

# WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

SPECIAL MEETING

MARCH 19, 2014 7:00 P.M.

## MINUTES

The special meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on March 19, 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 March 5 & March 12, 2014 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

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

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

### **Resolutions:**

9-2014 Award of Contract for Professional Services – was memorialized

10-2014 Terrance & Kimberley Brennan, Block 106, Lot 15 (220 Main St.) – minor subdivision approval – was memorialized

### **New Business:**

**Public Hearing – designation of Non-Condensation Redevelopment Area, Block 401, Lots 2 & 8.** Board Engineer Greg Valesi explained that redevelopment is an alternate method of planning and zoning when development is not likely to occur through the private market. The governing body has referred this to the LDB for a public hearing; the Board needs to decide if this is an area in need of re development. It will go back to the governing body; a re development plan is then prepared which is again sent to the Board for comment.

Greg Valesi's office (CME) had performed a redevelopment study. The subject property is currently vacant and mostly woods and has some environmentally sensitive areas including wetlands. There are a number of statutory criteria that must be met in order to find this an area in need of redevelopment. Based on their review the property meets two of the criteria; only one needs to be met. It is currently designated as an affordable housing site and has been for at least 15 years. It is zoned mainly R-4, with a portion being designated as I (Industrial). It is an inclusionary site. Plans will have to take into

consideration the wetlands on the site.

There are a limited number of ways to fund a project such as this; tax credits through HUD are one way it can be done but before that can happen it needs to be designated as a redevelopment zone.

The meeting was opened to the public for comment. Joe Krulik was sworn in before the Board. Block 8 has a lot of environmentally sensitive area; he wanted to know why it was being included since it only holds a small portion of developable area. He thinks this area should be kept as open space since the environmentally sensitive areas limit development.

Greg Valesi commented that it will be up to the developer to come up with a plan to comply with the ordinance. They would have to meet all conditions, environmental and all.

Resolution #11-2014 Designation of Block 401, Lots 2 & 8 as a non condemnation area in need of redevelopment: motion to approve by Mr. Carugno; seconded by Ms. Coe. All voted yes, Mr. Maybury voted no.

The meeting was again opened for public comment. Joe Krulik asked if the draft report would be sent to the governing body; Greg Valesi answered that a final report would be prepared. A draft report was prepared to allow for the insertion of any public comment into the report.

The Master Plan sub committee would next meet before the May LDB meeting. There would not be a meeting in April for the Master Plan.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board