

**RESOLUTION: 19-2022**

**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**APPLICANT'S NAME:** BBL NJ Land, LLC

**BOARD'S DECISION:** **Granted Application for Amended Preliminary Major Site Plan Approval with Bulk Variances & Waivers**

**PROPERTY ADDRESS:** 115-119 Hancock Lane – Block 906.07, lot 8.01

**ZONING DISTRICT:** B-1 Business District

**DATE OF HEARING:** July 10, 2019 (Extension August 3, 2022)

**WHEREAS**, BBL NJ Land, LLC (the "Applicant") submitted an application for amended preliminary site plan approval and requesting certain bulk variances and waivers to the Westampton Land Use Development Board ("Board") to revise a preliminary site plan approval from an office building and bank to the development of a 2-story, 50,000 square foot medical office building with associate site improvements including 253 parking spaces at the property located at 115-119 Hancock Lane, Westampton, New Jersey, designated as Block 906.07, Lot 8.01 on the Township Tax Map ("Subject Property"); and

**WHEREAS**, the Applicant's application proposed revising the plan on that portion of the property that currently contains an existing detention basin for the entire project, to develop a 2-story, 50,000 gross square foot medical office building with associated improvements including 253 parking spaces, concrete curb and sidewalk installation, a modified recharge basin, and landscaping and lighting improvements; and

**WHEREAS**, the site was subject to a previously received site plan approval in 2006, which included a hotel, restaurant, bank and three-story office building where the hotel and restaurant were previously constructed on Lot 8 and the previously approved 31,250 square foot 2-story office building and 2,500 square foot bank were never developed; and

**WHEREAS**, at the July 10, 2019 Board meeting, upon proper notice to the public, the Applicant was represented by Erin Szulewski, Esq. of Parker McCay. The Board heard testimony from the Applicant's professionals as to the purpose, location, and details of the proposed amended major preliminary site plan and requested variance relief; and

**WHEREAS**, at the July 10, 2019 Board meeting, the Board granted an Amended Preliminary and Major Site Plan Approval with variances and waivers, memorialized in Resolution 17-2019 adopted at the September 4, 2019 meeting; 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**, on July 25, 2022, the Applicant, by and through its counsel John C. Gillespie, Esq. of Parker McCay, submitted correspondence to the Board seeking an extension of one-year for the approvals granted in Resolution 17-2019

**WHEREAS**, the Applicant represented that an extension of one-year, from September 4, 2022 to September 3, 2023, was necessary because the COVID-19 pandemic has impacted the Applicant's efforts to attract and secure medical office tenants; and

**WHEREAS**, at the August 3, 2022 meeting, which was open to the public, the Board voted to approve the extension of the previously granted Amended Preliminary and Major Site Plan Approval with variances and waivers, memorialized in Resolution 17-2019, for a period of one-year from September 4, 2022 to September 3, 2023 with the understanding that all conditions of the prior approval remain in effect.

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Development Board of the Township of Westampton, that the Applicant is granted an extension of the Amended Preliminary and Major Site Plan Approval with variances and waivers contingent upon the representations made by the Applicant as described herein and in compliance with the prior approvals pursuant to Resolution 17-2019.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Mr. Borger	X			
Mr. Carr	X			
Mr. Grace	X			
Mr. Guerrero	X			
Mr. Jones	X			
Mr. Odenheimer	X			
Mr. Thorpe	X			

**IT IS FURTHER RESOLVED**, the above relief is subject to the following conditions:

1. The Applicant shall comply with the Township Code regarding public of notice of this decision in the official newspaper and all requirements for payment and arrangement of such publication.
2. The Applicant shall comply with all other applicable Township Code requirements.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

David M. Guerrero  
David Guerrero, Vice Chairman

ATTEST:

Jodie Termi  
Jodie Termi, RMC, CMR, Board Secretary

DATE MEMORIALIZED:

9/7/22