

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

SEPTEMBER 4, 2019 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on September 4, 2019 at 7:00 P.M. The meeting was called to order by Chairman Gary Borger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 4, 2019 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Myers, Mayor Wisniewski, Solicitor Robert Swartz, Planner Barbara Fegley, Engineer Jim Winckowski, Secretary Marion Karp
Absent: Mr. Eckart, Mr. Odenheimer

Approval of meeting minutes 7/10/2019 - were approved as written.

Resolutions: approval needed:

16-2019 George Stevenson, Block 107, Lot 10 (210 Main St., Rancocas) – minor subdivision & bulk variances - was memorialized

17-2019 BBL NJ Land, LLC, Block 906.07, Lot 8.01 (115-119 Hancock Lane) – amended preliminary site plan review (medical office building) – was memorialized

18-2019 GHM Properties, Redevelopment Plan, Block 805, Lot 1 (2015 Burlington- Mt. Holly Rd.) - memorialized

Informal Applications:

Salt & Light, Block 1208, Lot 11- Community of Hope. Kent Pipes was present for an informal presentation; he wanted to hear the Board's comments and questions regarding the documents he had submitted. Dave Guerrero asked what the square footage was on each unit; they were 288 square feet each. Kent explained that he discovered there was a need for micro-housing. He is proposing a cape cod style house with four units on the first floor and 2 on the second floor which could house 6 adults. Dave Barger asked about buffering of the site. There is a fence and some greenery on site now but they expect to add to it. Barbara Fegley addressed the fact that his approved building was expected to add 30 units for COAH credits. He explained that these were transitional homes where people would not live permanently. Counseling would be available on site; they had plans to convert the garage into a

counseling office. There will not be an on-site residential staff person. They are annually renewable leases. Only one person is permitted to live in each unit. Gene Blair commented that he has done a great job with his projects in town and he thinks this project is a win-win for Westampton.

Old Business:

None

New Business:

Dolan Contractors, Inc., Block 203, Lot 7.03 (86 Stemmers Lane) – amended preliminary and final site plan (reduced size office/warehouse/distribution facility) – this application will be continued until the Board’s 10/2/19 meeting upon request of the applicant. No further notice would be required.

Crown Point Associates LLC, Block 807, Lot 1 (2035 Burlington-Mt. Holly Rd.)- amended preliminary and final subdivision and site plan, bulk variances. William Hyland, applicant’s attorney, was present. They were back before the Board again with an amended plan containing some modifications from what had been approved back in December. An additional pad site is being requested; a setback variance and an impervious coverage variance; the subdivision would change slightly. The project would be constructed in phases; phase 1 would consist of a Wawa and a Kiddie Academy building. All of the infrastructure for both phases would be constructed simultaneously. John Abene, Ed Brady, Cecilia Byrneschmidt, Veronica Foster, Philip Sconyo, Nathan Mosley, Greg Blackwell and Nick Tomasetti were all sworn in by the Board Solicitor.

John Abene, principle of Fountain Square gave testimony regarding the amended plan. They could not secure city water from Burlington Township but instead drilled their own well. They have obtained approvals from Burlington Township; the project would straddle both municipalities. The fountains would run 7 months out of the year; after that they would be drained.

Jim Winckowski asked about a portion of a parking lot that wasn’t included on the site plan yet is in Westampton Township. Ed Brady would address it tonight; otherwise they would have to return before the Board. They have secured preliminary approval in Burlington; they would return for their final approvals. The infrastructure in Westampton would be the first to be built.

Ed Brady stated that the parcel is approximately 24 acres in size. Irick Road was going to be re-located and a new traffic signal was going to be installed. They are creating two lots with the relocation of the road; the Wawa will be on its own lot. The proposed hotel was eliminated and replaced with a small retail building and the child daycare center. A pump station for sanitary sewer would be located at the rear of the site. The

supply well would be at the back of the site as well; there would be a pump station and a water storage tank on site. They were not able to get permission from Burlington Township for water to their site. NJ American Water only runs to Hancock Lane on Route 541 and isn't included in their franchise area and would take years to accomplish so they went with a well. The vehicular circulation on the site was opened up as well on the site. An impervious coverage variance is necessary for both lots. The stormwater management basin is oversized for the site and can more than handle the water. The trash enclosure for the Wawa shows landscaping in the Burlington County right of way according to Jim Winckowski; there is conflict between the site plan and the subdivision plat. Jim stated that it needs to be corrected. He asked why the trash enclosure couldn't be moved to the other side of the lot, on the opposite corner where it would be less busy. Jim stated that it was a municipal boundary but the applicant owned that land as well. He thinks it's a better configuration not to have it located so close to a busy driveway and the roundabout. Mr. Brady stated that physically it could fit there. The applicants agreed to examine the possibility and the engineers would work it out. Required loading spaces are 17 spaces on the main lot and 2 on the Wawa lot. They are proposing 2 on the Wawa lot and 8 on the main lot. This amended plan proposes 118,000 square feet of retail space.

Signage was slightly changed based on the Wawa site; revised plans have been submitted. The adjacent solar field has a driveway that exists but wasn't shown on the plan; the applicants agree to add it to the plan.

Regarding the on-site lighting, the Board engineer has no objections to the relief being requested. He thought the intersection should be lit. Jim wanted the driveway through the loading area at the Kiddie Academy to be better defined for those passing through there; a centerline stripe or a treatment to define the northern edge. They are looking for a clearer phasing plan; the intent is to build the main parking lot along with Phase 1; all the infrastructure would be constructed in the beginning. Jim also wants to see some sort of a jurisdictional map that makes clear who is responsible for what. A phasing plan would be provided to the engineer.

The water tank is circular and about 34 feet in height, about 24 feet in width. Dave Barger asked about revising the lighting. He stated that the Kiddie Academy would pretty much be invisible from Route 541, he wondered if there was a way to pull it out closer to Irick Road.

Bill Freeman asked why the hotel was eliminated; they explained that they couldn't find one who was interested at this time and they also didn't know how it would work with the entire site.

Nathan Mosely, traffic engineer testified regarding traffic on the site and how it would flow. He had a traffic signal installation plan and a traffic sign and striping plan for the roundabout. The road would be relocated about 200 feet south of its existing location. They had met with the County who had suggested revisions to their previous plans. Western Drive will be a two way road. The roundabout was increased in size to 140

feet across which is what the County desired; they had also suggested several other modifications. Anyone coming into the roundabout will have to slow down and yield; traffic already in the roundabout will have the right of way. Plans will be going to the County for final review. The main aisle of the shopping center is revised to be a right in right out only. Jim Winckowski thinks it is a good change.

Signage was addressed by Cecilia Schmidt. There were slight modifications made to the plans; there are two identification signs for the site; a smaller one at the roundabout; four monument signs that identify pad sites; and two signs for the Wawa. The large identification sign is 25 feet high, 15 feet is permitted, 116 square feet in area where 100 square feet is permitted. The other sign is smaller, 15 feet high, area is 69 square feet so no variances are required. The monument signs are not permitted, they are proposed to be 12.5 feet in height. The Wawa signage was discussed – variances were previously granted for these although they didn't have the exact sizes from Wawa at that point; they do now. The Kiddie Academy signs were reviewed; our ordinance doesn't permit signs on top of roofs; there is one on the cupola. There is an additional freestanding sign that requires a variance. These are all new to the application.

Planner Barbara Fegley stated that there was some confusion as to how the signs are measured.

Nick Tomasetti testified regarding the architectural elevations of the Kiddie Academy building.

Veronica Foster, engineer, testified regarding potable water systems. The well is about 350 feet deep and is in the same aquifer that provides water to NJ American water and Burlington's water system. The water will be treated; the storage tank has a capacity of 200,000 gallons. There will be a looped water line system; pressure is maintained by a series of three pumps. DEP regulates the process; the system will be totally automated. An emergency generator will be provided in the case of power outages. Jim asked if the water system has enough capacity to provide for irrigation; she couldn't answer this question. They are planning on irrigation but most likely will have a second well for this. The pump house will be 12 by 20 feet and is a prefab kit. Jim wanted to see what it looks like; she stated it looks like a typical backyard shed. Jim is concerned that it is right along Irick Road and will be seen so he is concerned about it. It should tie in with the architectural look of the shopping center. Mr. Hyland stated that they could come back next month with the details where the Board would have the opportunity to see it and bless it.

At this point the Board took a five minute recess.

Philip Sconyo testified regarding fire protection and the water supply and its adequacy. Fire hydrant pressure is maintained through the pumps.

Craig Blackwell, representative of Kiddie Academy was present for any Board questions; they had none. The school will have 168 students maximum and 22

teachers; operation hours are 6:30 AM to 6:30 PM; infants to 5 years old, Monday through Friday, year round. It is a franchise; there are 235 in operation around the country presently.

Barbara Fegley stated that there was a lot that wasn't discussed in her report; the applicants agree to all points in her letter but discussed a few things. They will provide a different size sign that what was submitted; the issue was how the sign is measured. One more monument sign was added to the plan that the Board had approved in December, along with another sign for the Wawa that was smaller. There was some question in how our ordinance was interpreted and how the signs were measured.

The Board asked if the applicants agreed to the Fire Official's letter of July 2019. Mr. Hyland stated that he did not recall if he saw it or not; Marion stated she had emailed it to Patty but would send it again tomorrow.

Robert Swartz asked if the applicant was agreeable to continuing the application until the next meeting; they could work on cleaning up the number of items that were still up in the air. He would be able to have a resolution ready which could be memorialized at the same meeting.

Dave Barger suggested moving the location of the Kiddie Academy building and the retention pond; he thinks it creates a much better circulation on the site. Jim thought the sketch he had done looked promising; he thought he should share it with the applicants. They looked at the sketch but stated that they weren't in a position to change things at this point.

The meeting was opened to the public for comment. Nancy Burkley asked if they would have city sewer; they would have Mt. Holly MUA for sewer. She asked the difference between a roundabout and a circle.

They needed to resolve the issue with the setback of the trash enclosure; the pump house and figure out the variances necessary for the signage. They would be back at the October 2nd meeting. No further notice would be required.

Open Meeting for public comment

No comments were made.

Correspondence:

None

Comments from the Board

No comments were made.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board