

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

DECEMBER 3, 2014 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 December 3, 2014 at 7:06 P.M. The meeting was called to order by Chairman Ron Applegate and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 3, 2014 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Attaway, Mr. Blair, Mr. Carugno, Ms. Chang, Ms. Coe, Mr. Freeman, Mr. Maybury, Chairman Applegate, Mr. Attaway, Mr. Williams, Solicitor Jesse Debrosse, Engineer Greg Valesi, Planner Harry McVey, Secretary Marion Karp
Absent: Mr. Borger, Mr. Williams

The minutes of the November 5, 2014 meeting were approved as written.

Resolutions:

22-2014 Ingerman Development Co., Block 401, Lots 2 & 8 – preliminary major site plan approval (affordable rental apartments, 72 units) – was memorialized

23-2014 Public Hearing, Master Plan Amendments – Housing Element & Fair Share Plan, Open Space, Recreation & Farmland Preservation Plan, and Population & Housing Trends – was memorialized

New Business:

Malcolm Whitley, Block 1304, Lot 6. The applicant, Malcolm Whitley, was sworn in before the Board by the Solicitor. The property is located at 4 Dover Court in the Tarnsfield subdivision. There are currently two existing sheds in the rear yard, one located adjacent to their wood deck (96 square feet) and the other at the rear of the yard (64 square feet). The applicant wishes to install a new shed closer than allowed to the property line (first variance), as well as replacing an existing shed, also located closer to the property line than permitted (second variance). A third variance is being requested to allow for a total square footage of over 200 square feet for both sheds.

They want to use the sheds to store lawn tools as well as things they use for their in ground pool (chemicals, etc.). Both existing sheds will be completely demolished. The first shed is grandfathered in according to Gene Blair, however it needs to be relocated,

which is why Mr. Whitley is seeking the variance. The new shed will be 12 feet by 16 feet in size, 196 square feet; setback from the house will be less than 5 feet and from the property line, two feet, where six feet is required by Ordinance. The shed by the pool will be used solely for pool equipment, the other shed to house lawn mowers, snow blowers and similar equipment, as well as bicycles. They are not exactly sure of this shed's dimensions at this time but stated it would be less than 100 square feet in size. The walls will have a one hour fire separation, as suggested by Gene Blair.

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

Mr. Freeman made a motion to approve the variances; Mayor Chang seconded the motion. All Board members voted yes.

The Chairman asked Mr. Whitley if he would like to request an at risk permit in order to commence construction before the resolution is memorialized at the Board's January meeting. The applicant declined.

Old Business:

2367 Kuser Road, LLC, Block 1411, Lot 21 (895 Rancocas Road). The applicant's attorney, Lionel Frank was present. He gave a brief summary of the application in order to refresh the Board's memory since it had been several months.

It shall be noted that Board member Mr. Freeman recused himself from voting on this application.

Keltin Turner was sworn in by the Jesse Debrosse. He is a congregant of Kingdom Church. He stated that he visited the shopping center where the other church is located (Safe Place Church) on November 23 from 10 AM to 11 AM. He observed 7 cars in the parking lot along with 2 vans; before 11 AM four more cars drove in for a total of 13 cars. He saw the occupants go into the church for a total of 23 people. The following Sunday on November 30 he was present from 10 AM to 11 AM; he saw 7 cars and 1 van. Between 10 AM and 11 AM five more cars arrived for a total of 13 cars. 24 people were counted going into the church. He stated that he did not see any congestion at the intersection of Holly Lane and Rancocas Road. Mr. Applegate asked if he went by the church any other day than Sundays. He stated that he went by on a Saturday where he saw no vans and no cars.

Engineer Greg Valesi recalls that the Board had concerns about traffic that was going to be occurring during peak hour for the church in question. He had requested a supplemental traffic study but had not received it to review it. He cautioned the Board to let them know he has not seen it. He appreciates the witnesses' comments but says the peak hour of traffic for the church is about four times what it used to be for the previous use of the building. He wants a peak generation about what is actually going

to happen there as well as a level of service and actual counts during that peak hour. He would not be able to help the Board with traffic at this point.

Mr. Frank stated that there was a study done and that they can address it now. They can submit the counts in a letter tomorrow.

Mr. Blair stated that our professionals had not received the counts in time for review and it isn't fair to present the counts in testimony and expect an opinion to be rendered this evening. Mr. Applegate agrees with Gene. Ms. Coe stated that she doesn't think we would be able to make a decision this evening without the benefit of our professionals being able to review the traffic study in advance of the hearing.

It was decided by the Board that the matter would be moved to the next meeting in order to give our engineer time for review. The applicant agrees to such an extension. They would come back before the Board at their January 7, 2015 meeting.

Ms. Coe made a motion to continue the application until the Board's January 7, 2015 meeting; Mr. Blair seconded the motion. All voted yes, with the exception of Mayor Chang and Mr. Maybury, who did not vote and Mr. Freeman, who recused himself.

The Board took a 10 minute recess. The meeting resumed at 7:55 PM.

Informal Applications:

Virtua Memorial Hospital Burlington County, Inc., Block 804, Lot 1, Block 804, Lot 7 & Block 804, Lot 7Q. William Highland, attorney was present on behalf of Virtua Health. They are here to discuss the preliminary concepts of the future development of the campus. There is no formal application at this time. They are in the very early stages of development of the property.

Matt Zuino spoke to the Board about the plan. He is a senior vice president and the COO of Virtua in Mount Holly. They want to offer world class health care, easy access, convenience and value. They hope to promote a campus that promotes healing and wellness. He spoke about the Virtua Voorhees project. It took over 7 years to design and build that project. He spoke about how much the environment contributes to the healing process. It created hundreds of jobs, not only in the hospital but in the associated corridor on Route 73. They are envisioning an inpatient hospital, long term care building, a medical office building, assisted living and hospice buildings as well as an ambulatory surgery center. It will be very similar to what is occurring on the Voorhees campus. The entire site is 110 acres in total, 80 acres are buildable. Virtua's investment is anywhere between 700 and 800 million dollars. They are anticipating an increase in outpatient services and a decrease in inpatient beds. The campus will include 300,000 square feet of ambulatory care center (same day surgery). It truly becomes a destination center for those seeking medical care.

Chris Serotti, engineer was also sworn in. He reviewed the conceptual plan with the

Board. There are a significant amount of wetlands on the site which have been delineated by the DEP. There is an LOI in place. The eastern part of the campus is much more open to development due to most of the wetlands being on the western side. The plan showed a Phase I as well as a future Phase II expansion. Hospice and assisted living would not be connected to the hospital but would only connect to Woodlane Roads and 541 in order to maintain some separation. Medical offices and medical retail are contemplated along the Route 541 corridor, set back at least 100 feet from the road.

Harry McVey stated that this is the beginning of a long process. The parcel needs to be re zoned and this will require a Master Plan amendment. He has been working on the ordinances; this project is going to set the tone for the character for the Township. He asked the Virtua representatives to work with the Board and come up with a concept plan to gain the Board's input. The Vision Plan for 541 was a good starting point but unfortunately did not anticipate an 8 story hospital. He asked the Board what they want this to look like. The Board would like as much brick as possible, not lots of glass and aluminum. This is a big project and will have a long planning and construction phase. They are here early enough to get the Board's and the community's input.

This won't be a replication of what was built in Voorhees, it is their full intent to work with the Township and try to accommodate what they want. Ron Applegate asked how their relationship was with Voorhees Township; it was a collaborative process; the municipalities concerns were met. He encouraged the Board to speak with the members of their governing body. Mr. Freeman asked if there would be a trauma center/helicopter landing area at the hospital. Virtua does not have a trauma center, Cooper Hospital does, however there may be periodic outbound trips, an average of one a month in Voorhees. There would not be any incoming trips. There will be a landing area at the campus although no hangar or storage facility for a helicopter.

They are anticipating approximately 330 beds, including observation. Ms. Coe asked what would happen to the hospital in Mount Holly. They don't have a set plan as to what will happen to it yet. The former Voorhees facility was demolished a short time afterwards. Hospital rooms would all be private and will incorporate the family in the entire healing process.

Gene Blair thinks we need to think about the architectural design of the buildings. He asked Matt if they had any thoughts about solar use for any of the areas. Virtua is in the process of evaluating to see how self sustaining they can make it and said it is part of their design process. They built a good relationship with the community in Voorhees and hope to do the same here in Westampton.

A hospital use is ordinarily treated as a tax exempt property. An ambulatory care center is something that is fully assessed, however, as are medical offices. Our assessor can give the Board guidance regarding this. There will be a great deal of tax revenue from parts of this property at some point according to Harry McVey.

The meeting was opened to the public for comment.

Anthony D'Errico stated that Virtua for the last five years had an outlay of 427 million dollars for uninsured patients; he envisions that this facility will be inundated with less than stellar citizens taking advantage of the facility especially with 400 to 600 low and moderate income homes coming into the Township.

There being no more questions from the public, the meeting was closed to public comment. The Chairman appreciates the Virtua representatives coming out and informing the Board.

Mr. Highland stated that Harry is a good Planner; they have worked many years together, maybe we could convince him to stay. They look forward to a dialogue and addressing our concerns.

Gene asked if they would leave the conceptual plan but they are hesitant to leave it since it is just a concept. The Mayor agrees and doesn't want anyone to latch onto something that is just a concept.

The meeting was opened to the public for comment again. Anthony D'Errico stated that he wanted to get a copy of the plan. The Board answered that it is just a concept plan at this point and copies would not be made available.

Janet Curran – thanked the Board for their work; she hopes Harry has a twin to take his place. She wished him the best in his retirement and the Board the best in the New Year and hopes there are no more hospitals or industrial projects.

Comments from the Board

Ms. Coe – it has been a pleasure working with the Board this year; have a wonderful holiday.

Mr. Freeman – ditto, it has been a pleasure working with Harry. There was an article in the paper about Timbuctoo; it is something that we have such a historical parcel of land.

Mr. Carugno – wished everyone a happy holiday.

Mr. Applegate – thanked Harry for his time on the Board. He wished everyone a happy holiday

Mr. Maybury – thanked Harry, every application especially the ones that have been difficult, he has helped immeasurably.

Ms. Chang – Harry is a great professional, has guided her throughout the years. He can't be replaced.

Gene Blair – Harry truly will be missed; he appreciates all the time and effort he has put in.

Marion Karp – is very disappointed that Harry is retiring. It has been a pleasure working with him throughout the years. As a resident, she appreciates all he has done for the Township, as a coworker, she appreciates his hard work, timely submission of reports and thoroughness. She will miss him.

Jesse Debrosse– has really benefited from Harry’s wisdom as a master planner.

Greg Valesi – thanked the Board for the opportunity to work with them this year; a happy healthy holiday season to all. Harry has been a real asset.

Harry McVey– thanked the Township for the ability to have worked with them for the last 10 or 12 years. He wished everyone happy holidays.

Ron Applegate – wished everyone a happy holiday, he echoed everyone’s comments regarding Harry.

The Board went into closed session to discuss the appointment of 2015 professionals.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board