

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

MAY 4, 2016

REGULAR MEETING 7:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on January 12, 2016 and posted in the Municipal Building.

Pledge of Allegiance

-
3. Welcome to guests.
 4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Carugno, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez, Mr. Attaway, Ms. Berkley, Solicitor Allan Zeller, Engineer Jim Winckowski, Planner Robert Perry, Secretary Marion Karp
 5. Approval of minutes – 4/6/2016
 6. Swear in Board Professionals
 7. Resolutions: approval needed:
 - 7-2016 Ikea Property, Inc., Block 203, Lot 6.01 – amended preliminary and final major site plan approval (expansion of loading dock)
 - 8-2017 Dolan Contractors, Inc., Block 203, Lot 6.04 – one year extension of preliminary and final site plan approval (69,010 sq. foot warehouse/office building)
 - 9-2016 Rancocas Park 86, LLC, Block 203, Lot 7.03 – three year extension of preliminary and final site plan approval (200,541 sq. foot warehouse building)
 8. Old Business:
 9. New Business:
 - a. Dolan Contractors, Inc.,(American Tire, 111 Ikea Drive), Block 203, Lot 6.02 – amended preliminary & final site plan approval (enlargement of truck maneuvering area, redesigned basin & creation of new parking area)

e. The Dolan Group VII, LLC, Block 203, Lot 7.01 (80 Stemmers Lane) – extension of approval to 6/30/2017 (89,996 sq. foot addition)

10. Informal Applications:

11. Correspondence:

12. Open meeting for public comment

13. Comments from Board members, Solicitor, Engineer and Secretary

14. Adjourn

DRAFT

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

APRIL 6, 2016 7:00 P.M.

MINUTES

The regular meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on April 6, 2016 at 7:04 P.M. The meeting was called to order by Chairman Dave Barger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 12, 2016 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, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez, Mr. Attaway, Engineer Jim Winckowski, Solicitor Allen Zeller, Planner Bob Perry, Secretary Marion Karp

Absent: Mr. Carugno, Ms. Berkley

Minutes of the 3/2/2016 meeting – were approved as written.

Board Solicitor Sandy Zeller swore in Board Engineer Jim Winckowski and Board Planner Bob Perry.

Resolutions:

4-2016 Dolan Contractors, Inc., Block 203, Lot 1.03, 2 & 3 (32 & 40 Springside Rd.) final major site plan approval (construction of office/warehouse building) – was memorialized

5-2016 Redevelopment Plan, Westampton Interchange, (Rancocas Park), Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 & 7.03 – was memorialized

6-2016 Area in Need of Redevelopment Investigation, Westampton Interchange, (Rancocas Park) Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 & 7.03 – was memorialized

New Business:

Dolan Contractors, Inc., (American Tire, 111 Ikea Drive), Block 203, Lot 6.02. The application would not be heard at this evening's meeting. New notice would be required. Motion to reschedule made by Mr. Lopez; seconded by Mr. Applegate. All voted yes, Mr. Barger abstained.

Ikea Property, Inc., (100 Ikea Drive), Block 203, Lot 6.01. Ellen McDowell, applicant's attorney was present. Bob Stout, the applicant's engineer was sworn in by Solicitor Sandy Zeller. He had a 2012 aerial shot of the existing building; 4 new loading dock doors are proposed to be added. The building is of tilt wall construction. Circulation will be increased within the building if the dock doors are added. There are no other changes proposed; no variances are required. Impervious coverage will not be affected.

A grassed area will be modified but left as grass. Bob Perry Planner asked if the doors would match the existing; Mr. Stout explained that they would. The center section of grass which would be disturbed will be replaced with sod and not seed.

Site circulation is adequate according to Mr. Stout. Jim Winckowski's report was reviewed; all items will be addressed by the applicant. They have submitted to the Burlington County Planning Board for approval. They do not anticipate any increase in truck traffic. The additional docks will improve existing operations only. There are no changes in lighting; no additional lighting is proposed.

This was opened to the public for comment. No comment was made and the meeting was closed.

Mr. Lopez made a motion to approve the application; the motion was seconded by Mr. Freeman. All Board members voted yes.

Dolan Contractors, Inc., Block 203, Lot 6.04 (97 Stemmers Lane) – extension of approval to 6/30/2017 (69,000 sq. foot building). It shall be noted that Dave Barger recused himself from this portion of the meeting. Vice Chairman Ron Applegate ran the meeting in his place.

Russ Whitman, applicant's attorney gave a brief history of the project to the Board. The project has been started but only as far as site prep – utilities and curbing have been installed. The present approval will expire on June 30, 2016 and they are asking for a one year extension for the approval. The project is in the I Industrial zone and the zoning has remained the same, nothing has changed. Mike Dolan was sworn in by the Board Solicitor.

He explained that at the time of the approval they had a client, who ended up backing out. Shortly thereafter the recession/economic downturn started. Warehouse/office vacancy rates which once were as high as 40% are now down to about 10%. They need a bit more time to attract a potential buyer. Jim Winckowski asked if there was anything they could do to dress up the site since it is at the entrance to the industrial park along Woodlane Road in order to make it more attractive. Mike Dolan stated that they cut the grass regularly and they are maintaining the basin. Ms. Coe asked what kind of businesses were showing interest. Mike stated that a refrigeration company had

stopped in last week. Mr. Freeman asked if there is any limitation on extensions of time. They are entitled to 3 one year extensions according to Sandy Zeller. The extension will give them protection from zoning changes.

Jim Winckowski asked if they could install any of the landscaping at this time, especially along Woodlane Road; it is kind of an eyesore and it is the gateway to the Industrial Park. He thinks it is possible to improve the frontage.

Mr. Borger asked if there was any other interest than the one prospect that had stopped in last week; there has not been.

This was opened to the public for comment. No comment was made and the meeting was closed.

Mr. Borger made a motion to approve the extension; the motion was seconded by Mr. Blair. All Board members voted yes.

Rancocas Park 86, LLC, Block 203, Lot 7.03, (86 Stemmers Lane) - extension of approval to 6/30/2019 (200,541 sq. foot building).— this is currently being farmed and has no on site improvements as of this time.

The applicants are requesting an extension for the same economic and practical reasons as stated in the prior extension application. Russ Whitman explained that having an approval in hand is worth a lot to a prospective tenant.

This was opened to the public for comment. No comment was made and the meeting was closed.

It shall be noted that since this application previously involved a use variance, Mr. Daniels and Mr. Lopez would not be voting, nor would Mr. Barger, who had previously recused himself.

Mr. Applegate made a motion to approve the extension; the motion was seconded by Mr. Blair. All Board members voted yes.

Informal Applications:

None

Correspondence:

None

DRAFT

Public Comment

The meeting was again opened to the public for comments.

Janet Curran, 123 Main Street – was unhappy with the warehouse that was approved at the March LDB meeting as well as with the traffic situation in the Township.

Jerry Mengel, 33 Fernbrooke Lane – asked what the status was of the Virtua project.

Comments from Board Members

Mr. Borger – can assure the members of the public that the Board is concerned with quality of life when examining applications.

Mr. Lopez – thanks to the public for coming out.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

Resolution # 7-2016
WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

Applicant: IKEA Property, Inc.

Property Address: 100 Ikea Drive, Block 203, Lot 6.01

Zoning District: I - Industrial

Board Decision: Granting of Amended Preliminary and Final Major Site Plan Approval

Date of Hearing: April 6, 2016

WHEREAS, the Applicant, IKEA Property, Inc., as owner of the premises in the Township of Westampton, County of Burlington, State of New Jersey, located at 100 Ikea Drive and designated as Block 203, Lot 6.01 on the tax maps of the Township of Westampton, has filed an application for amended preliminary and final major site plan approval to permit the construction of a loading dock expansion to the existing facility. No new variances or waivers are required.

WHEREAS, after a public hearing held on April 6, 2016, the following initial findings of facts were made, to wit:

1. Previously, the Applicant received preliminary and final site plan approval to construct an IKEA warehouse and distribution facility as well as other site improvements at the subject property, which is located in the I – Industrial Zone. Said facility and all associated site improvements were constructed consistent with the site plan approvals.
2. The property is a 63.75 acre site which has frontage along Ikea Drive and Stemmers Lane, both of which are private roadways. Access to the site is provided by way of two (2) full-movement ingress/egress driveways extended from and to Ikea Drive. Adjacent properties are located in the I Zone to the east and north, the R-4 - Residential Zone to the northwest, the OR-2 – Office Research Zone to the west and the B-1 - Business Zone to the south.
3. The Applicant has now proposed to construct a loading dock expansion along the northerly side of the existing warehouse building. The proposed improvements consist of two (2) 40 foot by 90 foot asphalt and concrete loading areas, each with two (2) overhead door bays, for a total of four (4) overhead doors. The improvements are proposed to be constructed on an area of the site that is currently covered by grass and open space. No additional storm water management, landscaping, lighting or other site improvements are proposed.
4. The Applicant was represented by Ellen McDowell, Esquire.
5. Mr. Robert Stout, a professional engineer licensed in New Jersey, testified on behalf of the Applicant.

6. A complete list of the plans and documents submitted by the Applicant in support of its application are specified on page 1 of the review letter dated March 23, 2016 issued by Remington & Vernick, the Land Development Board Planner. In addition, the Applicant marked the following exhibits into evidence in this matter:
 - a. A-1 – aerial photo of the site dated 2012;
 - b. A-2 – color rendering and blow-up of the dock areas;
7. James Winckowski, P.E. of CME Associates, the Board Engineer, submitted a comprehensive review letter dated March 30, 2016 and F. Robert Perry, P.P. of Remington & Vernick Engineers, the Board Planner, submitted a comprehensive review letter dated March 23, 2016. Said letters are on file with the Board Secretary and are incorporated by reference herein.
8. The Board presented the testimony of Mr. James Winckowski, P.E. and Mr. F. Robert Perry, P.P., the Board Engineer and Planner. Both testified with regard to their respective review letters.
9. No residents and/or members of the public testified at the public hearing in this matter.
10. No new variances or waivers are required with regard to this application.
11. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12.

WHEREAS, the Applicant testified that it seeks to add two (2) 40 foot by 90 foot loading areas with four (4) loading dock doors to the existing row of loading dock overhead doors at this site.

WHEREAS, the Applicant testified that there will be no increase in circulation in the building, no landscaping changes and no other site changes and further testified that the proposed doors will match the existing doors at the site.

WHEREAS, the Applicant testified with regard to Exhibits A-1 and A-2 which was a color rendering and blow-up of the loading dock areas.

WHEREAS, the Applicant testified that it will add sod in and around the location of the new doors.

WHEREAS, the Applicant testified that it will comply with all of the comments and conditions as contained in the CME Associates review letter of March 30, 2016 and the Remington & Vernick review letter dated March 23, 2016.

WHEREAS, the development plans have been reviewed by the Board Engineer and Board Planner (whose findings and reports were incorporated herein and made a part hereof), including the reports of March 23, 2016 and March 30, 2016 which set forth those areas of the ordinances with which the Applicant has complied and with which the Applicant has failed to comply.

WHEREAS, from the submissions made by the Applicant, the testimony and evidence presented, and based upon the entire record, the following findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in paragraphs 1 - 11 are hereby incorporated by reference herein as further findings of facts.
2. The Applicant seeks to add two (2) 40 foot x 90 foot loading areas with four (4) loading dock doors to the existing row of loading dock overhead doors at this site.
3. The Applicant testified that there will be no increase in circulation in the building, no landscaping changes and no other site changes and further testified that the proposed doors will match the existing doors at the site.
4. The Applicant testified with regard to Exhibits A-1 and A-2 which was a color rendering and blow-up of the loading dock areas.
5. The Applicant testified that it will add sod in and around the location of the new doors.
6. The Applicant testified that it will comply with all of the comments and conditions as contained in the CME Associates review letter of March 30, 2016 and the Remington & Vernick review letter dated March 23, 2016.
7. The development plans have been reviewed by the Board Engineer and Board Planner (whose findings and reports were incorporated herein and made a part hereof), including the reports of March 23, 2016 and March 30, 2016 which set forth those areas of the ordinances with which the Applicant has complied and with which the Applicant has failed to comply.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony presented at the hearing, BE IT RESOLVED by the Land Development Board of the Township of Westampton, New Jersey that the application by Ikea Property, Inc. for amended preliminary and final site plan approval to permit the construction of two (2) 40 foot by 90 foot asphalt and concrete loading areas with four (4) additional overhead loading doors at the site is hereby **GRANTED** by a vote of seven (7) in

favor and none (0) opposed, for the reasons set forth on the record in this matter and subject to the following conditions:

1. All agreements, conditions and/or representations which were made by or on behalf of the Applicant or imposed upon the Applicant as set forth in this matter and as contained in the "WHEREAS" recital paragraphs of this Resolution or as contained in the prior Resolutions which are incorporated by reference herein and made a part of; must be fully satisfied by the Applicant in accordance with their terms unless specifically revised or amended by this approval.
2. The Applicant shall revise its plans to satisfactorily address all of the comments and conditions as set forth by the Board Engineer and Board Planner in their review letters dated March 30, 2016 and March 23, 2016, respectively.
3. The Applicant shall revise its plans to include a note that the two (2) proposed overhead door bays will match the existing doors at this site.
4. The Applicant shall revise its plans to reflect that additional sod will be planted in and about the new overhead doors.
5. The Applicant is hereby notified that prior to the issuance of any zoning or building permits:
 - a. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
 - b. Any and all conditions that are made a part of this approval, including those noted by the consultants to the Board, must be satisfied by the Applicant.
 - c. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Township prior to the signing of the plans by the Township. Any inspection escrow and performance bonds required for this application and an estimate for all on/off site improvements including structures shall be reviewed and approved by the Board engineer.
 - d. Zoning approval must be obtained by the Applicant.
6. The approval may be subject to the review and approval of any outside agencies that may be required, including the Burlington County Planning Board.

7. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Board, at its sole option, to rescind the approvals being granted by this Resolution and/or to advise the Township to revoke any permits which have been issued to the Applicant.

BE IT FURTHER RESOLVED, that this Resolution will be published within 10 days of the date of the adoption of this Resolution in the Burlington County Times, which is designated as the official newspaper of the publication of the Township of Westampton Land Development Board.

Roll Call Vote

	Ayes	Nays	Abstentions	Recusals
Mr. Barger	X			
Mr. Applegate	X			
Mr. Blair	X			
Mr. Freeman	X			
Mr. Attaway	X			
Mr. Borger	X			
Ms. Coe	X			

Westampton Land Development Board

By:

David Barger, Chairman

Attest:

Marion Karp, RMC, CMR
Westampton Township Land
Development Board Secretary
Date Memorialized: _____

Resolution # 8-2016
WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

Applicant: Dolan Contractors, Inc.
Property Address: 97 Stemmers Lane, Block 203, Lot 6.04
Zoning District: I - Industrial
Board Decision: Granting One Year Extension of
Preliminary and Final Site Plan Approval
Date of Hearing: April 6, 2016

WHEREAS, the Applicant, Dolan Contractors, Inc., as owner of the premises in the Township of Westampton, County of Burlington, State of New Jersey, located at 97 Stemmers Lane and designated as Block 203, Lot 6.04 on the tax maps of the Township of Westampton, has filed an application pursuant to N.J.S.A. 4-0:55D-52 for a one-year extension of the prior preliminary and final site plan approvals.

WHEREAS, after a public hearing held on April 6, 2016, the following initial findings of facts were made, to wit:

1. On September 5, 2007, the Applicant was granted preliminary and final major site plan approval to develop a 69,010.38 square foot building containing 5,420 square feet of office space and 62,856 square feet of warehouse space. The property is located in the I – Industrial District on a site containing 8.58 acres of land. The Resolution granting said approvals was memorialized under Resolution # 32-2007.
2. Since the approvals were granted, the Applicant has enjoyed the benefit of the automatic extensions provided by the Permit Extension Act, N.J.S.A. 40:55D-136.1, et seq.
3. There has been no change in the zoning with regard to this property since the approvals in 2007.
4. The Applicant was represented by Russ Whitman, Esquire.
5. Mr. Michael Dolan, a Principal of the Applicant, testified on behalf of the Applicant, Dolan Construction, Inc.
6. The Land Development Board presented the testimony of Mr. James Winckowski, P.E., the Board Engineer and Mr. F. Robert Perry, P.P., the Board Planner.

7. No residents and/or members of the public testified at the public hearing in this matter.
8. No new variances or waivers were requested with regard to this application.

WHEREAS, Mr. Dolan testified that since the approvals were granted in 2007, no construction has begun with regard to any improvements granted consistent with the site plan approval with the exception of the installation of site prep for utilities and installation of curbing.

WHEREAS, Mr. Dolan testified that he seeks a one-year extension of the approvals pursuant to N.J.S.A. 40:55D-52 in order to provide protection against any change in zoning of this property for an additional year.

WHEREAS, Mr. Dolan testified that no further construction has occurred because of the economic downturn in 2008 and that the initial tenant who considered locating at this site chose not to proceed because of the economy.

WHEREAS, Mr. Dolan testified that since the economy has now improved, he is seeking to attract other businesses to locate at this site.

WHEREAS, Mr. Dolan testified that he has a large investment in this property and he seeks to have the zoning remain in place for one additional year which will provide comfort to prospective tenants that this property can still be developed as approved.

WHEREAS, Mr. Dolan testified that the Applicant will agree to install additional landscaping along the frontage of this property as a condition of approval for the extension.

WHEREAS, no members of the public testified with regard to the within application.

WHEREAS, from the submissions made by the Applicant, the testimony and evidence presented, and based upon the entire record, the following findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in paragraphs 1 - 8 are hereby incorporated by reference herein as further findings of facts.
2. Mr. Dolan testified that since the approvals were granted in 2007, no construction has begun with regard to any improvements granted consistent

with the site plan approval with the exception of the installation of site prep for utilities and installation of curbing.

3. Mr. Dolan testified that he seeks a one-year extension of the approvals in order to provide protection against any change in zoning of this property for an additional year.
4. Mr. Dolan testified that no further construction has occurred because of the economic downturn in 2008 and that the initial tenant who considered locating at this site chose not to proceed because of the economy.
5. Mr. Dolan testified that since the economy has now improved, he is seeking to attract other businesses to locate at this site.
6. Mr. Dolan testified that he has a large investment in this property and he seeks to have the zoning remain in place for one additional year which will provide comfort to prospective tenants that this property can still be developed as approved.
7. Mr. Dolan testified that the Applicant will agree to install additional landscaping along the frontage of this property as a condition of approval for the extension.
8. No members of the public testified with regard to the within application.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony presented at the hearing, BE IT RESOLVED by the Land Development Board of the Township of Westampton, New Jersey that the application by Dolan Contractors, Inc. for an extension of the prior preliminary and final major site plan approval for a period of one year is hereby **GRANTED** by a vote of eight (8) in favor and none (0) opposed, with one (1) recusal, for the reasons set forth on the record in this matter and subject to the following conditions:

1. All agreements, conditions and/or representations which were made by or on behalf of the Applicant or imposed upon the Applicant as set forth in this matter and as contained in the "WHEREAS" recital paragraphs of this Resolution and/or as contained in the prior Resolution # 32-2007, which is attached hereto and incorporated herein by reference; must be fully satisfied by the Applicant in accordance with their terms unless specifically revised or amended by this approval.

2. The Applicant shall revise its plans to include additional landscaping along the frontage of its property.
3. The Applicant's extension as set forth herein shall expire on June 30, 2017 consistent with the provisions of the Permit Extension Act, N.J.S.A. 40:55D-136.1, et seq.
4. The Applicant is hereby notified that prior to the issuance of any zoning or building permits:
 - a. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
 - b. Any and all conditions that are made a part of this approval, including those noted by the consultants to the Board, must be satisfied by the Applicant.
 - c. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Township prior to the signing of the plans by the Township. Any inspection escrow and performance bonds required for this application and an estimate for all on/off site improvements including structures shall be reviewed and approved by the Board engineer.
 - d. Zoning approval must be obtained by the Applicant.
5. The approval may be subject to the review and approval of any outside agencies that may be required.
6. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Board, at its sole option, to rescind the approvals being granted by this Resolution and/or to advise the Township to revoke any permits which have been issued to the Applicant.

BE IT FURTHER RESOLVED, that this Resolution will be published within 10 days of the date of the adoption of this Resolution in the Burlington County Times, which is designated as the official newspaper of the publication of the Township of Westampton Land Development Board.

Roll Call Vote

	Ayes	Nays	Abstentions	Recusals
Mr. Barger				X
Mr. Applegate	X			
Mr. Blair	X			
Mr. Freeman	X			
Mr. Attaway	X			
Mr. Borger	X			
Ms. Coe	X			
Mayor Daniels	X			
Vice-Mayor Lopez	X			

Westampton Land Development Board

By:

Ron Applegate, Vice Chair

Attest:

Marion Karp, RMC, CMR
Westampton Township Land
Development Board Secretary
Date Memorialized: _____

Resolution # 9-2016
WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

Applicant: Rancocas Park 86, LLC
Property Address: 86 Stemmers Lane, Block 203, Lot 7.03
Zoning District: I - Industrial
Board Decision: Granting Three-Year Extension of Preliminary and Final Site Plan
Approval
Date of Hearing: April 6, 2016

WHEREAS, the Applicant, Rancocas Park 86, LLC, as owner of the premises in the Township of Westampton, County of Burlington, State of New Jersey, located at 86 Stemmers Lane and designated as Block 203, Lot 7.03 on the tax maps of the Township of Westampton, has filed an application pursuant to N.J.S.A. 40:55D-52(b) for a three-year extension of the prior preliminary and final site plan approvals.

WHEREAS, after a public hearing held on April 6, 2016, the following initial findings of facts were made, to wit:

1. In May 2007, the Applicant was granted preliminary and final major site plan approval with a use variance and bulk variances to construct a 200,541 warehouse facility at this site with associated site improvements. Said approvals were memorialized under Resolution Nos. 17-2007 and 19-2007. Thereafter, in September 2011, the Applicant received amended preliminary and final major site plan approval with a use variance and bulk variances. Said 2011 approval was memorialized under Resolution No. 14-2011. Copies of said Resolutions are made a part hereof and are incorporated herein by reference.
2. The subject property contains approximately 9.45 acres, is located in the I – Industrial Zone and is currently vacant, unimproved land and which is presently used for agricultural and farming purposes. There are no on-site improvements existing.
3. Since the approvals were granted, the Applicant has enjoyed the benefit of the automatic extensions provided by the Permit Extension Act, N.J.S.A. 40:55D-136.1, et seq.
4. There has been no change in the zoning with regard to this property since the approvals in 2007.
5. The Applicant has now requested a three-year extension of its site plan approval from June 30, 2016 to June 30, 2019.

6. The Applicant was represented by Russ Whitman, Esquire.
7. Mr. Michael Dolan, a representative of the Applicant, testified on behalf of the Rancocas Park 86, LLC.
8. The Land Development Board presented the testimony of Mr. James Winckowski, P.E., the Board Engineer and Mr. F. Robert Perry, P.P., the Board Planner.
9. No new variances or waivers were requested with regard to this application.

WHEREAS, Mr. Dolan testified that since the approvals were granted in 2007, no construction has begun with regard to any improvements granted consistent with the site plan approval and that the property is currently used for farming purposes.

WHEREAS, Mr. Dolan testified that since this facility contains in excess of 200,000 square feet, he seeks a three-year extension of the approvals pursuant to N.J.S.A. 40:55D-52(b) to provide protection against any change in zoning of this property.

WHEREAS, Mr. Dolan testified that no construction has occurred because of the economic downturn in 2008 and he has not been successful in obtaining a user for this site primarily because of the economy.

WHEREAS, Mr. Dolan testified that since the economy has now improved, he is seeking to attract other businesses to locate at this site.

WHEREAS, Mr. Dolan testified that he has a large investment in this property and he seeks to have the zoning remain in place for three more years which will provide comfort to prospective tenants that this property can still be developed as approved.

WHEREAS, two members of the public testified with regard to this application, to wit:

1. Janet Curran testified that she is unhappy with the warehouse that was approved at the last meeting in March 2016 and that the Township should be careful about what it permits to be built in this industrial site, since it creates too much traffic on the roadways which cannot accommodate the increased traffic load.
2. Mr. Jerry Mengel inquired of the Board as to the status of the Virtua Hospital application.

WHEREAS, from the submissions made by the Applicant, the testimony and evidence presented, and based upon the entire record, the following findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in paragraphs 1 - 9 are hereby incorporated by reference herein as further findings of facts.
2. Mr. Dolan testified that since the approvals were granted in 2007, no construction has begun with regard to any improvements granted consistent with the site plan approval and that the property is currently used for farming purposes.
3. Mr. Dolan testified that since this facility contains in excess of 200,000 square feet he seeks a three extension of the approvals pursuant to N.J.S.A. 40:55D-52(b) to provide protection against any change in zoning of this property.
4. Mr. Dolan testified that no construction has occurred because of the economic downturn in 2008 and he has not been successful in obtaining a user for this site primarily because of the economy.
5. Mr. Dolan testified that since the economy has now improved, he is seeking to attract other businesses to locate at this site.
6. Mr. Dolan testified that he has a large investment in this property and he seeks to have the zoning remain in place for three more years which will provide comfort to prospective tenants that this property can still be developed as approved.
7. Two members of the public testified with regard to this application, to wit:
 - a. Janet Curran testified that she is unhappy with the warehouse that was approved at the last meeting in March 2016 and that the Township should be careful about what it permits to be built in this industrial site, since it creates too much traffic on the roadways which cannot accommodate the increased traffic load.
 - b. Mr. Jerry Mengel inquired of the Board as to the status of the Virtua Hospital application.

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony presented at the hearing, **BE IT RESOLVED** by the Land Development Board of the Township of Westampton, New

Jersey that the application by Ranccoas Park 86, LLC for an extension of the prior preliminary and final major site plan approvals for a period of three years pursuant to N.J.S.A. 40:55D-52(b), is hereby **GRANTED** by a vote of six (6) in favor and none (0) opposed, with one (1) recusal, for the reasons set forth on the record in this matter and subject to the following conditions:

1. All agreements, conditions and/or representations which were made by or on behalf of the Applicant or imposed upon the Applicant as set forth in this matter and as contained in the "WHEREAS" recital paragraphs of this Resolution and/or as contained in the prior Resolution Nos. 17-2007, 19-2007 and 14 -2011, which are made a part hereof and are incorporated herein by reference; must be fully satisfied by the Applicant in accordance with their terms unless specifically revised or amended by this approval.

2. The Applicant's extension as set forth herein shall expire on June 30, 2019 consistent with the provisions of the Permit Extension Act, N.J.S.A. 40:55D-136.1. et. seq.
3. The Applicant is hereby notified that prior to the issuance of any zoning or building permits:
 - a. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
 - b. Any and all conditions that are made a part of this approval, including those noted by the consultants to the Board, must be satisfied by the Applicant.
 - c. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Township prior to the signing of the plans by the Township. Any inspection escrow and performance bonds required for this application and an estimate for all on/off site improvements including structures shall be reviewed and approved by the Board engineer.
 - d. Zoning approval must be obtained by the Applicant.
4. The approval may be subject to the review and approval of any outside agencies that may be required.
5. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Board, at its sole option, to rescind the approvals being

granted by this Resolution and/or to advise the Township to revoke any permits which have been issued to the Applicant.

BE IT FURTHER RESOLVED, that this Resolution will be published within 10 days of the date of the adoption of this Resolution in the Burlington County Times, which is designated as the official newspaper of the publication of the Township of Westampton Land Development Board.

Roll Call Vote

	Ayes	Nays	Abstentions	Recusals
Mr. Barger				X
Mr. Applegate	X			
Mr. Blair	X			
Mr. Freeman	X			
Mr. Attaway	X			
Mr. Borger	X			
Ms. Coe	X			

Westampton Land Development Board

By:

Ron Applegate, Vice Chairman

Attest:

Marion Karp, RMC, CMR
Westampton Township Land
Development Board Secretary
Date Memorialized: _____

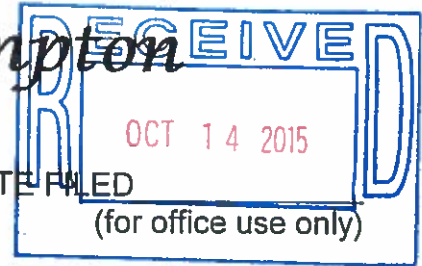


Township Of Westampton

Amended

SITE PLAN REVIEW APPLICATION X
SUBDIVISION APPLICATION
MINOR MAJOR X
PRELIMINARY FINAL CONSOLIDATED X

DATE FILED



BLOCK 203 LOT 6.02

1. GENERAL INFORMATION

A. Applicant Name Dolan Contractors, Inc.
Address 94 Stemmers Lane, Westampton, New Jersey 08060
Telephone Number (609) 871-6200 Facsimile: (609) 871-8345

B. The Applicant is a:
Corporation* X
Partnership*
Individual
Other (specify)

*If the Applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

C. The relationship of the Applicant to the property in question is:

Purchaser under contract
Owner
Lessee
Other (specify) General Contractor/Affiliate

Name Dolan Contractors, Inc.
Address 94 Stemmers Lane, Westampton, New Jersey 08060
Telephone Number (609) 871-6200 Facsimile: (609) 871-8345

D. Engineer/Surveyor: Bill Stevens, P.E. Professional Design Services, LLC
Address 1245 Airport Road, Suite 1A, Lakewood, NJ 08701
Telephone Number (732) 363-0060 Facsimile: (732) 363-0073

2. INFORMATION REGARDING THE PROPERTY

- A. The street address of the property 111 Ikea Drive
- B. The location of the Property is at the intersection of Ikea Drive and Stemmers Ln.
- C. Existing use of the property office/warehouse/distribution center
Proposed use of the property office/warehouse/distribution center
- D. Zone in which property is located I-Industrial
- E. Acreage of property 9.6 acres
- F. Is the property located on a County road? Yes ☐ No ☒; State road?
Yes ☐ No ☒; or within 200 feet of a municipal boundary? Yes ☐ No ☒

SITE PLAN APPLICATIONS (ANSWER ITEMS G, H & I):

- G. The type of proposal is: New Structure ☐ Expanded Area ☒ Improved
Parking Area ☒ Alteration to Structure ☐ Expansion to Structure ☒
Change of Use ☐ Sign ☐
- H. The name of the business or activity (if any) same as present: American Tire
Distributors, Inc.
- I. Are there deed restrictions that apply or are contemplated? no
(if yes, please attach a copy to application)

~~SUBDIVISION APPLICATIONS (ANSWER ITEMS J, K, L & M):~~

- ~~J. Number of lots proposed~~
- ~~K. Was the property subject to a prior subdivision? Yes ☐ No ☐
(If so, list dates of prior subdivisions and attach resolutions)~~
- ~~L. Number of lots created on tract prior to this application~~
- ~~M. Are there any existing or proposed deed restrictions, easements, rights
of way or other dedication? Yes ☐ No ☐ (if yes, attach a copy)~~
- N. List all proposed on site utility and off-tract improvements:

All utility connections are existing. Relocate and add fire hydrants.

O. List maps and other exhibits accompanying this application:

Site plan set and elevation, Stormwater Management Report

3. INFORMATION REGARDING THE APPLICATION

A. Describe any proposed "C" or bulk variances requested, their location (Block & Lot) and the sections of the zoning ordinance from which relief is requested. Attach 1 copy of variance notification documents.

N/A

4. CHECK LIST AND WAIVER REQUESTS

A. Please refer to the ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.*

B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

N/A

5. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.

Michael J. Dolore
Signature of Applicant

10/13/15
Date

Michael J. Dolore
Signature of Owner

10/13/15
Date

*Copies of the Township Ordinance are available for purchase at the Westampton Township Municipal Building. The entire ordinance is also available on the Internet at the Township website: <http://www.westampton.com>

Applicant (Dolan Contractors, Inc.) is a New Jersey corporation. The following persons have 10% or greater interest in the corporation:

Michael J. Dolan
3 Sanctuary Drive
San Antonio, TX 78248

Local address
720 South Warren Ave
Malvern, PA 19355



JOHN H. ALLGAIR, P.E., P.P. (1983-2001)
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
BEHRAM TURAN, P.E.
TREVOR J. TAYLOR, P.E., P.P.
LOUIS J. PLOSKONKA, P.E.

April 28, 2016

Westampton Township Land Development Board
710 Rancocas Road
Westampton, NJ 08060

Attn: Marion Karp
Administrative Officer

**Re: Dolan Contractors, Inc.
111 Ikea Drive
Amended Site Plan - Review #2
Block 203, Lot 6.02
Westampton Township, Burlington County, NJ
Our File: HWAL0203.11**

Dear Chairman and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced Amended Site Plan application, including but not limited to the following:

- Site Plan entitled, "Building Expansion for Dolan Group VI, prepared William A. Stevens, PE, of Professional Design Services, consisting of seven (7) sheets, dated August 17, 2005, revised through April 18, 2016;
 - Stormwater Management Report for Dolan Contractors, Inc, prepared by Professional Design Services, LLC, dated October 9, 2015, revised through April 20, 2016;
 - Operation and Maintenance Manual for American Tire 111 Ikea Drive, prepared by Professional Design Services, LLC, dated April 20, 2016;
 - Point-by-Point lighting plan;
 - Response Letter, dated April 20, 2016; and,
 - Application Forms.
- 1) The Applicant previously received Preliminary and Final Site Plan approval to expand an existing 112,324 square foot (sf) warehouse (includes a 3,000 sf office) by 60,599 sf for a total footprint area of 172,023 sf. Site improvements including expansion of off-street parking and loading areas were also approved.
 - 2) The Applicant is proposing to amend the approved site plan in order to construct an additional off-street parking area on the north side of the property. The proposed parking area will contain 58 parking spaces, thereby increasing the total off-street





Westampton Township Land Development Board
Re: 111 Ikea Drive
Amended Site Plan - Review #2

April 28, 2016
Our File: HWAL0203.11
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parking supply to 131 spaces. An additional 22 tractor trailer parking spaces exist on the site. The loading area along Stemmer's Lane is proposed to increase in size to provide access to an increased number of overhead door loading ramps accessing the warehouse. The number of loading dock doors will increase to from 21 to 23. An additional drive-in loading ramp will also be provided. No significant change to the area of the building is proposed. A modification to the existing stormwater management basin located along Stemmers Lane is proposed in order to mitigate the increase in stormwater runoff associated with the increased Impervious coverage.

- 3) The subject 9.60 Acre parcel is located in the Dolan Industrial Park and has frontage along Ikea Drive and Stemmers Lane. The site currently contains an existing 109,324 sf warehouse with attached 3,000 square foot office facility, along with associated parking and loading areas. The site is located in the I-Zone District. Residential properties (R-4 Zone) border the Applicant's parcel to the west.
- 4) The Applicant previously received the following variance and/or design waiver relief for the original warehouse addition site plan application:
 - a. Section 250-15.D – Floor Area Ratio (FAR). A variance was granted to allow an increase of the FAR to 41.35%. The code has since been amended to allow an FAR up to 43% for warehouses. No changes to the FAR are proposed.
 - b. Section 250.22.O – Frontage on a Public Street. A variance was granted to allow the construction of a principal building on a site without frontage on a public street. The site is located within the Dolan Industrial Park, with access provided by Stemmers Lane and Ikea Drive, both of which are located within an access easement and are privately owned and maintained. No change is proposed.
 - c. Section 250-20 (F) – Buffers. The Applicant received relief from providing a 25 foot wide landscaped screen buffer along the front and side property lines adjoining a non-residential use. No change is proposed.
 - d. Section 215.19.A (5) – Sidewalk. The Applicant received a waiver to eliminate the need to provide sidewalks across the project frontages. No change is proposed.
- 5) A portion of the access driveway and modification to the existing stormwater management basin appears to be located within an access easement within Block 203, Lot 6.05. It appears Lot 6.05 should be included as part of the application.





Westampton Township Land Development Board
Re: 111 Ikea Drive
Amended Site Plan - Review #2

April 28, 2016
Our File: HWAL0203.11
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6) Parking & Circulation

- a. The Westampton Code requires nonemployee spaces to be 10 feet wide by 20 feet deep. Employee parking spaces may be reduced to 9 feet wide by 18 feet deep. The Applicant is proposed parking spaces that are 9.5 feet wide by 18 feet deep.
- b. The Applicant should discuss the purpose or clarify the need for the additional parking. A total of 46 parking stalls are required by code, whereas 131 are now proposed for passenger vehicles. The cover sheet of the site plan identifies a total of 133 proposed parking spaces. This should be corrected along with the total impervious coverage, to account for the removal of the 2 parking spaces since the initial submission to eliminate the buffer encroachment.
- c. The need to provide handicap parking in the northern proposed parking area should be discussed.
- d. The double-yellow stripe provided along the centerline of the access driveway as requested should extend to the proposed stop bar.
- e. As requested, sight distance lines along Stemmer's Lane are now depicted for the proposed driveway. The sight triangle appears to pass through a 2 foot diameter maple tree. The Applicant's engineer should address whether this tree represents an obstruction to the required clear sight distance.
- f. The flexible pavement construction detail proposes the use of a 2" HMA surface course and a 2" or 3" HMA base course for vehicle or truck traffic, respectively. Section 250-22 (V) of the Westampton Code requires off-street parking and loading areas consist of not less than 2" HMA surface course and 4" of HMA base course. The detail should be revised or design waiver relief requested. The Applicant's engineer notes that a pavement design report will be prepared to substantiate the use of a 2" or 3" base pavement design based on soil testing. Our office has no objection to same, however; the note within the construction detail on sheet C5 should further elaborate on this requirement and note that a 4" base pavement shall be installed unless said design report is provided and approved by the Township Engineer.
- g. A guiderail is now proposed along the retaining wall as requested. However, the Applicant's engineer should review the conflict between the guiderail and chain link fence proposed at this location.





Westampton Township Land Development Board
Re: 111 Ikea Drive
Amended Site Plan - Review #2

April 28, 2016
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7) Grading

- a. As previously noted, the 57-foot contour within the basin should be adjusted in the area of the proposed flume to account for the top-of-flume spot elevation of 56.75.
- b. The Applicants Engineer must check and revise the grading of the lawn area on the north side of the proposed parking lot as it appears a low/flat area is proposed between the parking lot and adjacent parcel. The current swale design is not acceptable.
- c. Additional proposed TC/BC spot elevations should be provided along the proposed curbing in the parking and loading area expansions.
- d. The response letter notes the side slope of with the ramp will have a stabilized concrete surface. This should be clearly noted in the construction detail.

8) Stormwater Management – The project meets definition of major development and therefore must comply with the Westampton Township stormwater management control ordinance.

- a. The directly connected impervious coverage in DA-1 should be modeled separately from the previous coverage with each hydrographically routed to the proposed basin. The Tc path of 51.1 min does not appear to accurately model the drainage area that contains approximately 80% of directly connected impervious coverage.
- b. The Applicant should clarify as why two outflow pipes appear to exit the existing manhole that is to receive the modified basin discharge (or check that the inverts are accurately depicted). The ultimate outfall location of stormwater runoff should be clarified. Existing design plans or as-builts of the receiving storm sewer network should be provided for review and clarification. Any tailwater effects associated with the existing storm sewer system will have on the proposed modified stormwater basin should be considered.





Westampton Township Land Development Board
Re: 111 Ikea Drive
Amended Site Plan - Review #2

April 28, 2016
Our File: HWAL0203.11
Page 5

- c. The invert of the outlet structure 6" orifice and invert of 36" outfall pipe should be consistent with the stormwater management report. The stormwater report uses a 53.50 foot invert whereas the construction detail indicates a 53.80 invert. Also, the invert of the 36" outfall pipe is 53.96 in the construction detail, which will restrict outflow from the basin until that elevation is reached. Please check and revise accordingly.
 - d. The Applicant should demonstrate the outlet control structure can adequately convey the 100-year storm assuming no basin infiltration (re-verify based on comment a above).
 - e. It appears that the Applicant uses a combination of infiltration and detention to address water quality (ie. a portion of the water quality storm is discharged through the outlet control structure). The Applicant must demonstrate the entire water quality storm is infiltrated in order provide 80% TSS removal. (re-verify based on comment a above)
 - f. The roof leader collection system has been included in the pipe design calculations in Appendix C of the report. However, several of the pipe lengths and diameters as provided in Appendix C of the report do not match the lengths and diameters as indicated on the Grading, Drainage & Utility Plan, Sheet C3.
 - g. An infiltration basin requires a sand bottom in order to provide for water quality treatment. The limits of the required sand bottom should be depicted with applicable construction detail provided. Also, the Applicant's engineer should check and revise the fifth note in Infiltration Basin Construction Specifications on sheet SE1.
- 9) Lighting
- a. The Applicant is proposing wall mounted light fixtures on the façade of the propose warehouse addition with mounting heights of 25 feet to illuminate the proposed parking area.
 - b. Whether the site lighting will be on a timer or reduced setting during overnight hours should be clarified.
- 10) Landscaping
- a. While we defer review of the proposed landscape plan to the Board Planner, we would recommend additional landscape buffering be provided to the northwest of the proposed parking area in order to adequately shield the adjacent residential properties from site lighting and vehicle headlight glare.





Westampton Township Land Development Board
Re: 111 Ikea Drive
Amended Site Plan - Review #2

April 28, 2016
Our File: HWAL0203.11
Page 6

- 11) The Applicant remains responsible to receive all required outside agency permits and approvals, including but not limited to:
- a. Burlington County Planning Board
 - b. Burlington County Soil Conservation District
 - c. Westampton Township Fire Marshall
 - d. Willingboro MUA

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
CME Associates


James Winckowski, PE, CME
Office of the Land Development Board Engineer

JW:mmm

cc: Gene Blair, Construction Code Official
Allen S. Zeller, Esq., Board Solicitor
Robert Perry, PP, Board Planner
Mike Dolan, Dolan Contractors, Inc



SENIOR PRINCIPALS

Edward Vernick, PE, CME, President
Craig F. Remington, PLS, PP, Vice President
Michael D. Vena, PE, PP, CME (deceased 2006)
Edward J. Walberg, PE, PP, CME, CFM
Thomas F. Beach, PE, CME
Richard G. Arango, PE, CME

PRINCIPALS

Kim Wendell Bibbs, PE, CME
Marc DeBlasio, PE, PP, CME, CFM, CEP
Alan Dittenhofer, PE, PP, CME
Leonard A. Falola, PE, PP, CME
Christopher J. Fazio, PE, CME
Terence Vogt, PE, PP, CME
Dennis K. Yoder, PE, PP, CME

SENIOR ASSOCIATES

Charles E. Adamson, PLS, AET
John J. Cantwell, PE, PP, CME
Richard B. Czekanski, PE, CME, DCEE
Annina Hogan, PE, RA, CME, CPAL, LEED AP
Kenneth C. Ressler, PE, CME
Frank J. Seney, Jr., PE, PP, CME, NBS
Gregory J. Sullivan, PE, PP, CME, CEA

PLEASE REPLY TO THE NOTED OFFICE

Remington & Vernick Engineers
232 Kings Highway East
Haddonfield, NJ 08033
☐ (856) 795-9595

**Remington, Vernick
& Vena Engineers**
9 Allen Street
Toms River, NJ 08753
☐ (732) 286-9220

3 Jicama Boulevard, Suite 300 400
Old Bridge, NJ 08857
☐ (732) 955-8000

**Remington, Vernick
& Walberg Engineers**
845 North Main Street
Pleasantville, NJ 08232
☐ (609) 645-7110

4907 New Jersey Avenue
Wildwood City, NJ 08260
☐ (609) 522-5150

Mellor Plaza I, Suite 400
16701 Mellor Boulevard
Bowie, MD 20715
☐ (240) 544-5382

**Remington, Vernick
& Beach Engineers**
922 Fayette Street
Conshohocken, PA 19428
☐ (610) 940-1050

1000 Church Hill Road, Suite 220
Pittsburgh, PA 15205
☐ (412) 263-2200

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
☐ (302) 266-0212

**Remington, Vernick
& Arango Engineers**
The Presidential Center, Lincoln Building
Suite 600, 101 Route 130,
Cinnaminson, NJ 08077
☐ (856) 303-1245

300 Penhorn Avenue, 3rd Floor
Secaucus, NJ 07094
☐ (201) 624-2137

April 26, 2016

Township of Westampton
Land Development Board
David Barger, Chairman
710 Rancocas Road
Westampton, New Jersey 08060

Attention: Marion Karp, Board Secretary
mkarp@westampton.com

Re: Amended Site Plan (Planning) – 2nd Review
Dolan Contractors, Inc. - American Tire
111 Ikea Drive
Block 203, Lot 6.02
Our file #0337-P-002

Dear Board Members:

We have reviewed an Amended Site Plan submission, received April 22, 2016, consisting of the following:

Sheet	Title	Date	Latest Revision Date
CS	Cover Sheet	8-17-05	4-18-16
C2	Site Layout Plan	8-17-05	4-18-16
C3	Grading, Drainage & Utility Plan	8-17-05	4-18-16
C4	Lighting & Landscaping Plan	8-17-15	4-18-16
C5	Site Details	8-17-15	4-18-16
SE1	Soil Erosion & Sediment Control Plan	8-17-05	4-18-16
SE2	Soil Erosion Notes & Details	8-17-05	4-18-16

The Plans were prepared by William A. Stevens, P.P., P.E., Professional Design Services, LLC., 1245 Airport Road, Suite 1, Lakewood, New Jersey 08701, (732) 363-0060.

I. GENERAL INFORMATION

Applicant: Dolan Contractors, Inc.
94 Stemmers Lane
Westampton, New Jersey 08060
(609) 871-6200

Proposal: Applicant proposes to construct a 60,582.46 s.f. addition to the existing building including site improvements. These include an enlarged truck maneuvering area, a redesigned basin, expansion of an existing parking area on the Southern side and creation of a new parking area on the Northern end of the facility.

Zoning: I - Industrial

II. ZONING

Based on the Board's previous approval memorialized with Resolution #47-2005, we request the applicant be prepared to outline all variances and waivers previously granted.

A. Use: The applicant's proposed use is in conformance with the permitted principal uses of the (I) Industrial Zone.

B. Yard, Area & Bulk Requirements

Item	Required	Proposed	Status
Minimum Lot Area	5 acres	9.60 acres	C
Minimum Lot Width at Building Line	300 ft.	572 ft.	C
Minimum Front Yard (Building)	100 ft.	100 ft.	C
Minimum Rear Yard	N/A	N/A	
Minimum Side Yard	50 ft.	52 ft.	C
Maximum Building Height	35 ft.	35 ft.	C
Maximum Floor Area Ratio	43%	41.35%	C

Item	Required	Proposed	Status
Maximum Impervious Coverage	80%	70.37%	C
Off Street Parking	<p>1 space / 250 s.f. of gross office & shop area. 3,000 s.f. = 12 spaces</p> <p>1 space / 5,000 s.f. of gross distribution center & warehouse area. 169,923 s.f. = 34 spaces</p> <p>Required by Ordinance 46 spaces</p>	133 spaces (includes 5 handicapped spaces)	C
Off Street Loading	<p>1 space / 8,000 s.f. gross floor area. 172,923 s.f. = 22 spaces</p>	46 spaces	C

C - Compliance

III. PERFORMANCE STANDARDS

A. Waivers

1. Ordinance 250-18F(1). The length of the trailer parking backing up to Stemmers Lane has decreased and does not require a waiver.
2. Ordinance 250-18F(3). The parking lot turn around spaces do not now encroach into the 50 ft. landscape buffer. No design waiver is necessary.
3. Ordinance 250-22R(6). This ordinance prohibits off-street maneuvering areas to be located in front yards. The new loading area encroaches approximately 12 ft. A design waiver is necessary.
4. Ordinance 196-8A. This ordinance requires a minimum distance of 12 ft. from parking areas to the building. The proposed Northern parking area has been revised to comply. No design waiver is necessary.
5. Ordinance 196-8A. This ordinance requires 50 ft. from parking to a residential zone. The turnaround area at the rear of the Northern

parking area has been revised and does not encroach. No design waiver is necessary.

6. Ordinance 196-8B(1). This ordinance requires a minimum of 50 ft. from a residential district for a landscape buffer. The turnaround area at the rear of the Northern parking area has been revised and does not encroach. No design waiver is necessary.
7. Ordinance 196-8B(1). This ordinance requires a minimum front yard buffer width of 50 ft. The expanded trailer spaces encroaches into this area. A design waiver is necessary.
8. Ordinance 196-8C(2). This ordinance requires landscape islands in parking areas. The plans have been revised for the Northern parking area to include two (2) landscaped islands. Specific plant types should be noted.
9. Ordinance 196-8C(3)(c). This ordinance requires various plant types and numbers for the new building addition and parking area buffers. The applicant has shown additional planting buffers, but they do not meet the ordinance requirements. Testimony should be provided to outline any previous waivers that have been granted in the border buffer areas. Additional buffering has been added along the Northern parking area.

IV. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

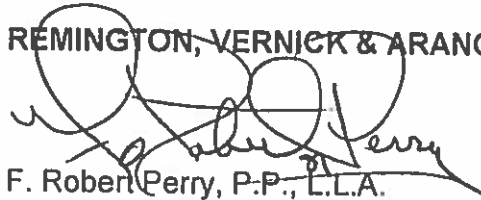
1. Burlington County Planning Board.
2. Burlington County Soil Conservation District.
3. Westampton Township Code Official.

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Township of Westampton
April 26, 2016

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "F. Robert Perry", is written over the company name.

F. Robert Perry, P.P., L.L.A.

FRP/kn

cc: Dolan Contractors, Inc.
William Stevens, P.E.
Allen Zeller, Esq., Board Solicitor, Zeller & Wieliczko, 120 Haddontowne Court, Cherry Hill, NJ 08034,
azeller@zwattorneys.com
Jim Winckowski, CME Associates, 1 Greentree Center, Suite 201, Marlton, NJ 08053,
jwinckowski@cmeusa1.com



Westampton Township Emergency Services

780 Woodlane Road

Westampton, New Jersey 08060

Phone (609) 267-2041 Fax (609) 267-3305

www.westamptonfire.org

LAND DEVELOPMENT BOARD REVIEW

<u>DATE:</u>	October 29, 2015
<u>ADDRESS:</u>	111 Ikea Drive
<u>PROPOSED USE:</u>	American Tire Distributors
<u>HYDRANTS:</u>	N/A
<u>FIRE PROTECTION SYSTEMS:</u>	N/A
<u>APPARATUS ACCESS:</u>	N/A
<u>BUILDING ACCESS:</u>	N/A
<u>NOTES</u>	Previous changes made by Fire Official Augustino appear to be valid. I see no need for additional changes.

Respectfully,

Craig R. Farnsworth, II
Deputy Fire Chief / Fire Official
Township of Westampton

RESOLUTION: 19-2011

WESTAMPTON TOWNSHIP LAND USE DEVELOPMENT BOARD

APPLICANT'S NAME: The Dolan Group VII, LLC
APPLICATION FOR: Amended Site Plan Approval; Bulk "C" Variances
PROPERTY ADDRESS: 80 Stemmers Lane, Westampton, New Jersey 08060;
Block 203/Lot 7.01
DATE OF HEARING: December 7, 2011

A RESOLUTION MEMORIALIZING WESTAMPTON LAND USE BOARDS DECISION FOLLOWING A PUBLIC HEARING ON DECEMBER 7, 2011 TO APPROVE AN APPLICATION OF THE DOLAN GROUP VII, LLC FOR AN AMENDED SITE PLAN APPROVAL AND ASSOCIATED BULK "C" VARIANCES FOR RELIEF FROM ORDINANCE SUBSECTION 250-20D, 250-20E and 250-22.O, AS WELL AS, A SITE PLAN WAIVER FROM SUBSECTION 215.19.A.(5) FOR THE PROPERTY LOCATED ON 80 STEMMERS LANE, WESTAMPTON, NEW JERSEY IDENTIFIED AS BLOCK 203/LOT 7.01 OF THE TAX MAPS OF THE TOWNSHIP OF WESTAMPTON AND LOCATED IN THE INDUSTRIAL "I" ZONING DISTRICT.

WHEREAS, the Applicant, The Dolan Group, VII, LLC, appeared along with its attorney, Russ Whitman, Esquire, before the Westampton Township Land Development Board ("Board") on December 7, 2011, seeking approval of an amended site plan construct a 89,996 square foot building addition and a 4,000 square foot office addition onto the existing warehouse building of 133,484 square feet and a 26,624 square foot office space area, thereby creating a need for a variety of bulk "c" variances from Ordinance § 250-20D, § 250-20E and § 250-22.O, as well as, a design waiver from § 215.19.A.(5) for the property identified as 80 Stemmers Lane, Westampton, New Jersey, Block 203, Lot 7.01 on the Tax Map for the Township of Westampton and within the Industrial "I" Zoning District;

WHEREAS, the Board made a determination to deem the application complete and Jurisdiction proper to bring this matter before the Land Development Board as the Applicant had provided the necessary documentation to demonstrate notice was published in the Burlington County Times as well as notice of the hearing was issued to property owners within 200 feet of the subject property in accordance with the New Jersey Municipal Land Use Law;

WHEREAS, the subject property consists of 13.90 acres with frontage along Stemmers Lane to the West and New Jersey Interstate 295 to the East and accessed through a private roadway;

WHEREAS, The Board considered the following submissions of the Applicant for review:

- 1.) A completed site plan review application for the Township of Westampton received on November 7, 2011;
- 2.) A site plan entitled "Building addition for Vertis, Block 203, Lot 7.01, Township of Westampton, Burlington County, New Jersey", prepared by Bernard Wojtkowiak, PE, of The Dolan Contractors, Inc., dated November 11, 2011;
- 3.) A site plan expansion color rendering identified as "SK1A" prepared by The Dolan Contractors, Inc. and dated November 17, 2011; and
- 4.) An architectural addition elevation prepared by The Dolan Contractors, Inc. identified as "SK2" and dated November 10, 2011;

WHEREAS, the Board also considered the review letters of the Board Professionals and the Township Fire Official, identified as follows:

- 1.) Review letter prepared by the Board Engineer, James Winckowski, P.E. of CME Associates, dated December 1, 2011;
- 2.) A memorandum prepared by the Board Planner, Harry W. McVey, P.P., AICP, of Louis Glass Associates, dated November 22, 2011; and
- 3.) And a plan review letter prepared by the Fire Official for the Township of Westampton, John P. Augustino, dated November 28, 2011;

WHEREAS, the Board considered § 250-20(D) and the associated Schedule of Area, Yard and Bulk requirements located in Table 2 of the Westampton Township Zoning Ordinances, as well as, § 250-20.E governing the parking and loading requirements for the site, § 250-22.O requiring principle buildings to have frontage on a public street and § 215.19.A.(5) governing sidewalk placement on the property;

WHEREAS, the Applicant provided testimony to the Board regarding the purpose of the application, specifically, relating to the fact that the proposed improvements to site are to accommodate a potential tenant identified as Vertis, whose principle business is commercial printing, advertising inserts, direct marketing inserts, media placement and marketing;

WHEREAS, Vertis will be seeking to occupy the building and consolidate their business locations to the proposed site;

WHEREAS, the Applicant engineer, provided testimony and feedback to the review letters of the Board Professionals associated with the application;

WHEREAS, with respect to the memorandum of the Board Planner, it was noted that the variance request for the Floor Area Ratio ("FAR") was not required since the Industrial ("I") Zone does not contain a FAR requirement;

WHEREAS, with respect to Section C. entitled "Site Plan Comments" of the Board Planners review letter, the Applicant expressed agreement with the language stated therein, and commented with respect to Section C.8, that a trash enclosure would be located at the existing areas and would be noted on a revised plan;

WHEREAS, with respect to section C.9 of the said letter, the Applicant indicated that a monument sign will be installed in compliance with the sign ordinance that clearly state the property address;

WHEREAS, the Applicant further testified with respect to Section C.12 of the Board Planner's letter, that there would be approximately 50 employees during the day shift an about 20 for the second and third shifts and the number of drop off and deliveries for trucks based on the tenants business operations to be in the range of 20-30 truck stops per day;

WHEREAS, with respect to the review letter of the Board Engineer, dated December 1, 2011, Sections 5. a through d, the Applicant expressed a willingness to comply the recommendations stated therein;

WHEREAS, with respect to Section 5. e, the Board Engineer expressed concern that a segment of the existing pipe along the entire length of the south and of the structure near the southern warehouse wall would need to be possibly relocated, rather than just the existing "E" inlet at the midpoint of the side of the building;

WHEREAS, the Applicant advised and agreed that with respect to Board Engineer's concerns, field conditions would be evaluated and addressed on the plan so that any variation and/or need for relocation would be noted on the plan and confirmed with the Board Engineer;

WHEREAS, with respect to Section 5. i, of said review letter, the Applicant advised that "future car parking" for the area along the east side of the proposed addition is anticipated to be 30 spaces and with respect to the lighting on the parking lot area, it was noted that lighting is currently on the site and additional lighting would be added to the wall of the building to provide light for the future parking area;

WHEREAS, with respect to Section 5.k, the issue was resolved by the Applicant prior to the public hearing, and with respect to Section 5. l, the Applicant noted that the sidewalk and the stairway to be installed for the two proposed doorways would be in compliance with the applicable building code requirements to be noted on the revised site plan;

WHEREAS, with respect Section 5. m, the Applicant engineer agreed to check the site conditions concerning the sidewalk along the side of the proposed building and that if any steps are needed due to steep slopes the plan would be revised accordingly;

WHEREAS, with respect to Section 5. p, the Applicant agreed to revise the plan to show the security fencing proposed at the southern access driveway and with respect to Section 5. r, the plans will be corrected to reflect actual square footage of the proposed floor area;

WHEREAS, with respect to Section 5.s, the Applicant testified there would be a total of 21 loading dock doors located on the proposed plan and the plan would be revised accordingly;

WHEREAS, with respect to Section 6, the Applicant agreed to provide the Township with copies of all documentation associated with obtaining outside agency permits and/or approvals for the project;

WHEREAS, following the review of the Board Planner letter the Applicant stated on the record that they will be agreeable to the recommendations of the plan review letter of the Township Fire Chief, John P. Augustino, dated November 28, 2011;

WHEREAS, following the presentation of the Applicant, the Board opened the meeting to the public at which time no members of the public appeared;

WHEREAS, the Board considered all of the above stated factual findings, documents, submissions, testimony and correspondence to obtain a preliminary and final site plan approval along with associated Bulk "C" Variances and a Design Waiver, to allow for the proposed construction of an 89,996 square foot building addition and a 4,000 square foot office addition on the existing building on the property identified as 80 Stemmers Lane, Westampton, New Jersey, Block 203, Lot 7.01 on the Westampton Township Tax Maps and identified in the "I" Zoning District; and

NOW, THEREFORE, BE IT RESOLVED, upon a framing of the motion, the said Motion was brought to the Board by Mayor Camp and a seconded by Mr. Maybury, wherein by a vote of 8 to 0, the Land Use Board of the Township of Westampton granted the Applicant the following:

- 1.) A Preliminary and Final Amended Site Plan Approval for the construction of an 89,996 square foot building addition and a 4,000 square foot office addition on the existing building identified as 80 Stemmers Lane, Westampton, New Jersey, as shown by the site plan entitled "Building Addition for Vertis, Block 203, Lot 7.01, Westampton Township, Burlington County, NJ" prepared by The Dolan Contractors, dated November 11, 2011, as well as the architectural elevations prepared by The Dolan Contractors, Inc., dated November 10, 2011 pursuant to the changes to be implemented to the said plans following the comments made by the Board Professionals and agreed to by the Applicant;
- 2.) A Bulk "C" Variance to allow for the building to have a front set back of 82.51 feet, wherein § 250-20(D) governing the industrial "I" Zone requires a minimum front yard building set back of 100 feet;
- 3.) A Bulk "C" Variance to allow for a total of 170 parking spaces to be placed on the property, with an additional 30 parking spaces to be added at a later time, if needed, wherein § 250-20.E requires 184 spaces;
- 4.) A Bulk "C" Variance from § 250-22.O governing the requirement that every principal building within the Industrial Zone shall have frontage on a public street, where it has

been noted by the Board that the location of the property is on a private street designed and approved to service the industrial park traffic; and

- 5.) A design waiver from § 215.19.A.(5) governing the requirement that sidewalks be placed on both sides of the street frontage of the property, wherein based on the location of the subject property no sidewalks were proposed.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that relief afforded to the Applicant as set forth herein is subject to the additional terms and conditions:

- 1.) That the Applicant complies with the language set forth in the plan review letter of John P. Augustino, Fire Official for the Township of Westampton, dated November 28, 2011;
- 2.) That the Applicant comply with the recommendations as set forth in the Board Planners report dated November 22, 2011 with the exception of items C13, which is not applicable;
- 3.) That the Applicant complies with the conditions and recommendations set forth in the Board Engineers letter dated December 1, 2011;
- 4.) That the final site plan be revised in accordance with the noted corrections needed and that the storm water management plan be revised specifically with respect to ensure that the basin on the site will support the modifications that may be in place following a review of the site conditions governing the possibility of relocating a segment of the existing pipe along the length of the subject section of the warehouse wall, as noted in section 5E of the Board Engineers board review letter;
- 5.) That the Applicant provide the Board Professionals with copies of any and all documentation associated with the application submitted to all outside agencies, including but not limited to the Burlington County Planning Board, Burlington County Soil Conservation District, Willingboro Municipal Utilities Authority, Westampton Township Fire Official;
- 6.) That the application, all exhibits, testimony, maps and other documents submitted and relied on by the Applicant, are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to be the Board, on reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may rescind its approval and rehear the Application, either upon application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice;
- 7.) At any time after the adoption of this resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition as set forth herein, upon proper showing of a materially misleading submission, material misstatement, materially

inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate;

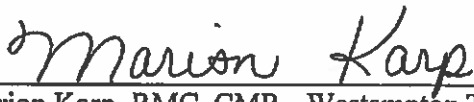
- 8.) The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12.c., and publication of the notice of public hearing in this matter in accordance with the law;
- 9.) The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed;
- 10.) The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required;
- 11.) The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer and Planner;
- 12.) The Applicant must maintain an escrow account with the Township and pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the N.J. Municipal Land Use Law. The Applicant's escrow account must be current prior to any permits being issued, or construction or other activity commencing on the approved project; and
- 13.) The Applicant assumes all risks should the applicant pursue to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.
- 14.) The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein.

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Recusal</u>
Blair	x			
Applegate	x			
Camp	x			
Maybury	x			
Ryan	x			
Sampson	x			
Welsh	x			
Freeman	x			
Carugno				x

WESTAMPTON TOWNSHIP LAND
DEVELOPMENT BOARD

BY: 
Tim Ryan, Chairman, Westampton
Township Land Development Board

ATTEST: 
Marion Karp, RMC, CMR - Westampton Township
Land Development Board Secretary

DATE MEMORIALIZED: 1-4-12