

RESOLUTION: 05-2023

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Rancocas Holdings LLC

BOARD'S DECISION: Continuing Use Variance and Preliminary and Final Site Plan Approval

PROPERTY ADDRESS: 598 Rancocas Road, Block 201, Lots 10 and 11

ZONING DISTRICT: B-1 – Industrial Zoning

DATE OF HEARING: January 4, 2023

WHEREAS, Rancocas Holdings LLC (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting a Use Variance and Preliminary and Final Site Plan approval. The Applicant is proposing to develop the site with a 123-space parking lot for trucks and trailers or other large wheelbase vehicles. The property is currently improved with an auto repair shop and associated site improvements. The existing access driveways for the auto repair shop along Rancocas Road (Burlington County Route 626) are proposed to be removed. Access to the proposed facility shall be provided by one (1) ingress/egress drive from Highland Drive. The 8.3-acre tract of property is located south of Rancocas Mount Holly Road with frontage along Rancocas Road (Burlington County Route 626) and Highland Drive, Westampton, New Jersey, designated as Block 201, Lots 10 and 11 on the Township Tax Map (“Subject Property”). The Subject Property is within the B – 1 Industrial Zone; and

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

WHEREAS, prior to the August 3, 2022 Board meeting, the Applicant, through its attorney, Patrick F. McAndrew, Esquire, requested the Application be carried to the September 7, 2022 Board meeting for further legal discussions with the Board’s Solicitor regarding this Application; and

WHEREAS, during the New Business portion of the August 3, 2022 Board Meeting it was announced the Applicant requested to carry this Application until the September 7, 2022 Board meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting; and

WHEREAS, during the Old Business portion of the September 7, 2022 Board Meeting it was announced the Applicant requested to carry this Application until October 5, 2022 Board meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting; and

WHEREAS, during the Old Business portion of the November 2, 2022 Board Meeting, Patrick McAndrew, Esq., attorney for the Applicant, requested the Application to be carried until December 7, 2022 because of the time limitation, which the Board agreed to permit; and

WHEREAS, at the December 7, 2022 Board Meeting, Patrick McAndrew, Esq. attorney for the Applicant, presented the professionals and witnesses for the Applicant; and

WHEREAS, following the testimony of the professionals and witnesses for the Applicant, the hearing was adjourned until January 4, 2023 to permit the Intervenor Highland Business Park to present testimony; and

WHEREAS, prior to the Board meeting on January 4, 2023, Doug Heinold, Esq., attorney for the Intervenor, and Patrick McAndrew, Esq., provided a request and consent to an adjournment of the hearing until February 1, 2023.

NOW, THEREFORE, BE IT RESOLVED, by the Land Development Board of the Township of Westampton, that the Applicant's request for preliminary and final site plan approval on the Subject Property in the B - 1 Industrial Zone was and is hereby **CONTINUED**, subject to the testimony and representations set forth on the record and/or by written correspondence by the Applicant, and any conditions set forth herein.

WESTAMPTON LAND DEVELOPMENT BOARD

BY: David M. Guerrero
David Guerrero, Vice Chairman

ATTEST: Jodie Termi
Jodie Termi, Board Secretary

DATE MEMORIALIZED: 2/1/23