

I. Purpose for the Amended Redevelopment Plan

A Redevelopment Plan dated June 27, 2019 was prepared by Environmental Resolutions, Inc. and was reviewed by the Land Development Board on September 4, 2019. Resolution Number 18-2019 (Appendix I) states that the Land Development Board found the Redevelopment Plan substantially consistent with the Master Plan and was appropriate in order to meet the redevelopment goals, consistent with the intentions of the Redevelopment Area. The Board determined that it was in the best interest of the township to adopt Resolution Number 18-2019 and clearly state that the Resolution, and the Redevelopment Plan shall be, and hereby is the report of the Land Development Board as required under N.J.S.A. 40A:12A-7(e) and the Municipal Land Use Law, to the Township Committee containing the Board's recommendation regarding the adoption of the Redevelopment Plan.

As the Redeveloper and the Redeveloper's Engineer proceeded with preparing and submitting a Major Site Plan application to the Land Development Board, two Redevelopment Plan standards were found to require modification.

A determination was made that Floor Area Ratio for the proposed four-story hotel had been calculated for only the building footprint and not all four floors. As a result, Floor Area Ratio, permitted by Ordinance and the Redevelopment Plan to be 20% was anticipated to be approximately 14%. The Site Plan (Appendix J) submitted indicates Floor Area Ratio is actually 34%. Exceeding the Floor Area Ratio requires a d(4) Use Variance and the Redevelopment Plan only permits the Land Development Board to approve justified departures for bulk variances, waivers and design exceptions. In order to permit the project to proceed as planned, the approved Redevelopment Plan must be amended. To correct Floor Area Ratio (FAR) and allow some flexibility should design changes be required, this Amended Redevelopment Plan permits FAR of 40%.

While the design of the site as shown on the Site Plan is substantially consistent with the Concept Plan from 2019, impervious coverage increased from an anticipated 60% to 65.3%. The reason for the increase was to provide improved design and circulation throughout the site and the various buildings and uses. Even though the Land Development Board could grant a variance for increased impervious area, this Amended Redevelopment Plan proposes to increase permitted impervious coverage to 70%, again, to allow flexibility in the design and review process by the Land Development Board, Burlington County, and the New Jersey Department of Transportation.

Floor Area Ratio and Maximum Impervious Area are the two revisions proposed in this Amended Redevelopment Plan.

II. Introduction to the Redevelopment Plan

This Redevelopment Plan is prepared for Block 805, Lot 1 (the "Property"), which is located at 2015 Burlington-Mount Holly Road (County Route 541). The Property is situated on the southern, or eastbound, side of Burlington-Mount Holly Road within a triangular shaped parcel formed by Burlington-Mount Holly Road, the New Jersey Turnpike, and New

Jersey Turnpike Access Ramp #7 at Interchange #5 which intersects Hancock Lane at a traffic signal.

The boundaries of the Property are shown on the following location maps, which are included in Appendix A.

- Figure 1. Tax Map
- Figure 2. Zoning Map
- Figure 3. 2015 Aerial
- Figure 4. USGS Location Map

According to MODIV tax assessment records and a Survey and Signage Plan prepared by Stout & Caldwell Engineers, LLC, the Property contains 11.24 acres. After the demolition of several dilapidated buildings, the Property now contains a two-story hotel with an attached one-story addition. The Property is situated in the Commercial (C) Zoning District. Properties to the northwest and west, on the other side of the New Jersey Turnpike, are also situated in the Commercial (C) Zoning District. Properties to the northeast, east and southeast are situated in the Business (B-1) Zoning District. The New Jersey Turnpike separates the Property from parcels to the south.

Surrounding properties include:

- Applebee's Grill and Bar, Best Western Burlington Inn, Hampton Inn and Cracker Barrel Old Country Store on the opposite side of Burlington-Mount Holly Road between the New Jersey Turnpike and Hancock Road to the north and northwest
- Recovery Sports Grill and Hilton Garden Inn on the northern side of Burlington-Mount Holly Road, east of Hancock Lane;
- Mill Creek and associated forested freshwater wetlands on the southeastern side of the New Jersey Turnpike Access Road.
- An agricultural field recently approved for a retail development (Fountain Square) to the west of the site.
- A mix of utility, transportation / automobile service-related, and lodging uses on the opposite side of the New Jersey Turnpike and Burlington-Mount Holly Road.

On February 6, 2018, Westampton Township Committee (Committee) adopted Resolution 43-18 (Appendix B) authorizing the Land Development Board (Board) to conduct a Preliminary Investigation for the Determination of A Non-Condemnation Area in Need of Redevelopment and to prepare a Redevelopment Plan should the property be deemed in need of redevelopment in compliance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1).

On April 4, 2018, the Board held a Public Hearing on the Preliminary Investigation and determined the Property was in need of redevelopment. On May 2, 2018, Resolution 8-2018 (Appendix C) was Memorialized, recommending that Committee designate the Property

described as Block 805, Lot 1 as "An Area in Need of Non-Condernation Redevelopment."

The Committee subsequently adopted Resolution 142-18 (Appendix D), on October 16, 2018, accepting the Board's recommendation and designating the Property as a Non-Condernation Redevelopment Area and authorizing the Land Development Board to prepare a Redevelopment Plan.

The Township subsequently sent the Preliminary Investigation and Resolution 142-18 to the Commissioner of the New Jersey Department of Community Affairs (Commissioner) for their approval of the "Area in Need of Redevelopment" Designation." The Commissioner sent a letter to the Mayor dated November 2, 2018 indicating that, "The determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation. Accordingly, the redevelopment area determination took effect after transmission to the Commissioner of DCA" (Appendix E).

This Redevelopment Plan is prepared to guide the redevelopment of the Property in accordance with Section 40A:12A-7 of the Local Redevelopment and Housing Law (LRHL) which provides that, "No Redevelopment Project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both," according to criteria set forth in section 5 or section 14 of P.L. 1992, c.79 (C.40: 12A-5 or 40A: 12-14), as appropriate.

As shown on the Concept Plan included in Appendix F, the Redevelopment Plan proposes:

1. Renovating an 80-room *Red Roof Inn* which contains a two-story hotel with a one-story addition.
2. Constructing a new four-story joint hotel structure comprised of the following:
 - a. An 84 room, *Hilton Brand Hotel*.
 - b. A 90-room, *Hilton Brand Hotel*.
 - c. Shared guest amenities, such as a breakfast area, fitness room, indoor pool, outdoor patio, common self-service laundry and the capacity for 250-seats of meeting room space.
3. Constructing a one-story, national brand, 6,500 square foot, approximate 200 seat sit-down restaurant with a liquor license, as permitted by state regulations on properties with at least 100 hotel rooms. The proposed restaurant may have a specialized service and several parking spaces for employees to deliver pre-ordered food to a patron's vehicle, however, it will not have drive-thru service.
4. Constructing a one-story, 1,520 square foot, drive-thru pad site.

5. Reconstructing three existing billboards in the same locations as the existing billboard foundations with the same square footage as the existing billboards. Two existing billboards are located along the Property's New Jersey Turnpike frontage and one is situated on the Property's Burlington-Mount Holly Road frontage near the turnpike. The billboards will advertise goods and/or services that may or may not be sold or performed on the lot on which the sign is located. It is anticipated that the billboard situated on Burlington-Mount Holly Road will advertise on or off-site Township businesses and/or upcoming events.
6. Reconstructing three existing freestanding business identification signs in the same locations as the existing freestanding sign foundations with the same square footage as the existing freestanding signs along the Property's Burlington-Mount Holly Road frontage to advertise goods and/or services available on the Property.
7. Providing other required site improvements, such as off-street parking and loading areas, stormwater management facilities, solid waste and recyclable management facilities, directional signage, landscaping, lighting, etc.

III. Definitions

The following definitions, which are set forth in N.J.S.A., 40A:12A-3 of the RHL, are pertinent to this Redevelopment Plan:

"Redevelopment" - means clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment Area, or Area in Need of Redevelopment - means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan - means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements, and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project - means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation - means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area."

IV. Contents of a Redevelopment Plan

A Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate the following, in accordance with 40A: 12A-7.

- A.** Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and transportation, public utilities, recreational and community facilities and other public improvements.
- B.** Proposed land uses and building requirements in the project area.
- C.** Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- D.** An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- E.** Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al).

The Redevelopment Plan shall also describe its relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law," P.L. 1975, c.291 (C.40:55D-1 et seq.)

The following sections of this report address the statutory requirements of a Redevelopment Plan.

A. Relationship to Local Objectives

The Property is located within a Non-Condensation Redevelopment Area in the Commercial (C) Zoning District. This Redevelopment Plan allows for redevelopment which comprises a planned campus of three hotels, one sit-down restaurant with a liquor license, and one drive-thru pad site. Hotels are a conditionally permitted use in the Commercial (C) District. Restaurants are a permitted use and retail and service establishments and banks and financial institutions that would likely occupy the pad site, in addition to a smaller drive thru restaurant, are permitted uses.

Upon completion of the proposed redevelopment project, there will be additional facilities for overnight accommodations, a full service restaurant and a pad site to provide retail or service amenities to residents or visitors.

The most recent Westampton Township Master Plan Reexamination Report was adopted on April 1, 2015. The Master Plan Reexamination discussed the economic downturn over the past seven years which at the time would have been from 2008 to 2015 and the major negative impact it had on development within Westampton. The Reexamination Report discusses the Visioning Statement and Plan that was prepared in 2010 and focuses on recommendations for the Route 541 Corridor. The Reexamination states that the western portion of the Route 541 Corridor contains a concentration of regional, travel related uses that have developed adjacent to the Turnpike entrance including hotels and restaurants. Since most of the development is relatively new, redevelopment is not likely. While this statement may have been true for some or most of the western parcels, the former Howard Johnson's site was developed 50+ years ago and prior to demolition of some of the structures on the Property, it contained vacant buildings from commercial uses no longer in business. There were no zone change recommendations for the Property, however, the Reexamination Report recommended that the Route 541 Corridor be studied in phases with the central portion of the Corridor studied first, starting in 2015 for a mixed use land use plan and land use regulations. The eastern and western sections of the Corridor would be studied later.

Another development discussed in the 2015 Master Plan Reexamination Report was the plan for Virtua Hospital's medical campus and the recommendation for mixed-use development along the north side of Route 541 in the central portion of Route 541 to create both a strong regional identity, a Town Center and a destination for the Township. Additional overnight accommodations would benefit from the primary and secondary effects of the hospital facilities.

Because the proposed redevelopment project is a non-residential use within a non-residential zoning district, it is not related to the Township's local objectives in terms of density of population and potential adverse impacts on municipal recreational and community facilities. There is sufficient public water supply and wastewater treatment capacity to accommodate the proposed redevelopment plan.

The Burlington County Traffic Engineer indicated that the traffic accident problems cited in the Master Plan's 2002 Circulation Plan Element, at the adjacent intersection of Burlington-Mount Holly Road, Hancock Lane, and the New Jersey Turnpike Access Road, have since been corrected. Any traffic management concerns related to the proposed redevelopment project will be addressed during the Township and County Site Plan review and approval processes.

The objectives of the Redevelopment Plan are as follows

- a. Encourage the productive use of Block 805, Lot 1.
- b. Create land use requirements specific to the Property that are sensitive to the area and feasible due to site location surrounded by County Route 541 and the New Jersey Turnpike Access Road and Interchange and the New Jersey Turnpike.

- c. Encourage the redevelopment of the property to increase tax ratables within the Township of Westampton.
- d. Provide infrastructure improvements for the redevelopment area.
- e. Provide for the reuse of underutilized lands which represent a lost opportunity for a valuable contribution to the economic vitality of the community.
- f. Utilize to the maximum extent practicable, Smart Growth Planning Principles in the redevelopment area. Such principles include:
 - i. Encouraging development in a region adjacent to existing development.
 - ii. Clustering development with the ability to utilize shared parking, access, and stormwater management.
 - iii. Utilizing high quality design and providing for a use suited to access to transportation networks.
- g. Institute land use and building controls to promote the redevelopment of the area.

The 2010 Visioning Statement discussed ratables and employment and stated that the best ratable development at the time were the new hotels that have been built along the turnpike interchange because in addition to paying taxes, there is an additional occupancy or room tax placed on each room rental which is a plus for the tax base.

The Redevelopment Plan is consistent with the Visioning Statement's recognition of the economic benefits of hotels. The proposed redevelopment project that includes two Hilton Brand Hotels, renovations to an existing hotel, a new restaurant and a pad site which is adjacent to New Jersey Turnpike Interchange #5 and within Westampton Township's hospitality lodging and dining use node at that interchange will increase the number of Township hotel rooms near the Turnpike Interchange and will increase the number of restaurants which will broaden the Township's tax base.

One of the Visioning Statement's goals was to, "Provide transportation choices, including bicycle paths, pedestrian networks, and public transportation." One of the recommendations was to "Plan for pedestrian facilities that link residential areas and economic activity centers. Public outreach identified a need for sidewalks along Route 541." The 2015 Master Plan and Development Regulations Reexamination Report adopted on April 1, 2015 also stated the increasing demand for biking and walking facilities for both recreation and travel. The Reexamination Report states that, "Installation of sidewalk is solely a County decision along County roads, however, the Township is able to influence the decisions with written policies and recommended conditions attached to development approvals." This was identified as an ongoing problem or objective.

Because the Property contains existing curb cuts for entrance and exit drives from Route 541, existing paving, and most importantly, significant elevation changes from the western side of the Property at the Turnpike overpass to the eastern side

access drive, providing sidewalk or a walkway on the Property to achieve this Visioning Statement and Master Plan Reexamination objective is not feasible. Within the Turnpike and/or County right-of-way, there is Guardrail at the top of a steep slope down to the actual Property. Providing a sidewalk or walkway will need to involve the New Jersey Turnpike and Burlington County. This will likely involve a long-term, regional issue and solution for the entire length of Route 541.

The Concept Plan for the Property, provided in Appendix F, shows the locations and dimensions of the proposed hotels, restaurant, pad site, billboards, parking areas, freestanding business identification signs, and stormwater management area. The Concept Plan may change as site planning evolves and the Preliminary and Final Site Plans are developed. The Redevelopment Project, however, will be bound by the regulations contained in this document, unless an amendment to the Redevelopment Plan is adopted or bulk variances or design waivers are approved.

B. Proposed Land Uses and Building Requirements

This Redevelopment Plan refines and supersedes the use regulations and bulk standards of the prevailing Commercial (C) District provided in Ordinance §250-16, Conditional Use Standards for Hotels and Motels in Ordinance §250-26J, Ordinance §250 Attachment 2, and other Ordinance standards and requirements discussed in Section III.B.4.a. through e. and Section III.B.5.a. through e. of this Redevelopment Plan. The Westampton Township Zoning Map shall be amended to reflect the Redevelopment Plan status of the Property.

1. Permitted Principal Uses and Structures

This Redevelopment Plan permits the following Principal Uses and Structures:

- Hotels and motels.
- Sit-down, dine-in restaurant, with Class "C1" plenary retail consumption liquor license. The restaurant may have a specialized service and several reserved parking spaces for employees to bring pre-ordered food to a patron's vehicle.
- Pad site for a Retail sales or service establishment such as food or beverages or bank or financial institution, including a drive-thru facility.
- Reconstruction of three existing billboard signs advertising goods and/or services not sold or performed on the lot on which the sign is located.
- Reconstruction of three existing freestanding signs on County Route 541 advertising uses on the Property.

2. Permitted Accessory Uses and Structures

Permitted Accessory Uses and Structures include the following:

- Awnings and canopies.
- Backup electrical power generators.
- Balconies, chimneys, and eaves.
- Electric and hybrid vehicle charging stations.
- Fences, walls, and hedges with a maximum of six feet.
- Flags and flagpoles.
- Gardens and landscape planting beds.
- Gazebos, benches, and similar street furniture.
- Hotel amenities such as beverage and coffee snack bars, individual business work spaces and facilities, breakfast rooms, game room, indoor fitness room, vending machines, laundry services, both self-service and valet, and indoor swimming pool.
- Hotel public assembly facilities, such as business meeting rooms, conference rooms, lobbies, and lounges.
- Off-street parking and loading facilities and fire lanes.
- Outdoor decks, patios, and break areas.
- Outdoor lighting.
- Property maintenance structures.
- Public and private utilities with underground infrastructure.
- Retaining walls with a maximum height of eight feet, if required.
- Restaurant food order delivery services where employees bring food orders to one's car, or drive-thru service on the pad site, where drivers pick up orders at a restaurant window.
- Sidewalks and walkways.
- Signs for business identification: façade and freestanding.
- Signs for direction and traffic management, including directory signs and traffic signs for pedestrians and vehicles.
- Solar energy systems, per Ordinance §250-22.1A(2)(b)[1] [a] to [d] and [2].
- Solid waste and recyclable collection facilities and trash enclosures.
- Stormwater management facilities.
- Temporary construction and marketing trailers and up to four signs not exceeding 50 square feet each, advertising the prime contractor, subcontractor(s), architect, financial institution, and similar data for the period of construction, beginning with the issuance of a building permit and concluding with the issuance of the final certificate of occupancy for the Property, provided that said trailer(s) and signs are on the site where the construction is taking place and that they are shown on the Site Plan and approved by the Land Development Board.

3. Bulk Standards

This Redevelopment Plan refines and supersedes the zoning bulk requirements of the prevailing Commercial (C) District provided in Ordinance §250 Attachment 2. Applicable bulk standards are as set forth below in Table 1.

TABLE 1

Standard	Permitted	Proposed
Minimum Lot Area	1 Acre	11.24 Acres (489,773 SF)
Minimum Lot Width and Frontage on CR 541	150 Feet	586.49 Feet
Minimum Lot Depth from CR 541	150 Feet	1,070 Feet
Minimum Front Yard Building Setback	50 feet	78.2 Feet
Minimum Side Yard Building Setback from New Jersey Turnpike ROW	20 Feet Each Side	43.84 Feet
Minimum Rear Yard Building Setback	50 feet	263 Feet
Maximum Floor Area Ratio	40%	Less than or Equal to 40%
Maximum Impervious Coverage	70%	Less than 70%
Maximum Building Height at Setback Line	35 Feet	35 Feet for Pad Site & Restaurant
Maximum Building Height 100'+ From ROW	45 Feet	50 Feet including Parapet

4. Miscellaneous Redevelopment Plan Requirements

The following submission items and ordinance requirements are modified or superseded by this Redevelopment Plan as follows:

- a. **§196-8B and §250-16F Screening and Buffering Requirements:** Due to the Property's unique location surrounded on four sides by the New Jersey Turnpike and Burlington-Mount Holly Road, existing setbacks from Burlington-Mount Holly Road, steep slopes adjacent to the New Jersey Turnpike, and open lawn area adjacent to the New Jersey Turnpike Access Road, landscape areas shall be as shown on the Concept Plan in Appendix F.

Landscape areas range from a minimum of 5' at one point along the New Jersey Turnpike to 7' along County Route 541 to 10' at one point on the New Jersey Turnpike Access Road across from the toll booth. Maximum landscape areas range from 35' adjacent to the New Jersey Turnpike to the future basin, to 25' from County Route 541, and 25' adjacent to the New Jersey Turnpike Access Road.

These minimum and maximum landscape areas shall be enhanced with screen plantings that may contain a combination of vegetative/ornamental ground cover, landscape berms, fences, and ornamental trees and shrubs. In areas where existing dense, healthy, non-invasive vegetation exists and is to remain, these areas may be counted towards the required buffer. The site access drive crossings,

fences, walls, signs and other existing structures shall be permitted within the buffer area. Strict conformance with the requirements of §196-8B are waived because the adjacent uses to the property are existing roadways, one of which provides access to the existing hotel on the Property and no substantial change to the property frontage within the landscape area is proposed. Applicant shall work with the Township Planner to provide the maximum landscaping and buffering feasible to create an attractive planting plan that insures the health and growth of selected plantings.

- b. **§250-22G Site Lighting:** Landscape and facade up-lighting approval shall be conditioned upon lighting to be directed on landscaping or on a building, that light and glare are directed away from adjacent streets, and that lighting shall not interfere with traffic or otherwise pose a hazard to public safety. This applies to existing and proposed lighting of reconstructed billboards and freestanding signs including changeable copy.
- c. **§196-8A Parking and Loading Design Standards, §250-16E Parking and Loading Requirements, §250-22Q Off-Street Parking, and §250-22R Off-Street Loading:** The provisions of these Ordinance standards are modified by the following standards in Table 2 and as shown on the Concept Plan.

It is anticipated that the Conference Center in the hotel will be utilized by hotel guests and not by groups or organizations that are not staying overnight at the hotel. Should this remain the case, the parking requirement may be reduced at the time of Site Plan approval based on testimony provided and Board approval of the reduction. Alternatively, parking areas may be constructed in Phases, or certain areas may be reserved as "phantom" spaces for future development, as needed, and as shown on the Site Plan at the time of Site Plan approval.

TABLE 2

Parking Requirements		
Parking Space Size	9' x 18'	9' x 18'
Parking Spaces for Hotels	1 Space Per Room	254
Parking Spaces for Restaurant	1 Space Per 300 Seats, Approximately 200 Seats/3	67
	Plus 2 Spaces Per Employee on Maximum Shift	60
Parking for Drive Thru Pad Site	1 Space Per 200 SF	8
Maximum Parking for Conference Center	1 Space Per 4 Seats, Approximately 250 Seats	63
Maximum Parking Required	452	496 Provided (Including 19 ADA Spaces)

Loading Space-Existing Hotel	To Be Accommodated within existing drives at off-peak hours.
Loading Space-Proposed Hotel	As shown on the Concept Plan.
Loading Space-Proposed Restaurant	As shown on the Concept Plan.
Loading Space-Proposed Drive Thru	To Be Accommodated within existing drives at off-peak hours.

- d. **§250-26J: Conditional Uses, Hotels and Motels:** This section of the Ordinance is not applicable to the Property and its development since Hotels and Motels are a Permitted Principal Use in this Redevelopment Plan.
- e. **§250-25: Signs for Hotel, Restaurants, Pad Site Uses - 2015 Burlington-Mount Holly Road Redevelopment Area**

(1) Facade Signs.

- [a] Maximum number: one (1) per hotel, restaurant or pad site business or five (5) total for the Property.
- [b] Maximum sign area: 200 square feet for each hotel (3 total) and 100 square feet for each restaurant or pad site (2 total).
- [c] Maximum height: Signs shall not project above the roofline of the building to which it is attached.
- [d] Maximum building projection: Signs shall not project more than fifteen inches from the building face to which it is attached, nor shall they project beyond the edge of the building.

(2) Freestanding Signs.

- [a] Orientation: Three (3) existing double-sided, individual or multiple-tenant freestanding signs are permitted to be reconstructed along the Property's County Route 541 frontage. The freestanding signs must be reconstructed in the same location as the existing foundations. No additional signs may be erected along the Property's County Route 541 or New Jersey Turnpike frontage.
- [b] Changeable copy: Manually or electrically-changeable copy signs are permitted, however, no more than 50% of each sign may have changeable copy advertizing hotel prices, vacancy status, amenities and events.
- [c] Maximum Freestanding Sign Height and Square Footage:
 - [1] Freestanding Sign #1 shall be no more than 20' in height and 50 square feet in size.
 - [2] Freestanding Sign #2 shall be no more than 27' in height and 135 square feet in size.

[3] Freestanding Sign #3 shall be no more than 7' in height and 32 square feet in size.

(3) Billboard Signs.

- [a] Orientation: Two (2) existing billboards along the New Jersey Turnpike and one (1) existing billboard along County Route 541 may be reconstructed. The billboards must be reconstructed in the same location as the existing foundations. No additional billboards may be erected along the Property's New Jersey Turnpike or County Route 541 frontage.
- [b] Changeable Copy: Turnpike Billboard Signs #1 and #2 are permitted to be a maximum of 50% changeable copy and County Route 541 Billboard Sign #3 is permitted to be a maximum of 100% changeable copy.
- [c] Maximum Billboard Sign Height and Square Footage:
 - [1] Turnpike Billboard Sign #1 is permitted to be a maximum of 28' in height and a maximum of 376 square feet in area.
 - [2] Turnpike Billboard Sign #2 is permitted to be a maximum of 62 feet in height and a maximum of 427 square feet in area.
 - [3] County Route 541 Billboard Sign #3 is permitted to be a maximum of 21' in height and a maximum of 176 square feet in area. This sign may advertise on or off-site Township businesses, uses or upcoming events.

(4) Directional Signs.

- [a] Directional signs are permitted, as required by the Land Development Board Engineer, to facilitate traffic circulation and safety at road access points and within the property.
- [b] Maximum Size: 16 Square Feet
- [c] Maximum Height: 5 Feet
- [d] Message Content: No more than 1/4 of the sign area may include the corporate logo(s) of on-site businesses.
- [e] Changeable Copy: Changeable copy on Directional Signs is prohibited.

5. General Requirements

- a. All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls visible from any street shall be suitably finished for aesthetic purposes.

- b. All portions of the Property disturbed in preparation for development that are not utilized by buildings or paved surfaces shall be landscaped in accordance with a Landscape Plan. Species and varieties of plantings recommended for planting shall be those approved by the Township Planner. The established grades on the site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities, and landscaping shall be coordinated to prevent erosion and siting, as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated.
- c. All development shall be carried out in a manner which promotes energy conservation and maximizes active and passive solar energy in accordance with any applicable statutes. Such measures may include orientation of buildings, landscaping to permit solar access and the use of energy-conserving building materials.
- d. The Land Development Board may, at the time of site plan review, and without formal amendment to this Redevelopment Plan, approve departures from Section B 3, 4, and 5 provided that such departures are, in the opinion of the Land Development Board, properly justified and consistent with the intent of this Plan. Justification for such relief shall generally conform to the requirements for "c" variances, waivers, or design exceptions, as applicable, under Township Ordinances and the Municipal Land Use Law. In reviewing such requests, the Land Development Board shall seek to further the overall intent and purpose of this Redevelopment Plan.
- e. Trash and garbage containers, including dumpsters, shall not be stored in loading areas or other designated areas unless shown on the Site Plan. No specific screening or shelter provisions are required if the containers are not visible from the street.

C. Provisions for Relocation

Not applicable. The Property is currently developed with a hotel serving patrons so there is no need for the relocation of any residents. The Concept Plan indicates that the existing hotel is to remain *in situ*, so there is no need for the relocation of any businesses.

D. Identification of Property to be Acquired

Not applicable. The Property is privately owned and will be privately developed. No acquisition by eminent domain by the municipality is permitted in this non-condemnation redevelopment area.

E. Relationship to Other Plans

1. Master Plan of Contiguous Communities

Westampton Township is surrounded by Burlington, Springfield, Eastampton, Mount Holly, Hainesport, Mount Laurel, and Willingboro Townships. Because this redevelopment area is not immediately adjacent to any of these neighboring municipalities, consistency with their Master Plans is not applicable.

2. Burlington County Plan

Burlington County does not have a County Master Plan that was adopted in compliance with the County Planning Act (N.J.S.A 40:27-1 *et seq.*).

3. State Development and Redevelopment Plan

The Redevelopment Area is located within the Suburban (PA 2) Planning Area. This Redevelopment Plan has been reviewed for its relationship to the State Strategic Plan: New Jersey's State Development and Redevelopment Plan (Draft Final Approved 11/14/11). The Plan states the following goals that are necessary to deliver the plan's Vision and Mission.

Goal 1: Targeted Economic Growth: Enhance opportunities for attraction and growth of industries of statewide and regional importance.

Goal 2: Effective Planning for Vibrant Regions: Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.

Goal 3: Preservation and Enhancement of Critical State Resources: Ensure that strategies for growth include preservation of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

Goal 4: Tactical Alignment of Government: Enable effective resource allocation, coordination, cooperation and communication among those who plan a role in meeting the mission of this Plan.

This Redevelopment Plan is consistent with all four of the State's Goals as set forth in the New Jersey State Strategic Plan. Westampton Township and the State have recognized the desirability of enhancing economic opportunities and effectively planning development in areas of existing development and growth where utilities and services are available.

The proposed Redevelopment Project will provide lodging and restaurant facilities for visitors to existing, proposed or expanding businesses in the Township and region such as Fountain Square Shopping Center, Burlington Stores Headquarters and Distribution Centers, Amazon Warehouses, Ikea, Inductotherm, and Six Flags Great Adventure and Hurricane Harbor to name a few. The project will also provide lodging and restaurant facilities to educational facilities and the existing and expanding Fort Dix McGuire Air Force Base. As Virtua Hospital in Westampton is developed, patients and visitors to the Hospital and its related facilities on Burlington-Mount Holly Road, will be able to utilize the overnight accommodations of the hotels and the restaurant and retail or service business at the pad site. There is a clear relationship between government (Westampton Township, Burlington County, and New Jersey) and the private sector in order to redevelop the Property. As a result, the State's critical resources identified in Goal 3 can be preserved.

4. Relationship to Municipal Land Use Law

This Redevelopment Plan is consistent with the following purposes of the Municipal Land Use Law:

- (a) To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- (c) To provide adequate light, air and open space;
- (d) To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- (g) To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to the respective environmental requirements in order to meet the needs of all New Jersey citizens;
- (i) To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- (j) To promote conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- (m) To encourage coordination of various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

The Redevelopment Plan is in compliance with the Municipal Land Use Law and the purposes of the Act as defined at C.40:55D-2.

F. Affordable Housing Provisions

The redeveloper shall be compliant with the Township ordinances, State laws and regulations, and/or Court Orders pertaining to non-residential developers' affordable housing obligations, which are applicable to the subject development. The applicant's affordable housing obligation shall be that required by applicable law.

V. Other Actions and Provisions

A. Outline of Proposed Actions

The construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan may include the clearance of obsolete or underutilized accessory structures; provisions for infrastructure necessary to service and support new development; and vacation of easements as may be necessary for redevelopment.

The redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

B. Infrastructure

In addition to the new development described in the herein, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to:

1. Provisions for infrastructure necessary to service new development;
2. Environmental remediation;
3. Vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

C. Township and Redeveloper Agreements

The Redevelopment Agreement between the Township and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to the redeveloper's obligation to provide the infrastructure and improvements required for the project, which may include, but shall not be limited to, the provision of water, sewer and stormwater service as well as sidewalks, curbs, streetscape improvements, street lighting, and on- and off-site traffic control and roadway improvements required as a result of the project.

D. Amendment to Zoning Map and Development Regulations

The Zoning Map referenced in Chapter 250-9 of the Development Regulations of the Township of Westampton is hereby amended to reference this Redevelopment Plan. Additionally, the listing of zoning districts in Chapter 250-8 of the Development Regulations is hereby amended to include a reference to this Redevelopment Plan and Plan Area.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan shall supersede the Development Regulations of the Township of Westampton. In all other instances, the Development Regulations of the Township of Westampton shall remain in full force and effect.

E. Definitions

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with "Word Usage and Definitions" section in the Township's Zoning Regulations set forth in Chapter 250-4.

F. Adverse Influences

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

G. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the Township Committee, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

H. Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Committee.

1. Completion of Redevelopment

Upon the inspection and verification by the Township of Westampton that the redevelopment within the Plan Area has been completed, a certificate

of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

2. Severability

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudicated by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

I. N.J.S.A. 40A:12A-1 et seq. Statements

In accordance with N.J.S.A. 40A:12A-1 et seq., known as the Local Redevelopment and Housing Law, the following statements are made:

The Redevelopment Plan herein has delineated a relationship to local objectives. The Plan has provided various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.

1. The Redevelopment Plan details the proposed land uses and building requirements for the Plan Area.
2. The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.
3. The Redevelopment Plan is substantially consistent with the Master Plan for the Township of Westampton. The Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.

J. Procedure for Amending the Approved Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. An escrow deposit of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from Westampton Township. The Township Committee, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.

Appendix A

Figure 1. Tax Map

Figure 2. Zoning Map

Figure 3. 2015 Aerial

Figure 4. USGS Location Map

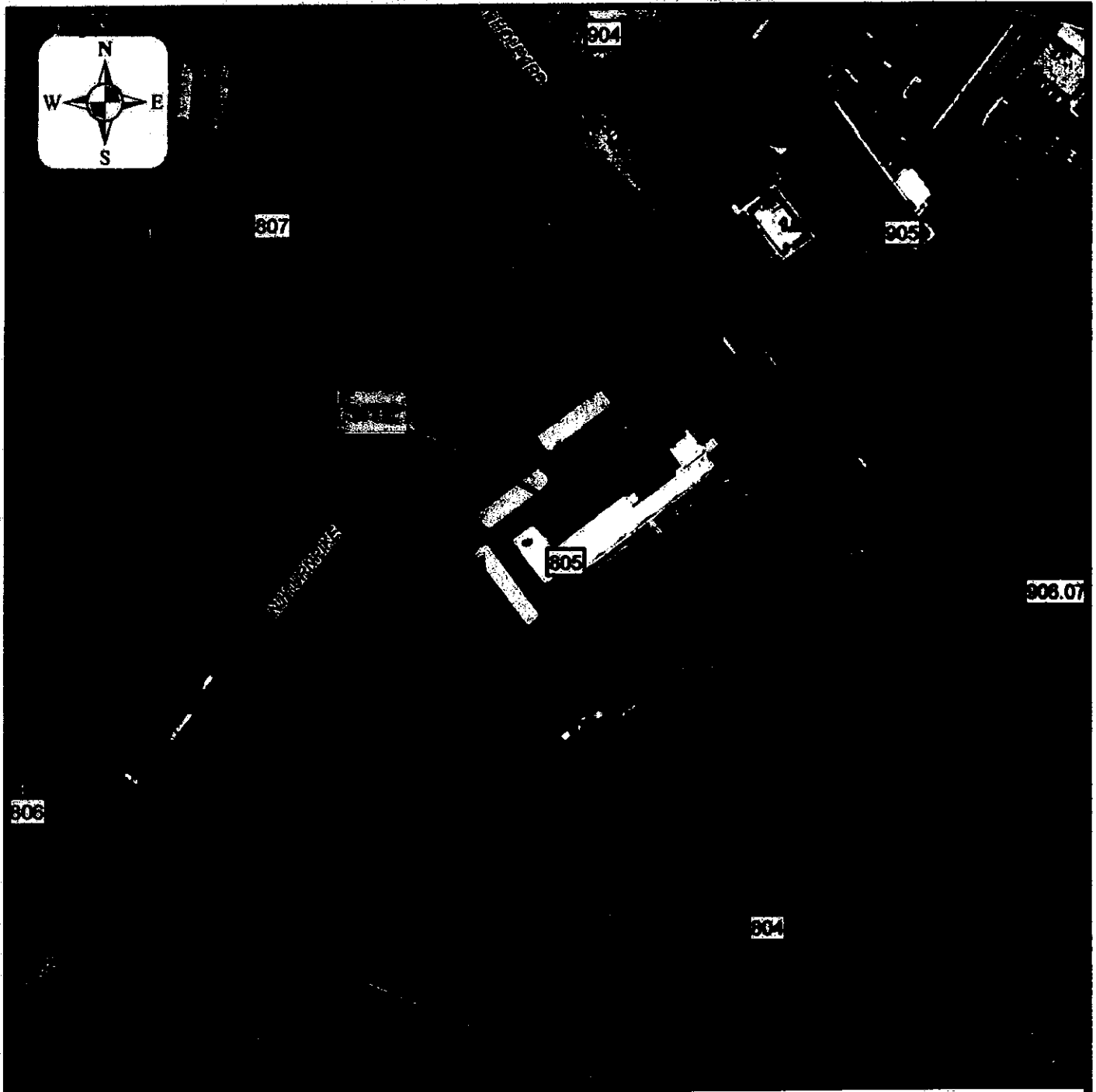


FIGURE 1 - TAX MAP

**REDEVELOPMENT PLAN
FORMER HOWARD JOHNSONS MOTEL & RESTAURANT
2015 BURLINGTON-MOUNT HOLLY ROAD
BLOCK 805, LOT 1
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**

SCALE: 0 75 150 300 450 600
Foot

SOURCE: NJDEP GIS DATA



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors
815 EAST GATE DR. SUITE 103
MOUNT LAUREL, NEW JERSEY 08054
TEL. 856-235-7170 FAX 856-273-9239

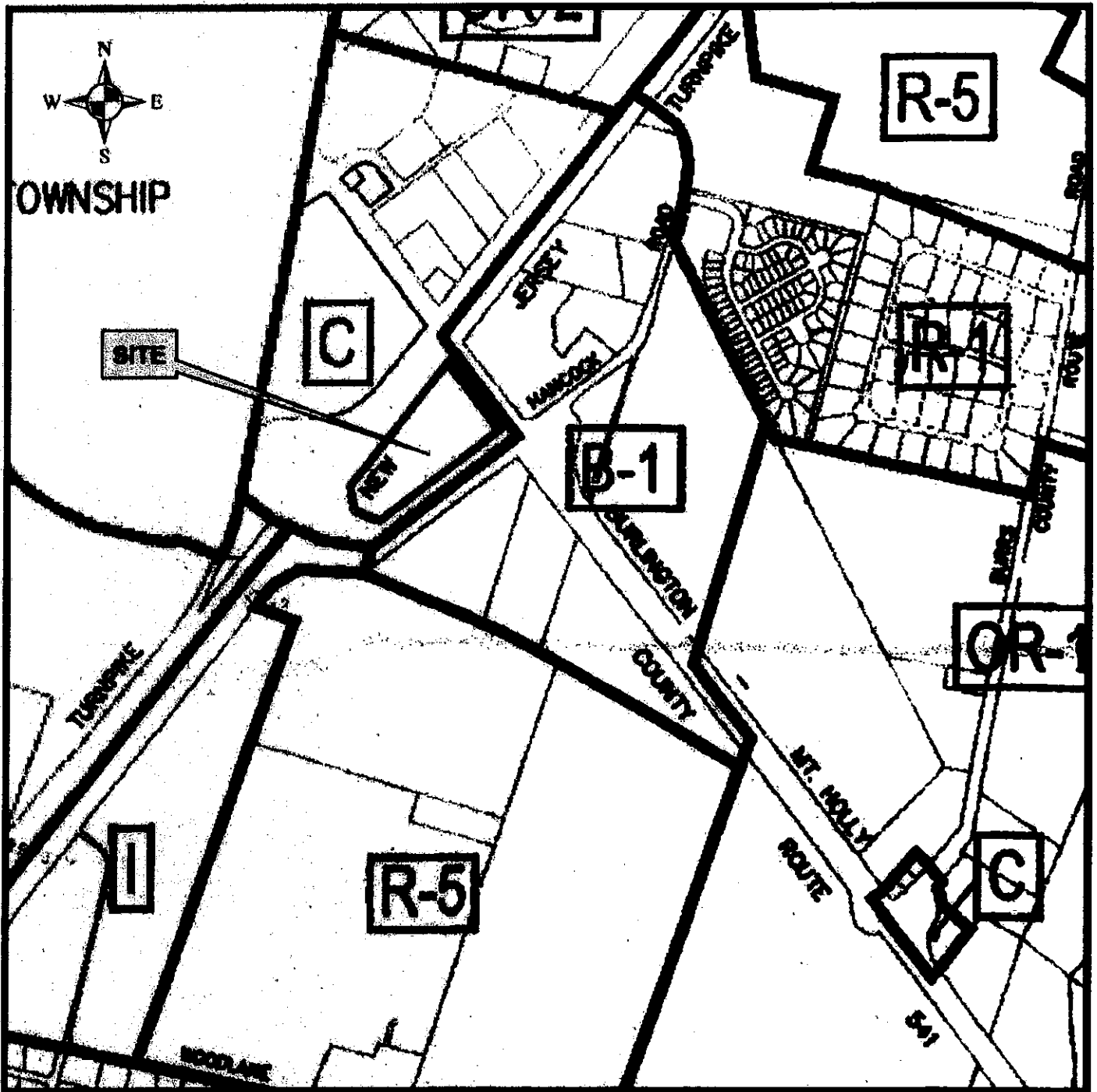


FIGURE 2 - ZONING MAP

**REDEVELOPMENT PLAN
 FORMER HOWARD JOHNSONS MOTEL & RESTAURANT
 2015 BURLINGTON-MOUNT HOLLY ROAD
 BLOCK 805, LOT 1
 WESTAMPTON TOWNSHIP
 BURLINGTON COUNTY, NEW JERSEY**

SCALE: 0 250 500 1,000 1,500 2,000 Feet

SOURCE: NJDEP GIS DATA



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FIGURE 3 - 2015 AERIAL

**REDEVELOPMENT PLAN
FORMER HOWARD JOHNSONS MOTEL & RESTAURANT
2015 BURLINGTON-MOUNT HOLLY ROAD
BLOCK 805, LOT 1
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**

SCALE:

0 95 190 380 570 760
Feet

SOURCE: NJDEP GIS DATA



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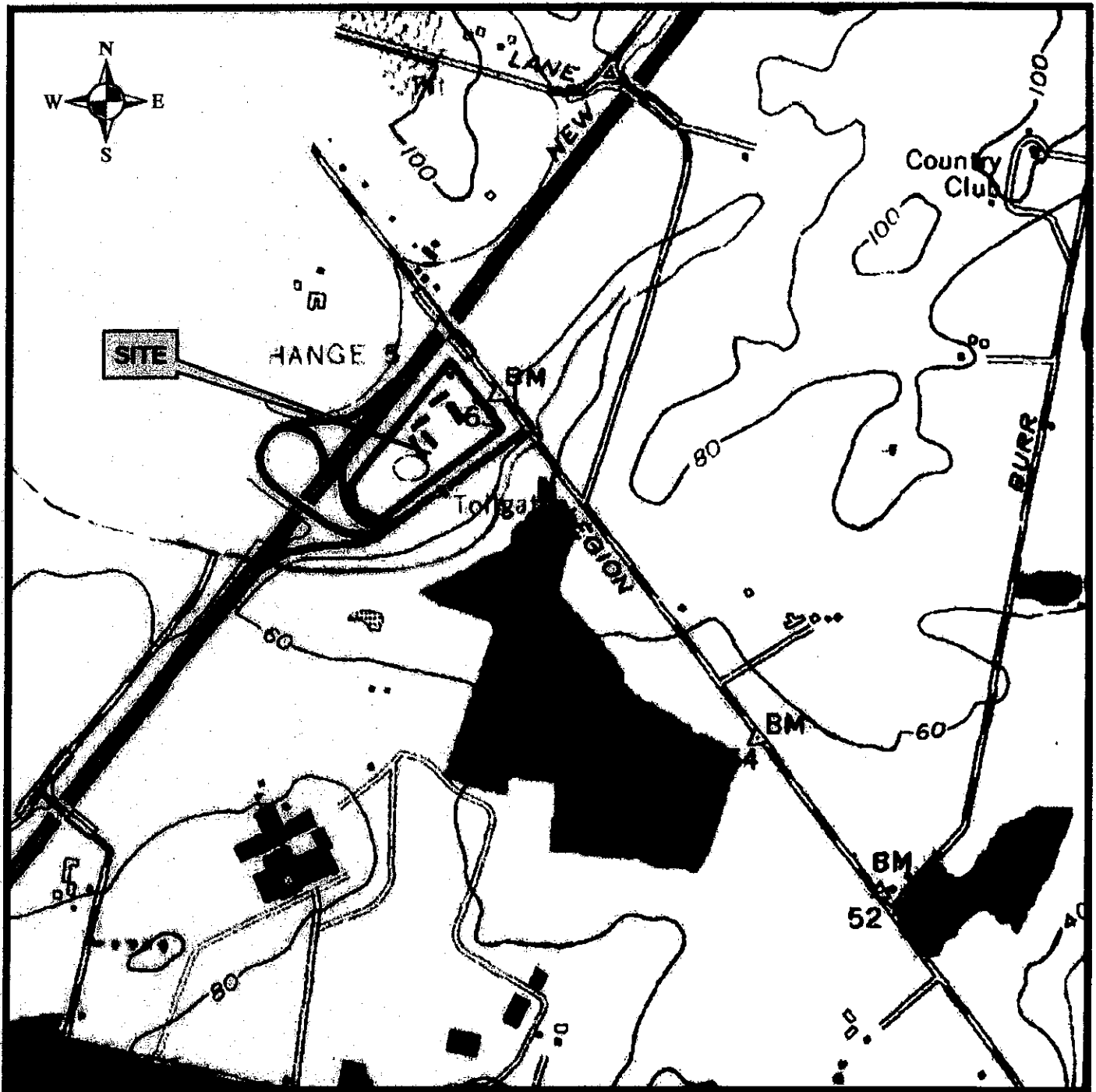


FIGURE 4 -USGS LOCATION MAP

**REDEVELOPMENT PLAN
 FORMER HOWARD JOHNSONS MOTEL & RESTAURANT
 2015 BURLINGTON-MOUNT HOLLY ROAD
 BLOCK 805, LOT 1
 WESTAMPTON TOWNSHIP
 BURLINGTON COUNTY, NEW JERSEY**

SCALE: 0 245 490 980 1,470 1,960 Feet

SOURCE: NJDEP GIS DATA



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 815 EAST GATE DR. SUITE 103
 MOUNT LAUREL, NEW JERSEY 08054
 TEL. 856-235-7170 FAX 856-273-9239

Appendix B

***Westampton Township Committee Resolution 43-18,
Authorizing the Land Development Board to conduct a Preliminary Investigation of the
Property for Designation as "A Non-Condensation Area in Need of Redevelopment"***

TOWNSHIP OF WESTAMPTON

**RESOLUTION AUTHORIZING THE LAND DEVELOPMENT BOARD
OF THE TOWNSHIP OF WESTAMPTON TO CONDUCT A
PRELIMINARY INVESTIGATION TO DETERMINE IF
BLOCK 805, LOT 1, 2015 RT. 541, AKA 2015 BURLINGTON - MT. HOLLY ROAD
SHOULD BE DETERMINED TO BE A
NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT AND TO PREPARE A
REDEVELOPMENT PLAN SHOULD IT BE DETERMINED
THAT THE PROPERTY IS IN NEED OF REDEVELOPMENT**

RESOLUTION NO. 43-18

WHEREAS, the Township Committee has received a request from Rishi Goragandhi (Rich Ghandi), Principal of Westampton Realty, LLC, owner of the approximate 15-acre site, that it directs the Westampton Township Land Development Board ("Board") to conduct a non-condemnation redevelopment study for the purpose of determining if Block 805, Lot 1 ("the Property"), qualifies as an area in need of redevelopment; and

WHEREAS, the property is the site of the original Howard Johnson Motor Lodge and Restaurant built shortly after the construction of the New Jersey Turnpike in 1953-1954 at the entrance to Exit 5. Later constructed on the site was the Fisher Travel Agency, now abandoned for many years, as well as several additional motel buildings located to the rear of the original one, and;

WHEREAS, the buildings on the property, despite interim renovations and rebuilding, are substantially obsolete, outdated and economically unable to compete commercially in the marketplace; and

WHEREAS, the present owner proposes to demolish all of the structures on the site except the original motor lodge building, including the restaurant attached to the front

of the building facing Route 541, for which the owner has already begun the demolition permitting process; and

WHEREAS, on the new partially vacant site, an approximate 80 unit hotel behind the present motor lodge building, later another approximate 108 unit hotel building, construct a stand-alone national chain restaurant facility, and develop a separate vehicle service station providing gasoline and diesel fueling including a convenience store for the traveling public, and;

WHEREAS, the Township Committee has determined that it is in the best interest of the Township for the Land Development Board to conduct an investigation to determine whether the Property should be found to be a non-condemnation redevelopment area, and also directs that should the Land Development Board determine that the Property be designated a non-condemnation area in need of redevelopment, the Land Development Board prepare a redevelopment plan for the property as a commercially viable hotel/motel, restaurant and vehicle service in accordance with the owner's proposal at a key location in the Township.

WHEREAS, the Township Committee has determined that this proposed redevelopment plan, to be prepared by the Township Land Development Board, and if approved by the Township Committee, will substantially benefit the Township by way of increase commercial ratable's, dramatically more commercial business being conducted in the Township and providing anticipated jobs for local and area labor force.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee that the Land Development Board is hereby authorized to undertake a preliminary investigation following public notice, and to conduct a public hearing, to determine whether the

Property constitutes a non-condemnation area in need of redevelopment according to the criteria set forth in N.J.S.A. 40:A:12A-5.

BE IT FURTHER RESOLVED that in conjunction with its investigation, should the Land Development Board recommend that the Property be declared to be a non-condemnation area in need of redevelopment, the Land Development Board prepare a redevelopment plan in accordance with the owner's proposal, for consideration by the Township Committee.

BE IT FURTHER RESOLVED that the Township Planner and the Township's professional staff, insofar as other professional services are required, are hereby authorized to render professional services to assist in the preliminary investigation and preparation of the redevelopment plan.

I, Marion Karp, Clerk of the Township of Washington, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 6th day of Feb. 20 18

Marion Karp
Marion Karp, Clerk

Appendix C

***Westampton Township Land Development Board Resolution 8-2018,
Recommending that the Township Committee designate the Property as
"A Non-Condernation Area in Need of Redevelopment"***

RESOLUTION: 8-2018

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICATION: Preliminary Investigation for the Determination of an Area in Need of Non-Condensation Redevelopment

INVESTIGATION AREA: 2015 Route 541 – Block 805, Lot 1

DATE OF PUBLIC HEARING: April 4, 2018

BOARD'S DECISION: Recommended Township Committee Designate the Investigation Area as "In Need of Redevelopment"

WHEREAS, by way of Westampton Township Committee ("Township Committee") Resolution No. 43-18, dated February 6, 2018, and in accordance with the Local Redevelopment and Housing Law ("LRHL"), *N.J.S.A. 40A:12A-6a*, the Township Committee directed the Westampton Land Development Board ("Board") to conduct a preliminary investigation to determine whether 2015 Route 541 – Block 805, Lot 1 ("Investigation Area") is "an area in need of redevelopment"; and

WHEREAS, the Board Planner, Barbara J. Fegley, AICP, PP, prepared a Preliminary Investigation for the Determination of an Area in Need of Non-Condensation Redevelopment, dated March 18, 2018 ("Preliminary Investigation"); and

WHEREAS, prior to holding a public hearing to consider the Preliminary Investigation, the Board prepared a map showing the boundaries of the Investigation Area, the location of various parcels included in the Investigation Area, and appending a statement setting forth the basis for the Preliminary Investigation as required by *N.J.S.A. 40A:12A-6b(1)*; and

WHEREAS, the Board specified and gave notice of the date of the public hearing to consider the Preliminary Investigation: April 4, 2018 at 7:00 PM, and gave proper notice of the public hearing to persons who are interested in or would be affected by a determination that the Investigation Area is a redevelopment area; *N.J.S.A. 40A:12A-6b(2)*; and

WHEREAS, the contents of the Board's notice of the public hearing to consider the Preliminary Investigation complied with the requirements of the LRHL, specifically *N.J.S.A. 40A:12A-6b(3)(a)*; *-6b(3)(b)*; and was published and sent to the required parties in accordance with the requirements of *N.J.S.A. 40A:12A-6b(3)(d)*; and

WHEREAS, at the April 4, 2018 public hearing to consider the Preliminary Investigation, the Board Planner summarized and explained the Preliminary Investigation in detail, noting that demolition has already begun within the Investigation Area; that the Investigation Area is obsolete as currently developed; and that the Investigation Area meets the

criteria for redevelopment; and

WHEREAS, upon query from the Board, the Board Planner explained that the Township's existing Zoning Ordinance does not restrict development; that there are tax abatements that can be used in conjunction with redevelopment; and that the next step is to prepare a redevelopment plan if the Board recommends to the Township Committee that the Investigation Area be designated as a redevelopment area; and

WHEREAS, the hearing was opened to the public as required by *N.J.S.A. 40A:12A-6b(4)*, and the following members of the public appeared to testify:

a. George H. Hulse, Esq. – testified that the Board Planner did an excellent job with her analysis and his client proposes to work with the Township and use the redevelopment tool for mutual benefit; Mr. Hulse further testified that the site is currently underutilized, dilapidated, and that his client intends to make the Investigation Area into a destination site for the Township.

WHEREAS, based on the Preliminary Investigation, testimony, and other evidence presented at the April 4, 2018 public hearing, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. The Board hereby adopts and incorporates by reference as if fully set forth at length herein the entirety of the Preliminary Investigation, including the factual findings and conclusions of law set forth in Article VII – Applicability of Statute and Article VIII – Summary of Findings.
2. As set forth in the Preliminary Investigation Article VIII – Summary of Findings, the Investigation Area meets the statutory criteria to be designated an “Area in Need of Redevelopment,” specifically the criteria listed at *N.J.S.A. 40A:12:5b; -5d; -5e; and -5h*.
3. Because the Investigation Area meets the criteria listed at *N.J.S.A. 40A:12-5*, the Investigation Area is a redevelopment area. *N.J.S.A. 40A:12-6a*.


NOW, THEREFORE, in accordance with *N.J.S.A. 40A:12A-6b(5)(a)*, upon motion made by Mr. Blair and seconded by Ms. Haas, **IT IS HEREBY RECOMMENDED** by the Land Development Board of the Township of Westampton that the Township Committee designate the Investigation Area, defined as 2015 Route 541 – Block 805, Lot 1, as “an area in need of redevelopment” pursuant to the procedures set forth in the LRHL, *N.J.S.A. 40A:12A-1 et seq.*

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Applegate	x			
Barger	x			
Blair	x			
Borger	x			
Guerrero	x			
Haas	x			
Henley	x			
Mumbower	x			
Myers	x			

WESTAMPTON LAND DEVELOPMENT BOARD

BY:


Gary Borger, Chairman

ATTEST:


Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: 5-2-18

Appendix D

***Westampton Township Committee Resolution 142-18,
Designating the Property as "A Non-Condensation Area in Need of Redevelopment"
and Authorizing Land Development Board to Prepare a Redevelopment Plan***

TOWNSHIP OF WESTAMPTON

RESOLUTION DESIGNATING BLOCK 805, LOT 1 (2015 ROUTE 541) AS A NON-
CONDEMNATION REDEVELOPMENT AREA AND AUTHORIZING THE LAND
DEVELOPMENT BOARD TO PREPARE A REDEVELOPMENT PLAN THERETO

RESOLUTION NO. 142-18

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, in accordance with the LRHL, the Township Committee of the Township of Westampton (the "Township Committee") adopted Resolution No. 43-18 dated February 6, 2018 authorizing and directing the Land Development Board of the Township of Westampton (the "Board") to conduct a preliminary investigation to determine whether Block 805, Lot 1, 2015 Route 541 (the "Investigation Area") met the criteria set forth in the LRHL and should be designated as a Non-Condemnation Redevelopment area, as defined by the LRHL; and

WHEREAS, the Board conducted a preliminary investigation of the Investigation Area to determine whether the Investigation Area should be designated as a Non-Condemnation Redevelopment Area (the "Preliminary Investigation") in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, prior to holding a public hearing to consider the Preliminary Investigation, the Board prepared a map showing the boundaries of the Investigation Area, the location of various parcels included in the Investigation Area, and appending a statement setting forth the basis for the Preliminary Investigation as required by N.J.S.A. 40A:12A-6b(1); and

WHEREAS, the Board provided the requisite statutory notice of the public hearing, and on April 4, 2018, conducted a public hearing to consider the Preliminary Investigation at which the Board Planner summarized and explained the Preliminary Investigation in detail and stated that the Investigation Area met the criteria under the LRHL for redevelopment; and

WHEREAS, after completing the Preliminary Investigation and public hearing on this matter, the Board concluded that the Investigation Area met the statutory criteria to be designated an Area in Need of Redevelopment; and

WHEREAS, in accordance with the LRHL and as memorialized by Resolution: 8-2018, the Board recommended to the Township Committee that the Investigation Area be designated as an Area in Need of Redevelopment; and

WHEREAS, the Township Committee has reviewed the recommendation of the Board and wishes to designate the Investigation Area as a Non-Condernation Redevelopment Area for the reasons set forth in the Board's Resolution: 8-2018; and

WHEREAS, in order to effectuate the Township Committee's designation of the Investigation Area as a Non-Condernation Redevelopment Area, the Township Committee is required to adopt, by ordinance, a Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7 of the LRHL; and

WHEREAS, the Township Committee desires to direct the Board to prepare a Redevelopment Plan and transmit the proposed Redevelopment Plan to the Township Committee for its consideration.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee that:

- 1. The Township Committee has reviewed the recommendation of the Land Development Board and finds that the Investigation Area qualifies as an Area in Need of Redevelopment pursuant to the LRHL.**
- 2. The Investigation Area is hereby designated as a Non-Condernation Redevelopment Area in accordance with the LRHL.**
- 3. The designation of the Investigation Area as a Non-Condernation Redevelopment Area, and the subsequent adoption of a Redevelopment Plan, shall authorize the Township of Westampton to exercise those powers enumerated in the LRHL.**
- 4. The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review, in accordance with N.J.S.A. 40A:12A-6b(5)(c) of the LRHL.**
- 5. In accordance with N.J.S.A. 40A:12A-6b(5)(d) of the LRHL, within ten (10) days of the Township Committee's adoption of this Resolution, notice of the Township Committee's determination and this Resolution shall be served upon all record owners of property within the Non-Condernation Redevelopment Area, those whose names are listed on the Tax Assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent.**
- 6. The Land Development Board is hereby authorized and directed to create and transmit a Redevelopment Plan and Report to the Township Committee in accordance with the LRHL. The Land Development Board's Report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations**

concerning these inconsistencies and any other matters as the Land Development Board deems appropriate.

I, Marion Karp, Clerk of the Township of Westampton, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 16th day of Oct. 2010

Marion Karp
Marion Karp, Clerk

Appendix E

***NJDCA Approval of Township Committee Designation of the Property as
"A Non-Condernation Area in Need of Redevelopment"***



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 800
TRENTON, NJ 08625-0000
(609) 292-6420

PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

November 2, 2018

The Honorable John Wisniewski
Mayor
Westampton Township
710 Ranocas Road
Westampton, New Jersey 08060

**RE: Review of Resolution 142-18 determining Block 805, Lot 1 as an Area in Need of
Redevelopment (Non-Condensation)**

Dear Mayor Wisniewski:

The Department of Community Affairs (DCA) is in receipt of the above-referenced resolution. The determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation. Accordingly, pursuant to N.J.S.A. 40A:6b (5)(c), the redevelopment area determination took effect after transmission to the Commissioner of DCA.

The municipality or redeveloper may find the New Jersey Business Action Center (BAC), located in the Department of State, helpful in identifying potential sources of state financing to facilitate the redevelopment of these properties. You may contact the BAC by calling (866) 534-7789.

This determination is a tribute to the work the Township of Westampton has done. Please feel free to contact Tom Stamikynas at (609) 984-4584 if you need any further assistance.

Sincerely,

Lt. Governor Sheila Y. Oliver
Commissioner

cc: Municipal Clerk
Melanie Willoughby, New Jersey Business Action Center
Sean Thompson, Local Planning Services



Appendix G

Photos of Existing Billboard and Freestanding Signs to be Reconstructed



Photo 1. Turnpike Billboard Sign #1.

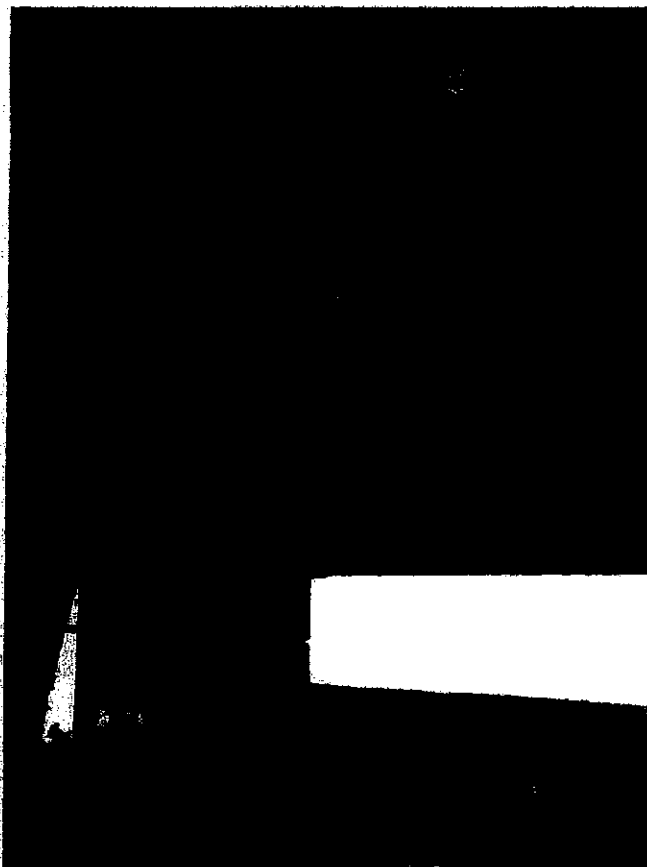


Photo 2. Turnpike Billboard Sign #2.



Photo 3. Route #541 Billboard Sign #3.



Photo 4. Freestanding Sign #1.

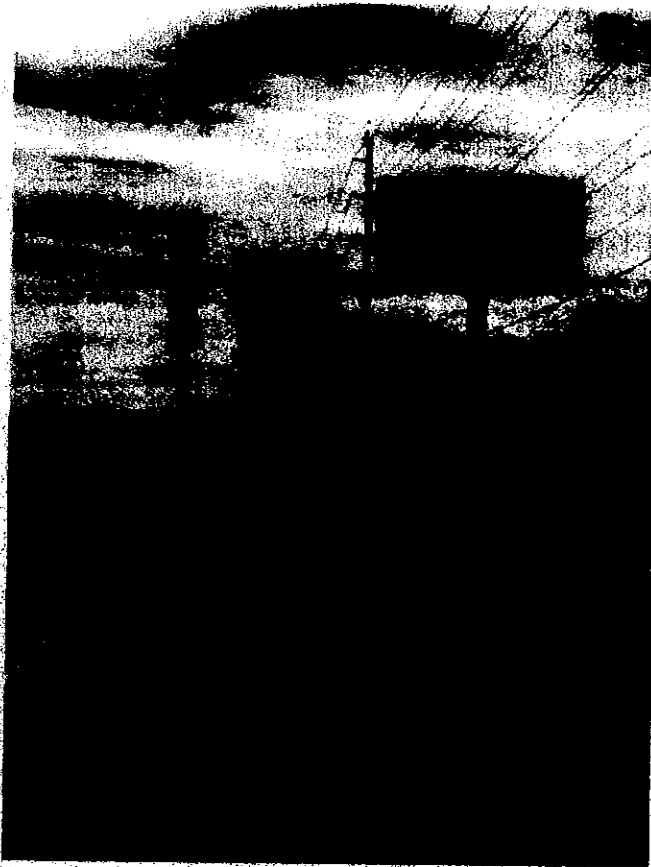


Photo 5. Freestanding Sign #2, Former Fischer Travel.

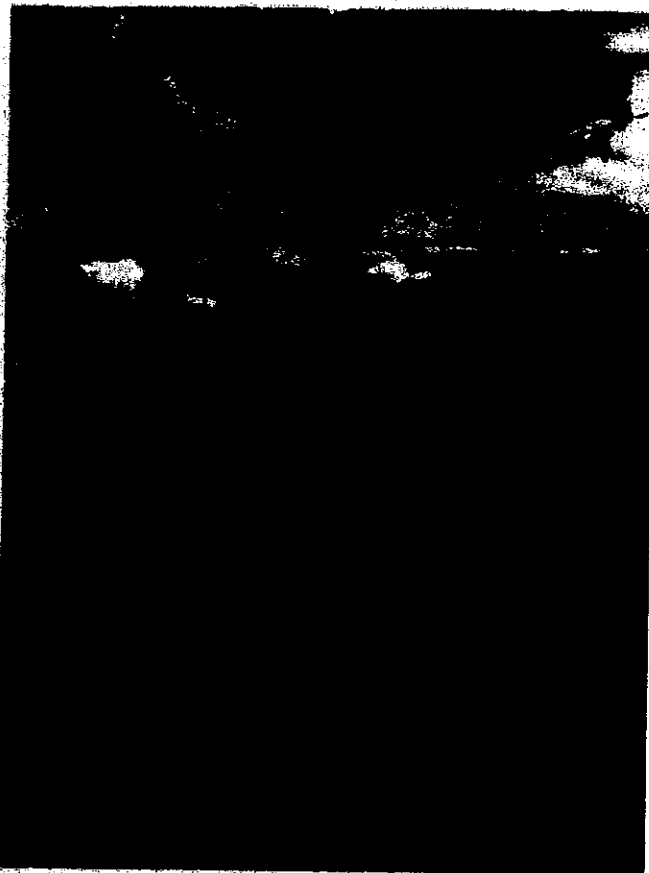


Photo 6. Freestanding Sign #3 at Route 541 and the Turnpike Entrance.

Appendix H

***Westampton Township Land Development Board Resolution Number 18-2019,
Resolution of the Westampton Township Land Development Board Recommending the
Adoption of a Redevelopment Plan for 2015 Burlington County Route 541, 805, Lot 1,
Westampton Township***

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

**RESOLUTION OF THE WESTAMPTON TOWNSHIP LAND
DEVELOPMENT BOARD RECOMMENDING THE ADOPTION OF A
REDEVELOPMENT PLAN FOR 2015 BURLINGTON COUNTY ROUTE
541, BLOCK 805, LOT 1, WESTAMPTON TOWNSHIP**

RESOLUTION NUMBER 18-2019

WHEREAS, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. (the "LRHL"), the Township Committee of the Township of Westampton (the "Township") designated Block 805, Lot 1 (2015 Burlington County Route 541) (the "Property") as Non-Condemnation Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, pursuant to Ordinance No 8-2018, the Township adopted a Redevelopment Plan governing the redevelopment of the Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, in order to effectuate the Township's designation of the Redevelopment Area, the Township is required to adopt, by ordinance, a Redevelopment Plan pursuant to the N.J.S.A. 40A:12A-7; and

WHEREAS, pursuant to Township Resolution 142-18, the Township directed the Westampton Township Land Development Board (the "Board") to create and transmit a Redevelopment Plan and Report to the Township Committee in accordance with the LRHL and identify any provisions of the proposed Redevelopment Plan which are inconsistent with the Master Plan and make recommendations concerning any inconsistencies and any other matters as the Board deems appropriate

WHEREAS, the Board's Planner, Barbara J. Fegley, AICP, PP, of Environmental Resolutions, Inc., prepared a Redevelopment Plan, which is titled "Redevelopment Plan; 2015 Burlington-Mount Holly Road County Route 541, Block 805, Lot 1, Westampton Township, Burlington County, New Jersey," dated June 27, 2019 and now subject to adoption by Township Committee; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26, authorizes a planning board to issue a report and recommendation to the governing body prior the adoption of a development regulation, revision or amendment thereto; and

WHEREAS, Barbara J. Fegley, AICP, PPC, Board Planner, appeared, testified and presented her report, which report was made a part of the record herein with respect to the proposed Redevelopment Plan for the Redevelopment Area; and

WHEREAS, Barbara J. Fegley, AICP, PPC, Board Planner, testified as to the need for such changes to the Redevelopment Area for the purposes of renovating a current hotel and constructing a new hotel within the Redevelopment Area; and

WHEREAS, Barbara J. Fegley, AICP, PPC, Board Planner, testified that the proposed Redevelopment Plan is substantially consistent with the Master Plan of the Township of Westampton and it is appropriate to meet the redevelopment goals, consistent with the intentions of the Redevelopment Area; and

WHEREAS, from the submissions made to the Board, the testimony and evidence presented, including the testimony and evidence of all interested parties and based upon the entire records, the following further findings of fact and conclusions of law were made:

1. All of the representations as set forth in the foregoing "WHEREAS" paragraphs are hereby incorporated by reference herein as findings of facts.
2. The Board has determined that the Redevelopment Plan is substantially consistent with the Township's Master Plan adopted December 13, 2018.
3. The Board has determined that it is in the best interest of the Township to adopt this Resolution and clearly state that this Resolution, and the Redevelopment Plan prepared by Barbara J. Fegley, AICP, PPC, shall be, and hereby is, the report of the Board as required under N.J.S.A. 40A:12A-7(e) and the Municipal Land Use Law, to the Township Committee containing the Board's recommendation regarding the adoption of the Redevelopment Plan to the Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the hearing and based upon the report submitted to the Land Development Board, that the Land Development Board of the Township of Westampton, Burlington County, New Jersey, does hereby recommend to the Township Committee of the Township of Westampton that it adopt the Redevelopment Plan of the Redevelopment Area as set forth herein and that this Resolution shall be considered the report of the Westampton Land Development Board to the Township Committee as required by N.J.S.A. 40A:12A-7(e).

ROLL CALL VOTE

	<u>Ayes</u>	<u>Naves</u>	<u>Abstentions</u>	<u>Recusal</u>
Barger		x		
Blair	x			
Borger		x		
Guerrero	x			

Haas x
Wisniewski x

Gary Borger, Chairman

Attest:

Marion Karp 9/4/19

Marion Karp, RMC, CMR, Board Secretary

Appendix I

***Westampton Committee Resolution NO. 96-20
Resolution Authorizing and Directing the Township of Westampton Land Development
Board to Amend the Redevelopment Plan for Block 805, Lot 1***

TOWNSHIP OF WESTAMPTON

RESOLUTION AUTHORIZING AND DIRECTING THE
TOWNSHIP OF WESTAMPTON LAND DEVELOPMENT
BOARD TO AMEND THE REDEVELOPMENT PLAN FOR
BLOCK 805, LOT 1

RESOLUTION NO. 96-20

WHEREAS, Westampton Realty, LLC is the owner of property identified as Block 805, Lot 1 on the official tax maps of Westampton Township, Burlington County (the "Property");

WHEREAS, in accordance with the Local Redevelopment and Housing Law N.J.S.A. 40A:121, et seq. (the "LRHL"), the Township Committee of the Township of Westampton (the "Township") designated the Property as a Non-Condemnation Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, pursuant to Ordinance No. 8-2018, the Township adopted a Redevelopment Plan governing the redevelopment of the Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, on December 17, 2019, the Township adopted Resolution 133-19 which conditionally designated Westampton Realty, LLC as redeveloper of the Property; and

WHEREAS, on May 19, 2020, the Township adopted Resolution 75-20 which extended the designation of Westampton Realty, LLC (the "Redeveloper") as the conditional redeveloper of the Property for one year with an expiration date of June 17, 2021; and

WHEREAS, the Redevelopment Plan requires an amendment to account for a floor area ratio discrepancy that was discovered and an increase in impervious coverage to improve site design; and

WHEREAS, based upon changed circumstances, the Township Committee believes that it has become necessary to amend the Redevelopment Plan to provide for the redevelopment of the Redevelopment Area consistent with land uses the Committee believes are most desirable and beneficial to the Township; and

WHEREAS, the Township Committee desires to direct the Land Development Board to commence a process for the amendment of the existing Redevelopment Plan in accordance with the LRHL, to consider amending the

floor area ratio and impervious coverage in the Redevelopment Plan and to transmit the proposed amended Redevelopment Plan to the Township Committee for its consideration.

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:

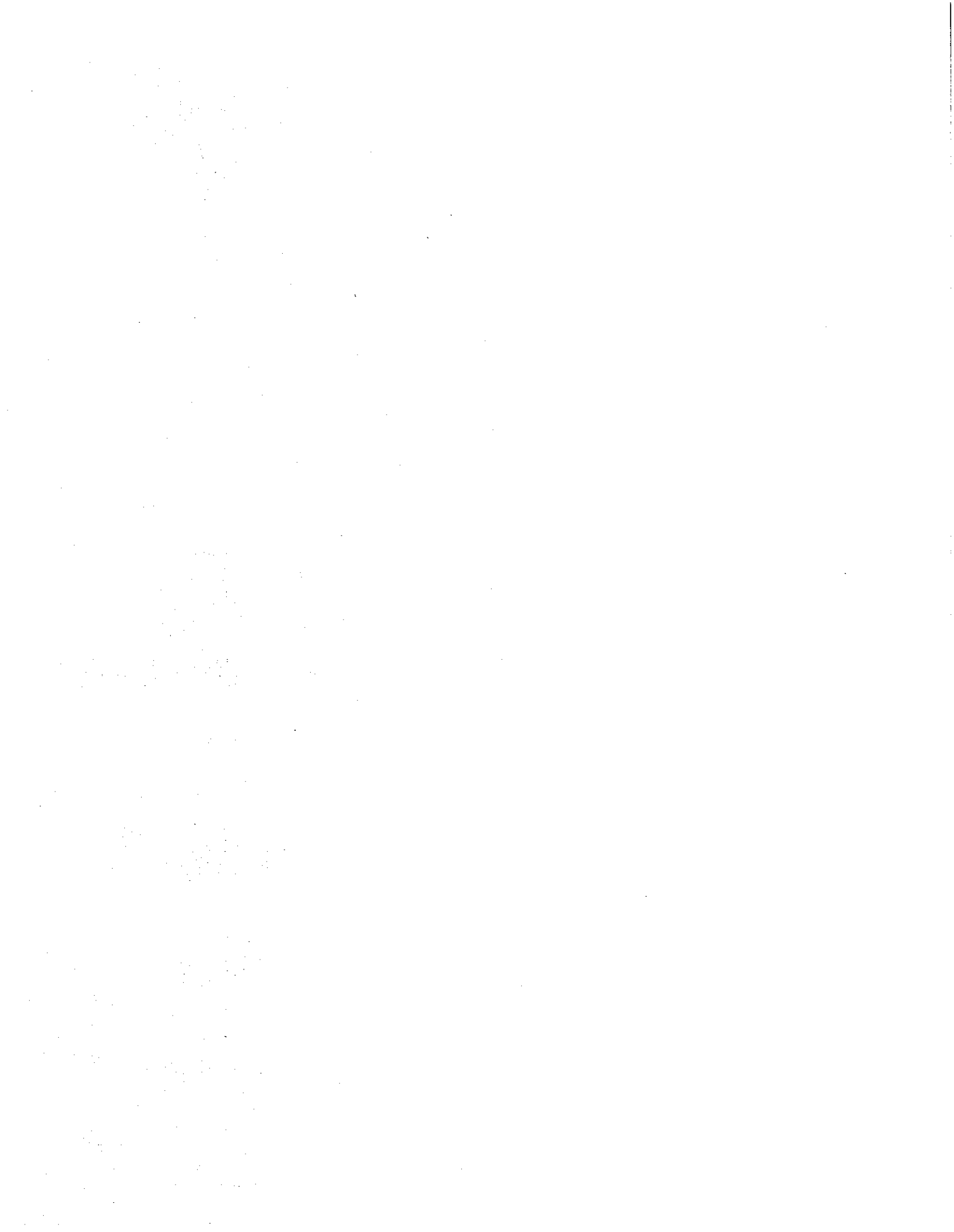
1. The Land Development Board is hereby authorized and directed to commence a process for the amendment of the existing Redevelopment Plan, in accordance with the LRHL, to consider amending the floor area ratio and impervious coverage in the Redevelopment Plan and to transmit an amended Redevelopment Plan and Report to the Township Committee in accordance with the LRHL.
2. The Land Development Board's Report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Land Development Board deems appropriate.

I, Marion Karp, Clerk of the Township of Westampton, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 14th day of July, 2020

Marion Karp
Marion Karp, Clerk

Appendix J

Site Plan, Sheet 3 of 13 dated March 31, 2020



TOWNSHIP OF WESTAMPTON
APPROVING PAYMENT OF VOUCHERS
FOR THE PERIOD ENDING 9-1-20

RESOLUTION NO. 109-20

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. 110-20

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:

Body Armor Grant	\$2,598.36
------------------	------------

Appropriation:

Body Armor Grant	\$2,598.36
------------------	------------

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
ACCEPTANCE OF PREOWNED FURNITURE
DONATION

RESOLUTION NO. 111-20

WHEREAS, N.J.S.A. 40A:5-29 authorizes the acceptance of bequests, legacies and gifts by local units; and

WHEREAS, The Township of Westampton has been offered a gift of preowned office furniture valued at \$1250.00; and

WHEREAS, the Township Council of the Township of Westampton recognizes that the acceptance of the aforesaid gift will benefit the township to help replace dilapidated furniture; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Westampton, County of Burlington, State of New Jersey, that the Township Committee authorizes the acceptance of preowned furniture donation (valued at \$3620.00) to be used by the Township and in accordance with the provisions of N.J.S.A.40A:5-29.

I HEREBY CERTIFY...

LIST OF ITEMS DONATED

1 Dark wood executive desk	\$300.00
4 Cloth Companion Chairs @\$25.00 each	\$100.00
1 Dark wood matching credenza @\$200.00	\$200.00
2 Dark colored executive desks @\$250.00 each	\$500.00
1 Dark colored executive credenza	\$100.00
1 bookshelf	\$50.00
Total Value of Donation	\$1,250.00

TOWNSHIP OF WESTAMPTON

RESOLUTION REFUNDING
TAXES OVERPAID DUE TO
DUPLICATE PAYMENT

RESOLUTION NO. 112-20

WHEREAS, the Tax Collector has reviewed a request for refund of taxes due to an overpayment by a homeowner and their mortgage company for the 2020 third Quarter; and

NOW, THEREFORE, be it resolved that the Township Committee approves the following amount to be refunded:

Block 1001.04 Lot 17

Amount: \$2,264.84

Property Location: 9 Bay Hill Court

Name: WARREN-BRANNUM, L P & BRANNUM, C A



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: AUGUST 20, 2020

TO: MARION KARP, TOWNSHIP CLERK

FROM: CAROL A. LAYOU-TAX COLLECTOR

RE: REFUND OF DUPLICATE PAYMENT ON TAXES

PLEASE REFUND THE FOLLOWING PROPERTIES AS THE HOMEOWNER AND THE MORTGAGE COMPANY BOTH PAID 3RD QTER TAXES:

BLOCK	LOT	NAME/ADDRESS	AMOUNT
1001.04	17	WARREN-BRANNUM 9 BAY HILL COURT	\$2,264.84

PAYABLE TO:

**L P /C A WARREN-BRANNUM
9 BAY HILL COURT
WESTAMPTON, NJ 08060**

TOWNSHIP OF WESTAMPTON

PERSON TO PERSON LIQUOR LICENSE TRANSFER
CM WESTAMPTON HOSPITALITY, LLC TO
POLLIN/MILLER HOSPITALITY STRATEGIES, INC.
(COURTYARD MARRIOTT)

RESOLUTION NO. 113-20

WHEREAS, an application has been filed for a Person to Person Transfer of Plenary Retail consumption License Number 0337-36-010-003, heretofore issued to CM WESTAMPTON HOSPITALITY, LLC, for premises located at 30 Western Dr., Westampton, NJ

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term;

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33;

WHEREAS, all appropriate State investigations and inspections have been made and approval given, and

WHEREAS, proof of publication has been received satisfying that a notice was printed for two weeks successively at least seven days apart in the Burlington County Times, and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the license business.

NOW, THEREFORE BE IT RESOLVED, that the Westampton Township Committee does hereby approve, effective 9/1/2020, the transfer of the aforesaid Plenary Retail Consumption License to Pollin/Miller Hospitality Strategies, Inc. and does hereby direct the Township Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Pollin/Miller Hospitality Strategies, Inc., effective 9/1/2020."

Totals by Year-Fund	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	0-01	1,304,970.00	0.00	1,304,970.00	0.00	0.00	1,304,970.00
CAPITAL FUND	0-04	692.22	0.00	692.22	0.00	0.00	692.22
DOG FUND	0-12	1,528.57	0.00	1,528.57	0.00	0.00	1,528.57
ESCROW FUND	0-14	8,215.50	0.00	8,215.50	0.00	0.00	8,215.50
RECREATION FUND	0-17	3,817.35	0.00	3,817.35	0.00	0.00	3,817.35
OPEN SPACE FUND	0-18	7,381.26	0.00	7,381.26	0.00	0.00	7,381.26
POLICE OUTSIDE OVERTIME FUND	0-21	154.38	0.00	154.38	0.00	0.00	154.38
COAH FUND	0-24	621.20	0.00	621.20	0.00	0.00	621.20
Total of All Funds:		<u>1,327,380.48</u>	<u>0.00</u>	<u>1,327,380.48</u>	<u>0.00</u>	<u>0.00</u>	<u>1,327,380.48</u>

APPROVED
WESTAMPTON TOWNSHIP
DATE September 1 2020

August 28, 2020
07:43 AM

TOWNSHIP OF WESTAMPTON
Bill List by Budget Account

P.O. Type: All
 Format: Detail with Line Item Notes
 Range: 9-01-20-110-000 to 0-28-56-850-800
 Rcvd Batch Id Range: First to Last
 Department Page Break: No
 Print Alpha, Revenue, & G/L Accounts: Y
 Subtotal CAFR: No
 Subtotal Department: No
 Open: N Void: N Paid: N
 Held: Y Appr: N Rcvd: Y
 Bid: Y State: Y Other: Y Exempt: Y
 Include Non-Budgeted: Y

Account	Description	Item Description	Amount	Stat	chk	Enc	First Rcvd	chk/Void	Invoice	PO Type
Fund: CURRENT FUND										
0-01-20-120-021	ADMINISTRATIVE&EXECUTIVE-OE-ADVERTISING		160.74	R			08/17/20	08/17/20	89681	
00207085	COURIER TIMES INC	JULY 2020 ADVERTISING								
0-01-20-120-036	ADMINISTRATIVE & EXEC-OE-OFFICE SUPPLIES		302.92	R			08/10/20	08/17/20	212734835	
00207040	W B MASON CO INC	GENERAL OFFICE SUPPLIES AS PER SHOPPING CART								
0-01-20-155-299	LEGAL SERVICES SPECIAL-OE-MISCELLANEOUS		1,576.83	R			08/17/20	08/17/20	258224	
00207092	BROWN & CONNERY LLP	JULY 2020 LEGAL-LABOR								
0-01-23-220-204	EMPLOYEE INSURANCE-OE-VISION		186.86	R			08/17/20	08/17/20	428113	
00207086	SUPERIOR VISION OF NJ INC	SEPTEMBER 2020 VISION INS								
0-01-25-260-026	EMERGENCY MEDICAL SERVICES-OE-EMS MAINT		123.05	R			08/24/20	08/24/20	69243787	
00207103	DELAGE LANDEN FINANCIAL SERV	SEPTEMBER 2020 PRINTER LEASE								
0-01-25-265-202	UNIFORM FIRE SAFETY ACT-OE-VEHICLE LEASE		3,209.48	R			08/27/20	08/27/20	7561013	
00207132	FORD CREDIT	4TH QTR 2020 VEHICLE LEASE								
0-01-25-265-299	FIRE HYDRANT SERVICE-OE-MISC		6,767.19	R			08/24/20	08/24/20		
00207110	NEW JERSEY AMERICAN WATER CO	AUGUST 2020 FIRE HYDRANT SERVICE								
0-01-26-290-020	STREETS & ROADS-OE-BUILDING CONTRACTS		540.00	R			08/17/20	08/17/20	10222	
00207082	VENEZIANO'S FIRE PROTECTION	3RD QTR 2020 FIRE SPRINKLER SYSTEMS INSPECTION								
00207129	ALL SYSTEMS GO	2020 MONITORING FEE-24 HR TEST AT RECREATION CENTER-50 SPRINGSIDE ROAD	288.00	R			08/27/20	08/27/20	34106	
			828.00							

August 28, 2020
07:43 AM

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	PO Type
0-01-31-435-299	ELECTRICITY & NATURAL GAS-OE-MISC	Continued	9.81	R	08/20/20	08/20/20	HS02006384	
00207098	DIRECT ENERGY BUSINESS	AUGUST 2020 NATURAL GAS-WTFD	76.05					
0-01-31-440-299	UTIL-TELECOMMUNICATION-OE-MISC							
00207079	1 01057 VERIZON WIRELESS	AUGUST 2020 CELL PHONES &	525.90	R	08/17/20	08/17/20	9860374623	
	POLICE LAPTOP LINES							
00207112	1 01272 COMCAST	SEPTEMBER 2020 POLICE INTERNET	443.26	R	08/24/20	08/24/20		
00207130	1 01272 COMCAST	SEPTEMBER 2020 INTERNET-RECCTR	113.76	R	08/27/20	08/27/20		
00207131	1 01704 COMCAST BUSINESS	SEPTEMBER 2020 BUSINESS PHONES	352.65	R	08/27/20	08/27/20	106350483	
	LINE USAGE IN MUNICIPAL BUILDING							
			<u>1,435.57</u>					
0-01-31-447-299	UTILITIES-PETROLEUM PRODUCTS-MISC							
00207117	1 03418 RIGGINS INC	DIESEL FUEL (8/24/20)	131.88	R	08/25/20	08/25/20	7502978	
0-01-32-465-251	TRASH DISPOSAL-OE-CONDOMINIUMS							
00207113	1 01416 TOWNSHIP OF MAPLE SHADE	JULY 2020 TRASH PICKUP	2,053.63	R	08/24/20	08/24/20	TW-108598	
	WESTAMPTON COURT CONDOMINIUMS							
0-01-55-900-001	REGIONAL HIGH SCHOOL TAX							
00207074	1 00004 RANCOCKS VALLEY REG HIGHSCHOOL	SEPTEMBER 2020 REGIONAL HIGH SCHOOL TAXES	369,710.18	R	08/17/20	08/17/20		
0-01-55-900-002	LOCAL DISTRICT SCHOOL TAX							
00207075	1 00074 WESTAMPTON TWP BD OF EDUCATION	SEPTEMBER 2020 LOCAL SCHOOL DISTRICT TAXES	912,019.66	R	08/17/20	08/17/20		
0-01-55-900-008	RESERVE FOR STATE GRANTS							
00207019	1 02951 LOALBO ENTERPRISES INC	RECYCLING-LOWER SWING ARM AS PER INVOICE#5514	277.00	R	08/06/20	08/24/20	5514	
00207095	1 01504 SERVICE TIRE TRUCK CENTER INC	RECYCLING-DUMP TRAILER TIRE	197.10	R	08/20/20	08/20/20	776140-15	
00207118	1 01997 DRAGER INC	DWI-ALCOTEST SUPPLIES	179.00	R	08/26/20	08/26/20	5951065321	
			<u>653.10</u>					
0-01-55-900-012	REFUNDS FROM TAX OVERPAYMENTS							
00207099	1 03894 L P & C A WARREN-BRANNUM	REFUND 3RD QTR 2020 TAXES AS MORTGAGE COMPANY HAD ALREADY PAID	2,264.84	R	08/20/20	08/20/20		

August 28, 2020
07:43 AM

TOWNSHIP OF WESTAMPTON
Bill List By Budget Account

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
0-01-55-900-012	REFUNDS FROM TAX OVERPAYMENTS	Continued							
	BLOCK 1001.04 LOT 17								
		Fund Total: CURRENT FUND	1,304,970.00						
Fund:	CAPITAL FUND								
0-04-55-920-048	CAPITAL-ORDINANCE#2020-4-8 (PW BACKHOE)								
00207080	1 02496 STROBES N MORE	WHELEN WCON AMBER	319.96	R		08/17/20	08/17/20	286173	
	AS PER INVOICE#286070								
00207080	2 02496 STROBES N MORE	SHIPPING	12.85	R		08/17/20	08/17/20	286173	
00207081	1 02802 WIRELESS COMMUNICATIONS & CONNECTORS & COAXIAL MOUNT	ANTENNA KIT, MOUNTING BRACKET	72.20	R		08/17/20	08/17/20	C20200407	
00207116	1 02743 AUTO PARTS CONNECTION	NEW BACKHOE-TERMINALS & SILICONE CABLE SEALS	5.19	R		08/25/20	08/25/20	946948	
00207128	1 01474 JESCO INC	MTG KITS FOR NEW BACKHOE	97.02	R		08/27/20	08/27/20	PC8174	
00207133	1 03360 AGERBO'S AUTO TRIM & LETTERING	NEW BACKHOE LETTERING	185.00	R		08/27/20	08/27/20	9303	
		Fund Total: CAPITAL FUND	692.22						
Fund:	DOG FUND								
0-12-55-900-907	DOG-VETERINARIAN SERVICES								
00207093	1 01073 MOUNT LAUREL ANIMAL HOSPITAL	EUTHANASTIA (1/25/20)	566.40	R		08/19/20	08/27/20	554944	
00207093	2 01073 MOUNT LAUREL ANIMAL HOSPITAL	EXAM-ANIMAL CONTROL (1/27/20)	962.17	R		08/19/20	08/27/20	554945	
	AS PER INVOICE#554944 & 554945								
		Fund Total: DOG FUND	1,528.57						
Fund:	ESCROW FUND								
0-14-56-850-978	KCA WESTAMPTON LLC (203-5)	WAWA							
00207102	4 03246 FLORIO PERRUCCI STEINHARDT	JULY 2020 LEGAL	34.00	R		08/20/20	08/20/20	183566	
0-14-56-850-992	WESTAMPTON REALTY LLC (805-1)								
00207073	1 03257 ENVIRONMENTAL RESOLUTIONS INC	APRIL & MAY 2020 SITE PLAN	3,912.50	R		08/17/20	08/17/20	82607	
00207102	7 03246 FLORIO PERRUCCI STEINHARDT	JULY 2020 LEGAL	68.00	R		08/20/20	08/20/20	182573	

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void date	Invoice	PO Type
0-14-56-850-992 00207102 8 03246	WESTAMPTON REALTY LLC (805-1)	Continued FLORIO PERRUCCI STEINHARDT JULY 2020 LEGAL-GM PROPERTIES	221.00	R	08/20/20	08/20/20		182571	
			4,201.50						
0-14-56-850-993 00207100 1 02461	PROVCO PINEGOOD MGMT (201-7.01 & 7.02)	ENGINEERING THRU 7/24/20	576.00	R	08/20/20	08/20/20		264805	
00207100 5 02461	CME ASSOCIATES	ENGINEERING THRU 8/7/20	144.00	R	08/20/20	08/20/20		265431	
00207102 6 03246	FLORIO PERRUCCI STEINHARDT	JULY 2020 LEGAL	731.00	R	08/20/20	08/20/20		183567	
			1,451.00						
0-14-56-851-002 00207100 2 02461	MWP INDUSTRIAL NE LLC (902-1,2,3)	ENGINEERING THRU 8/7/20	216.00	R	08/20/20	08/20/20		265434	
00207100 6 02461	CME ASSOCIATES	ENGINEERING THRU 7/24/20	1,204.00	R	08/20/20	08/20/20		264806	
			1,420.00						
0-14-56-851-013 00207102 2 03246	ELBERTSON, ROBERT (1002.01-7)	FLORIO PERRUCCI STEINHARDT JULY 2020 LEGAL	204.00	R	08/20/20	08/20/20		183569	
0-14-56-851-014 00207102 3 03246	COLONIAL DAMES (906-12)	FLORIO PERRUCCI STEINHARDT JULY 2020 LEGAL	577.00	R	08/20/20	08/20/20		183568	
0-14-56-851-819 00207100 4 02461	DOLAN-BLOCK 203 LOT 7.03-86 STEWERS LN	CME ASSOCIATES ENGINEERING THRU 8/7/20	172.00	R	08/20/20	08/20/20		265432	
0-14-56-851-820 00207102 5 03246	DOLAN CONTRACTORS-(203-7) 90 STEWERS LN	FLORIO PERRUCCI STEINHARDT JULY 2020 LEGAL	34.00	R	08/20/20	08/20/20		183565	
0-14-56-851-821 00207100 3 02461	DOLAN CONTRACTORS (203-8&9)-597 RANCOGAS	CME ASSOCIATES ENGINEERING THRU 8/7/20	172.00	R	08/20/20	08/20/20		265433	
		Fund Total: ESCROW FUND	8,215.50						
Fund: RECREATION FUND									
0-17-55-900-109 00207121 1 03892	RECREATION-SUMMER PROGRAM	HEIDI R SOFFEL SOCCER, HOCKEY, FOOTBALL CAMP	220.00	R	08/27/20	08/27/20			
		AUGUST 24-27 2020							
00207122 1 03877	GRETCHEN M SOFFEL	SOCCER, HOCKEY, FOOTBALL CAMP	82.50	R	08/27/20	08/27/20			
		AUGUST 24-27 2020							

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	P0 Type
0-17-55-900-109	RECREATION-SUMMER PROGRAM	Continued							
00207123 1 03534	THOMAS J COLLING III	YOUTH VOLLEYBALL CAMP	605.00	R		08/27/20	08/27/20		
	AUGUST 24-27 2020								
00207124 1 03773	OLIVIA COLLING	YOUTH VOLLEYBALL CAMP	250.00	R		08/27/20	08/27/20		
	AUGUST 24-27 2020								
00207125 1 03654	CARLOS H SOARES	YOUTH VOLLEYBALL CAMP	385.00	R		08/27/20	08/27/20		
	AUGUST 24-27 2020								
00207126 1 03890	LITTLE KICKS SOCCER	SOCCER, HOCKEY, FOOTBALL CAMP	668.50	R		08/27/20	08/27/20		
	AUGUST 24-27 2020								
00207127 1 03895	TAYLOR S KELLY	SOCCER, HOCKEY, FOOTBALL CAMP	110.00	R		08/27/20	08/27/20		
	AUGUST 24-27 2020								
			<u>2,321.00</u>						
0-17-55-900-111	RECREATION-BASKETBALL LEAGUE								
00207114 1 03011	JOINT BASE MDL YOUTH PROGRAMS OFFICIALS & LEAGUE FEES		71.79	R		08/24/20	08/24/20		
	BALANCE OWED FROM 2019								
0-17-55-900-118	RECREATION-ADULT SOFTBALL								
00207072 1 03741	GREGORY BOSWELL	UMPIRE FEES-WEEK 3&4	360.00	R		08/17/20	08/17/20		
	AUGUST 9 THRU 16 2020								
00207072 2 03741	GREGORY BOSWELL	10% ASSISTOR FEE	36.00	R		08/17/20	08/17/20		
			<u>396.00</u>						
0-17-55-900-124	RECREATION-FIELD & FACILITY MAINTENANCE								
00207089 1 01177	MR BOB'S PORTABLE TOILETS	SEPTEMBER 2020 PORTABLE TOILET	169.64	R		08/17/20	08/17/20	A-281934	
	RENTAL-SPORTS COMPLEX SOCCER FIELD								
00207089 2 01177	MR BOB'S PORTABLE TOILETS	SEPTEMBER 2020 PORTABLE TOILET	169.64	R		08/17/20	08/17/20	A-281953	
	RENTAL-SPORTS COMPLEX SOCCER FIELD								
00207089 3 01177	MR BOB'S PORTABLE TOILETS	SEPTEMBER 2020 PORTABLE TOILET	75.00	R		08/17/20	08/17/20	A-282049	
	RENTAL-SPORTS COMPLEX SOCCER FIELD								
00207089 4 01177	MR BOB'S PORTABLE TOILETS	SEPTEMBER 2020 PORTABLE TOILET	339.28	R		08/17/20	08/17/20	A-282058	
	RENTAL-SPORTS COMPLEX SOCCER FIELD								
			<u>753.56</u>						
0-17-55-900-135	RECREATION-FIELD HOCKEY								
00207120 1 03879	STEPHEN BASELICE	THERMOMETERS	275.00	R		08/27/20	08/27/20		
			<u>3,817.35</u>						

Fund Total: RECREATION FUND

AUGUST 28, 2020
07:43 AM

TOWNSHIP OF WESTAMPTON
Bill List by Budget Account

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
Fund: OPEN SPACE FUND									
0-18-54-375-200	OPEN SPACE-LAND MAINTENANCE-OTHER EXP								
00207087 1 00063	PSE&G	AUGUST 2020 ELECTRIC-OLD	17.89	R		08/17/20	08/17/20	603006924061	
	FOOTBALL FIELD AREA								
00207109 2 00063	PSE&G	AUGUST2020 ELECTRIC-CONCESSION	7,363.37	R		08/24/20	08/24/20	600906728762	
	STAND								
			<u>7,381.26</u>						
		Fund Total: OPEN SPACE FUND	7,381.26						
Fund: POLICE OUTSIDE OVERTIME FUND									
0-21-56-850-800	POLICE OUTSIDE OVERTIME EXPENDITURES								
00207115 1 00215	CURRENT FUND	ADMIN FEES-2ND HALF AUGUST2020	154.38	R		08/25/20	08/25/20		
	VISUAL COMPUTER SOLUTIONS INC								
		Fund Total: POLICE OUTSIDE OVERTIME FUND	154.38						
Fund: COAH FUND									
0-24-56-850-800	COAH DEVELOPMENT FEES EXPENDITURES								
00207101 1 03246	FLORIO PERRUCCI STEINHARDT	JULY 2020 LEGAL	621.20	R		08/20/20	08/20/20	183564	
		Fund Total: COAH FUND	621.20						
		Year Total:	1,327,380.48						
Total Charged Lines: 75			Total List Amount: 1,327,380.48	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	225,206.75	0.00	225,206.75	0.00	0.00	225,206.75
RECREATION FUND	0-17	1,227.75	0.00	1,227.75	0.00	0.00	1,227.75
POLICE OUTSIDE OVERTIME FUND	0-21	2,823.12	0.00	2,823.12	0.00	0.00	2,823.12
Total of All Funds:		<u>229,257.62</u>	<u>0.00</u>	<u>229,257.62</u>	<u>0.00</u>	<u>0.00</u>	<u>229,257.62</u>

P.O. Type: A11

Range: 00207104 to 00207107

Format: Detail with line Item Notes

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

PO #	PO Date	Vendor	Amount	Charge Account	Acct Type	Contract po Type	Stat/chk	First Rcvd	chk/Void	Invoice
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00207104	08/24/20	00002	PAYROLL ACCOUNT							
1	PAYROLL-WE AUGUST 2020		2,622.50	0-21-56-850-800	B	POLICE OUTSIDE OVERTIME EXPENDITURES	R	08/24/20	08/24/20	
2	FICA/MEDICARE-2ND HALF AUGUST		200.62	0-21-56-850-800	B	POLICE OUTSIDE OVERTIME EXPENDITURES	R	08/24/20	08/24/20	
			2,823.12							

00207105	08/24/20	00002	PAYROLL ACCOUNT							
1	PAYROLL-WE AUGUST 15 & 22 2020		420.00	0-17-55-900-109	B	RECREATION-SUMMER PROGRAM	R	08/24/20	08/24/20	
2	PAYROLL-WE AUGUST 15 & 22 2020		720.50	0-17-55-900-131	B	RECREATION-CONCESSION STAND SALES	R	08/24/20	08/24/20	
3	FICA & MEDICARE-WE AUG 15 & 22		32.13	0-17-55-900-109	B	RECREATION-SUMMER PROGRAM	R	08/24/20	08/24/20	
4	FICA & MEDICARE-WE AUG 15 & 22		55.12	0-17-55-900-131	B	RECREATION-CONCESSION STAND SALES	R	08/24/20	08/24/20	
			1,227.75							

00207106	08/24/20	00002	PAYROLL ACCOUNT							
1	PAYROLL-WE AUGUST 15 & 22 2020		6,987.11	0-01-20-120-011	B	ADMINISTRATIVE & EXECUTIVE-S&W-REGULAR	R	08/24/20	08/24/20	
2	PAYROLL-WE AUGUST 15 & 22 2020		3,564.30	0-01-20-130-011	B	FINANCIAL ADMINISTRATION-S&W-REGULAR	R	08/24/20	08/24/20	
3	PAYROLL-WE AUGUST 15 & 22 2020		2,962.81	0-01-20-145-011	B	COLLECTION OF TAXES-S&W-REGULAR	R	08/24/20	08/24/20	
4	PAYROLL-WE AUGUST 15 & 22 2020		2,111.96	0-01-20-150-012	B	ASSESSMENT OF TAXES-S&W-REGULAR	R	08/24/20	08/24/20	
5	PAYROLL-WE AUGUST 15 & 22 2020		230.81	0-01-21-180-012	B	LAND DEVELOPMENT BOARD-S&W-REGULAR	R	08/24/20	08/24/20	
6	PAYROLL-WE AUGUST 15 & 22 2020		7,725.20	0-01-22-195-011	B	CONSTRUCTION OFFICIAL-S&W-REGULAR	R	08/24/20	08/24/20	
7	PAYROLL-WE AUGUST 15 & 22 2020		91,098.48	0-01-25-240-011	B	POLICE-SALARIES & WAGES-REGULAR	R	08/24/20	08/24/20	
8	PAYROLL-WE AUGUST 15 & 22 2020		5,716.73	0-01-25-240-014	B	POLICE-S&W-REGULAR OVERTIME	R	08/24/20	08/24/20	
9	PAYROLL-WE AUGUST 15 & 22 2020		416.00	0-01-25-240-017	B	POLICE-S&W-SHIFT SUPERVISOR	R	08/24/20	08/24/20	
10	PAYROLL-WE AUGUST 15 & 22 2020		38,526.21	0-01-25-260-011	B	EMERGENCY MEDICAL SERVICES-S&W-REGULAR	R	08/24/20	08/24/20	
11	PAYROLL-WE AUGUST 15 & 22 2020		5,559.75	0-01-25-260-012	B	EMERGENCY MEDICAL SERVICES-S&W-PER DIEM	R	08/24/20	08/24/20	
12	PAYROLL-WE AUGUST 15 & 22 2020		3,058.62	0-01-25-260-014	B	EMERGENCY MEDICAL SERVICES-S&W-OVERTIME	R	08/24/20	08/24/20	
13	PAYROLL-WE AUGUST 15 & 22 2020		2,484.00	0-01-26-290-016	B	STREETS & ROADS-SALARIES & WAGES-REGULAR	R	08/24/20	08/24/20	
14	PAYROLL-WE AUGUST 15 & 22 2020		26,739.53	0-01-26-290-011	B	SHARES MCPA SERV AGREEMENTS-CCO-S&W-REG	R	08/24/20	08/24/20	
15	PAYROLL-WE AUGUST 15 & 22 2020		2,800.50	0-01-42-195-012	B	MUNICIPAL COURT-SALARIES & WAGES-REGULAR	R	08/24/20	08/24/20	
16	PAYROLL-WE AUGUST 15 & 22 2020		8,196.04	0-01-43-490-011	B	MUNICIPAL COURT-SALARIES&WAGES-OVERTIME	R	08/24/20	08/24/20	
17	PAYROLL-WE AUGUST 15 & 22 2020		960.92	0-01-43-490-014	B	RESERVE FOR STATE GRANTS	R	08/24/20	08/24/20	
18	CLEAN COMW-PAYROLL WE AUG13&22		397.68	0-01-55-900-008	B	RESERVE FOR STATE GRANTS	R	08/24/20	08/24/20	
			209,536.65							

00207107	08/24/20	00002	PAYROLL ACCOUNT							
1	FICA-2ND HALF AUGUST 2020		15,222.37	0-01-36-472-286	B	FICA & MEDICARE TAX	R	08/24/20	08/24/20	

