

RESOLUTION: 1-2022

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: MRP Industrial NE, LLC

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

PROPERTY ADDRESS: Irick and Woodlane Road - Block 804, Lot 12

ZONING DISTRICT: I – Industrial Zone

DATE OF HEARING: December 1, 2021

WHEREAS, MRP Industrial NE, LLC (“Applicant”) filed an application with the Westampton Land Development Board (“Board”) requesting preliminary and final site plan approval. The Applicant is proposing to construct two warehouse buildings totaling approximately 520,320 square feet. The proposed Warehouse Building 1 will contain 305,040 square feet including 13,600 square feet of office space and the proposed Warehouse Building 2 will contain 215,280 square feet including 14,800 square feet of office space. Warehouse Building 1 is proposed to contain 10,800 square feet of additional future office space; Warehouse Building 2 is proposed to contain 5,600 of additional future office space. The proposed development will contain over 600 parking spaces, 96 loading spaces, and 99 trailer parking stalls. The property is located at Irick and Woodlane Roads, Westampton, New Jersey, designated as Block 804, Lot 12 on the Township Tax Map (“Subject Property”). The Subject Property is within the I – 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, during the May 5, 2021 Board meeting, the Applicant, through its attorney, Michael F. Floyd, Esquire, requested the Application be carried to the June 2, 2021 meeting as it was determined that the Zoom capacity was insufficient to allow all members of the public to attend the hearing; and

WHEREAS, the Board solicitor announced the Applicant’s request at the May 5, 2021 meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting; and

WHEREAS, the Applicant agreed to re-notice and re-advertise for the June 2, 2021 meeting; and

WHEREAS, prior to the June 2, 2021 meeting, the Applicant, through its attorney, Michael F. Floyd, Esquire, requested the Application be carried to the July 7, 2021 meeting; and

WHEREAS, the Board Chairman announced the Applicant's request at the June 2, 2021 meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting; and

WHEREAS, prior to the July 7, 2021 meeting, the Applicant, through its attorney, Michael F. Floyd, Esquire, requested the Application be carried to the August 4, 2021 meeting; and

WHEREAS, the Board Chairman announced the Applicant's request at the July 7, 2021 meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting; and

WHEREAS, at the August 4, 2021 and September 1, 2021 Board meetings, the Applicant was represented by Michael F. Floyd, Esquire. The Board heard testimony from the Applicant's witnesses and professionals as to the requested relief; and

WHEREAS, prior to the October 6, 2021 meeting, the Applicant, through its attorney, Michael F. Floyd, Esquire, requested the Application be carried to the November 3, 2021 meeting to allow Applicant additional time to address comments raised by the Board members concerning traffic; and

WHEREAS, the Board Chairman announced the Applicant's request at the October 6, 2021 meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting and no further notice would be required of the Applicant for the November 3, 2021 Board meeting; and

WHEREAS, prior to the November 3, 2021 meeting, the Applicant, through its attorney, Michael F. Floyd, Esquire, requested the Application be carried to the December 1, 2021 meeting to allow Applicant additional time to address comments raised by the Board members concerning traffic; and

WHEREAS, the Board Chairman announced the Applicant's request at the November 3, 2021 meeting to advise any members of the public present for the Application that the Application would be heard at the next meeting and the Applicant would re-notice and re-advertise for the December 1, 2021; and

WHEREAS, at the December 1, 2021 Board meeting, the Applicant was represented by Michael F. Floyd, Esquire. Mr. Floyd stated that his client had no further testimony, and previously hearing from other members of the public, Kristina Goetz and Kirsten Bjork-Jones. Mr. Brennan cross examined the Applicant's witnesses and then placed affirmative testimony on the record with his witnesses and professionals; and

WHEREAS, the Board Chairman announced the Applicant's request at the December 1, 2021 meeting to advise any members of the public present for the Application that the

Application would be continued to the January 5, 2022 meeting and no further notice would be required of the Applicant for the January 5, 2021 Board meeting.

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

WESTAMPTON LAND DEVELOPMENT BOARD

BY: David M. Duenn
~~Gary Berger, Chairman~~
DAVID GUERLERO, VICE CHAIRMAN

ATTEST: Jodie Term
Emily Hess, Board Secretary
Jodie Term

DATE MEMORIALIZED: 1/5/2022