

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 3, 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 February 3, 2016 at 7:05 P.M. The meeting was called to order by Chairman David 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. Barger, Mr. Blair, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez, Ms. Berkley, Engineer Greg Valesi, Solicitor Allen Zeller, Secretary Marion Karp

Absent: Mr. Applegate, Mr. Borger, Mr. Carugno, Mr. Attaway

Minutes of the 1/6/2016 and 1/20/16 meetings – approved as written

Resolutions:

1-2016 Award of Contract for Professional Services – was memorialized

Old Business:

None

New Business:

Sarah & Victor Douglas, Block 701, Lot 15 (858 Rancocas Road). The applicants were represented by attorney Leonard Rosetti. Kevin Mathis, who would be building the house for them, was sworn in before the Board. He owned the land before he sold it to the Douglas's. Mr. Mathis explained that the lot is $\frac{3}{4}$ of an acre in size where 1 acre is required. The width of the lot at the building line is 113 feet where 150 feet is required by Ordinance. The lot is rather irregular in shape. It will meet all other setbacks. It is in the R-1 zone. They are going to tie into public water and sewer which is available. The main will be extended up to the property. An existing septic bed lies across the property line and belongs to adjacent property owner Mrs. Demby. When the system was put in somehow the surveyor or designer located the bed on this lot where it encroaches. He has a proposal to resolve this; he would like to possibly abandon the system and tie her into the new public system. They want to run through the township owned lot; her system will have to have an injector pump due to its elevation. He has this designed already to make it workable.

Board Engineer Greg Valesi asked why the sewer line couldn't be run on the existing right of way rather than the township lot, as this may prove to be easier. Mr. Mathis is in agreement with this idea.

There will be pumps associated with each lot to pump the sewage out; Greg asked if they would be both privately owned. The applicant stated that they would.

There is a flood plain shown on the survey drawing; it also needs to show the lowest habitable elevation on his drawing. Mr. Mathis explained that the basement will be a walkout and will be at a 12 elevation, a minimum of one foot from the flood elevation. The driveway should also be dimensioned on the plan and should reflect a five foot setback to the property line and be 12 feet in width.

Mr. Mathis will need to obtain a County road opening permit both for the driveway cut and for the water and sewer improvements. They will need approval from the sewer authority as well for extension of the sewer main.

There is an agreement of sale that has been drafted based upon variance approval. Mr. Mathis already has his preliminary approval for water service. He is having a grading plan done which will detail everything.

The house will be situated behind an existing line of trees according to Mr. Mathis; some trees will be removed but they will try to preserve as much as they can for a buffer since Rancocas Road is noisy.

Greg Valesi suggests that the grading plan not encroach further on the existing trees. Mr. Mathis stated that he would be removing fallen trees and the underbrush.

It is a 4 bedroom 2 story home with a walk out basement. Architectural elevations were distributed to the Board. The height will be 34.7; maximum allowed is 35 feet. The driveway will be paved asphalt.

Board Solicitor Mr. Zeller asked if Mr. Mathis had attempted to purchase additional land from the Township in order to make the lot conforming to the Ordinance. He stated that there have been talks with the adjoining church acquiring some of this property but that he was not able to. Mr. Zeller explained to the Board that the applicant needs to demonstrate hardship in order to obtain variance relief or else demonstrate that there is a benefit to the community. Mr. Mathis stated that he did indeed try to purchase the property a number of years ago. Even if they were able to purchase Township owned Lot 13 it still would not eliminate the need for a variance.

It is a benefit to bring in public sewer and to tie in another resident who needs it.

Rhonda Coe thinks the applicant has made a case that it is a hardship and will be of benefit to the community.

At this point the meeting was opened to the public for comment.

Mrs. Demby stated that Lot 13 belongs to her and not the Township. Evidently there is a long standing dispute regarding ownership of Lot 13. She has no objection to Mr. Mathis building a house on this lot. She has no objection with Mr. Mathis running sewer in. He is willing to tie the sewer line into her property and abandon the disposal field at his expense.

Being no further comment from the public, the meeting was closed for public comment.

Burlington County Planning Board approval shall also be required. The applicant agrees to provide a signed owner's consent as a condition of approval. TWA is a condition as well, if required.

Ms. Coe made a motion to grant the variances; the motion was seconded by Mr. Daniels. Mr. Barger, Mr. Blair, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez and Ms. Berkley all voted yes.

Mr. Mathis requested that the Board issue an at risk authorization in order to expedite the permitting process. The Board is in favor of granting this authorization. All Board members voted yes by acclamation.

Crescent Temple, A.A.O.N.M.S., Block 201, Lot 8.01 (700 Highland Drive). The applicant was represented by attorney Peter Bisulca. Henry Haughey, of Crescent Temple Shrine was sworn in by the Board Solicitor. They are before the Board seeking a waiver of site plan approval. They were before the Board back in 2006 with an application to construct their building, along with an associated storage building. The storage building has never been constructed. However, they now find their needs of storage to be greater. Originally the building was to be a 32 by 45 foot detached structure. Now they wish to build a 50 by 52 foot structure; this size would still fall within the allowable building area. The only exception to the resolution is that the building was to be constructed of masonry with split face block to match the main building. The proposed building will match the existing building in color perfectly. They have parade equipment that is 48 feet long, thus necessitating a larger building.

They want to go with a company called Pioneer Pole Barn, an industry standard. They will have everything to match. The main building has a stucco finish and the stone and everything will match. The bottom is a split face up to a height of four feet, then a terracotta strip with a stucco top. The roof will be metal, same as the main building. There is no change required for parking; the square footage increase is diminimus according to Zoning Officer Gene Blair.

Rhonda Coe asked if there was any kind of a landscaping requirement; there is not since it is industrial to industrial and the site borders Route 295.

Dave Barger asked if they would consider a different style roof; Gene stated that if they shifted the building they would see seams. This would necessitate reengineering of the plans. They thought the gable roof would match the existing building. Dave thinks it diminishes the look of their building. Henry Haughey stated that they like it and that it is 400 feet back from the road. Rhonda Coe thinks that given its location and that it's in an industrial park that it looks fine; Mr. Freeman concurs.

Greg Valesi stated that the increase in building size was a diminimus increase and would not affect storm water management or impervious coverage.

At this point the meeting was opened to the public for comment. There being no comment the meeting was closed.

The front would match the main building, the sides and rear would be metal skin to match the main building. All masonry construction and block is now changed to stucco, split face and metal skin construction. Originally the frame approved was steel, they are changing it to wood frame construction.

Mr. Freeman made a motion to approve the site plan waiver; the motion was seconded by Mr. Daniels. Mr. Barger, Mr. Blair, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez and Ms. Berkley all voted yes.

The applicant asked the Board for an at risk authorization. The Board is in favor of this; all voted yes by acclamation.

Informal Applications:

None

Correspondence:

None

Public Comment

No comments were made by the public.

Comments from Board Members

Mr. Freeman – welcome to Mr. Zeller. He is glad that he is here.

Ms. Berkley – is glad to be a part of the Board.

Ms. Coe – welcome to Mr. Zeller.

Mayor Daniels – welcome to Mr. Zeller.

Mr. Lopez – welcome to Mr. Zeller.

Mr. Blair – welcome to Mr. Zeller, thanks to Greg Valesi for his legal knowledge.

Greg Valesi – thanks for the reappointment, they are ready to assist the Board. If anyone has any questions please do not hesitate to contact him.

Solicitor Zeller – thanked the Board for his appointment; he looks forward to working with everyone. There are a lot of exciting and interesting things on the horizon, feel free to contact him for any information or any questions.

Mr. Lopez – is confident with the reappointment of CME as Board engineer.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board