

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JULY 2, 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 July 2, 2014 at 7:00 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. Applegate, Mr. Blair, Mr. Borger, Mr. Carugno, Ms. Chang (arrived after roll call @ 7:04 PM), Mr. Maybury, Mr. Williams, Mr. Attaway, Solicitor Jesse Debrosse, Engineer Greg Valesi, Planner Harry McVey, Secretary Marion Karp  
Absent: Ms. Coe, Mr. Freeman

The minutes of the June 4, 2014 meeting were approved as corrected; there was a date change as suggested by Secretary Marion Karp.

**Resolutions:**

13-2014 Joseph Sadusky, Jr., Block 1001, Lot 48 – site plan waiver – was memorialized

14-2014 David Craft, Block 1410, Lot 1 – variances – was memorialized

**New Business:**

**Redevelopment Area, Block 902, Lots 1, 2 & 3, Public Hearing.** Solicitor Jesse Debrosse gave a brief synopsis on the procedure; the governing body had adopted a resolution referring this to the LDB for the engineer to prepare a report to see whether this property meets the statutory criteria. This is the public hearing this evening. All present who wished to comment would be able to do so.

Board Engineer Greg Valesi stated that they were authorized to prepare the study; he very briefly walked the Board through the report. The recommendations made tonight would be referred back to the Township Committee who would then act on it. They found that in order to declare the property a redevelopment area that it must be consistent both with the Township Visioning Plan and with the Township's Fair Share and Housing Plan. Based on the study, it is their recommendation that the area be declared suitable for redevelopment.

Harry McVey stated that this is a site we have been talking about for many years. This site has to tie into the adjacent development, which is commercial. Any development at this site must take into consideration the regional setting and the highways which are nearby.

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

Resolution #15-2014, Recommendation of Block 902, Lots 1, 2 &3 as a Non Condemnation Redevelopment Area – motion to approve by Mr. Carugno, second by Mr. Blair. All Board members voted yes, Mr. Maybury and Mayor Chang abstained.

The meeting was again opened to the public for comment. There being no comment, the meeting was closed.

Chairman Ron Applegate apologized for missing the meeting last month.

Mayor Chang wished everyone a wonderful 4th of July.

Harry McVey spoke about the proposed Virtua campus on 541; he thinks they are going to want to move quickly. He thinks it would be worthwhile to invite the Virtua folks to a meeting; perhaps as early as the August meeting, informally, so that the Board can hear the plan since there will be major concerns and issues. The presentation should take about an hour and then they would take questions. They are prepared to move forward and by doing this they can incorporate our suggestions.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board