

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MAY 6, 2015 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on May 6, 2015 at 7:00 P.M. The meeting was called to order by Vice Chairwoman Rhonda Coe and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 6, 2015 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Blair, Mr. Borger, Mr. Carugno, Ms. Chang, Ms. Coe, Mr. Freeman, Mr. Maybury, Ms. Haas, Planners Harry McVey and Barbara Fegley, Solicitor Rich Wells, Secretary Marion Karp

Absent: Chairman Applegate, Mr. Williams, Mr. Attaway

The minutes of the April 1, 2015 meeting were approved as written.

Resolutions:

5-2015 Project Freedom, Block 203, Lot 4.02 – site plan waiver (sign & fencing) – was memorialized

6-2015 Adoption of Redevelopment Plan, Block 203, Lot 4.03 – was memorialized

7-2015 Approval of Area in Need of Redevelopment, Block 203, Lot 4.03 – was memorialized

8-2015 Adoption of Master Plan Reexamination Report – was memorialized

Old Business:

None

New Business:

George & Jane Hall, Block 106, Lot 6. The applicants were present seeking a variance to construct a garage larger than the Ordinance allows, which is 600 square feet. The garage they are proposing to construct will be 40 feet by 24 feet, a total of

960 square feet, with a height of 20 feet and a side and rear yard setback of 6 feet. They currently reside at 233 Olive Street and have purchased this home as well. They demolished the original garage that was on the site and want to construct a new garage. Harry McVey looked over the application quickly but didn't visit the site. He thinks that if there are no neighbor concerns it could be something the Board would approve. Mayor Chang noted that the plans depict that there may be a dormer installed; George Hall answered that the garage would have a full second floor; but would not be used for living space. The application hasn't been submitted to the Historic Commission at this point in time.

Mr. Maybury used to live almost directly across from this property; he is very familiar with the property. It will almost not be visible from Second Street nor from the Rancocas Bypass. Gene Blair commented that the Hall's current residence is a pristine one and they are trying to mirror that residence; he is sure it will look pleasing.

The meeting was opened to the public for comment. There was no comment and the meeting was closed.

Gene asked how soon they wanted to begin the project; George answered that they aren't looking to break ground anytime soon.

Mr. Carugno made a motion to approve the variance; the motion was seconded by Mr. Freeman. All present voted yes.

Medical Campus District Overlay Zone. Harry McVey spoke regarding the draft ordinance; he had brought recommendations and concerns from the property owner. There were some items he thought were not in the Township's best interests and the property owner agreed to remove these. This is an overlay zone and is different from what we normally deal with. This does not change the zoning on the property; the difference is that the overlay zone gives the property owner the option of going with these standards. It requires a Master Plan approach to development. The Board will be approving a General Development Plan. The benefit is that it gives the developer up to 20 years of protection from zoning changes. If any changes are desired, they must come to the Board for a revision; the Board will have full control of the site for the period that they decide, up to 20 years. There are benefits to the Township as well as to the developer.

Harry will change parking space numbers in the Ordinance from .5 to 0.5 for clarity. The second change is in the performance standard section; the problem is the part of the standard that states all buildings must front on a public road. If the ordinance isn't changed, since it is a private road, a waiver will be necessary. It is better to do something now – either exempt the section of 250-22 or else to amend Section O to read public and or private roads that meet Township standards. It is better to make that change now. It would make sense to leave that in for a condo development, maybe a senior citizen development. Other than that he thinks the Ordinance is the one that the

Board talked about, he has hammered the kinks out of it. It is just for discussion tonight and to make a referral to the Township Committee who will have two hearings and then it would come back to the LDB.

Rhonda Coe agrees that the ordinance be amended as Harry recommends. The property owners are satisfied with the ordinance other than the two points that Harry recommended.

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

A motion was made by Mr. Blair to refer the draft Ordinance to the Township Committee; the motion was seconded by Mr. Carugno. All present voted yes, with the exception of Mayor Chang and Mr. Maybury, who abstained.

Comments from Board Members

Mr. Freeman – missed the last meeting but had read the minutes regarding the signage for Rancocas Village. He believes that the Board should stand with the recommendation that Westampton Township be added to the sign.

Harry McVey – he knows that the Historic Commission will review the garage application; the color, materials and design are critical elements. The Board needs to get in the habit of asking these questions when applicants are before them.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board