

RESOLUTION: 22-2022

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APPLICANT'S NAME: Crown Point Associates LLC

BOARD'S DECISION: Continuing Approval of Amended Preliminary and Final Subdivision and Amended Preliminary Site Plan and Final Site Plan Approval as to Phase 1, all with Variances

PROPERTY ADDRESS: 2035 Burlington-Mount Holly Road (CR 541), Block 807, Lot 1

ZONING DISTRICT: Commercial "C" Zoning District

DATE OF HEARING: September 7, 2022

WHEREAS, Crown Point Associates LLC ("Applicant") filed an application with the Westampton Land Development Board ("Board") and requested amended preliminary and final subdivision approval, amended preliminary site plan approval, and final site plan approval as to Phase I for the development of the site as a shopping center. The Applicant proposed to relocate about 500 linear feet of Irick Road so that it aligns with Western Drive at the intersection with Burlington-Mount Holly Road, which would result in the creation of two new lots and further the amended site plan proposes the construction of eight structures with the following uses: an eight pump gas station with 5,585 square foot convenience store to be located on Lot "A", a 3,000 square foot bank, a 2,400 square foot fast-food restaurant with drive-thru, and five retail buildings of various sizes totaling 94,500 square feet of retail space and 5,900 square feet of restaurant space to be located on Lot "B"; all in the Commercial "C" Zone. Phase I was proposed to consist of the eight-pump gas station on Lot "A" and Kiddie Academy day care center, the water treatment building, the water storage tank, and the stormwater management basin on Lot "B". The property is located at 2035 Burlington-Mount Holly Road (CR 541), Westampton, New Jersey, designated Block 807, Lot 1 on the Township Tax Map (the "Subject Property"); and

WHEREAS, at the September 4, 2019 and October 2, 2019 Board meetings, the Board heard testimony and asked questions of the Applicant and approved an Amended Preliminary and Final Subdivision and Amended Preliminary Site Plan and Final Site Plan Approval for Phase I, with variances, approval of which was memorialized in Resolution 21-2019; 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, the Applicant requested an extension of one-year of the approval of Resolution 21-2019; and

WHEREAS, at the September 7, 2022 meeting, which was open to the public, the Board voted to approve the extension of the previously granted Amended Preliminary and Final Subdivision and Amended Preliminary Site Plan and Final Site Plan Approval for Phase I, with variances, memorialized in Resolution 21-2019, for a period of one-year 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 Amended Preliminary and Final Subdivision and Amended Preliminary Site Plan and Final Site Plan Approval for Phase I, with variances contingent upon the representations made by the Applicant as described herein and in compliance with the prior approvals pursuant to Resolution 21-2019.

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

David M. Guerrero
David Guerrero, Vice Chairman

ATTEST:

Jodie Termi
Jodie Termi, Board Secretary

DATE MEMORIALIZED:

10/5/22