

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

AUGUST 7, 2013 7:30 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on June 5, 2013 at 7:30 P.M. The meeting was called to order by Chairman Tim Ryan and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 3, 2013 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Applegate, Mr. Carugno, Mayor Chang, Mr. Freeman, Mr. Maybury, Mr. Borger, Chairman Ryan, Engineer Jim Winckowski, Solicitor Jesse Debrosse, Planner Harry McVey, Secretary Marion Karp
Absent: Mr. Blair, Ms. Coe, Ms. Sampson

The minutes of the May 1, 2013 meeting were approved as written.

Resolutions:

11-2013 Dean Development Associates, LLC, (Woodlane & Springside Rds.) – amended preliminary and final site plan approval (Phase 2 of shopping center) – was memorialized

12-2013 Jeffrey Wright, Block 1502, Lot 45 (14 Heath Drive) – setback variance (residential addition) – was memorialized

13-2013 Tumino's Towing, Inc., Block 801, Lot 6 (765 Rancocas Road) – variance (installation of fence on pre-existing, non conforming use) – was memorialized

14-2013 Sunnyside Dairies, Inc., Block 402, Lot 6 (613 Woodlane Road) – site plan waiver (construction of grain storage bins) – was memorialized

15-2013 Burlington Preservation Partners, LLC, Block 1102, Lot 1 (Jacksonville & Oxmead Roads) – withdrawal of variance (installation of 8 foot high fence) – was memorialized

16-2013 Ordinance 6-2013, Amend Chapter 250, Zoning – roofing amendment – was memorialized

New Business:

Hampton Behavioral Health Center, Block 202, Lot 4.01. The applicants were not present at the meeting; the Board voted to deny the application without prejudice.

Terrance & Kimberly Brennan, Block 106, Lot 15. John Pagenkopf, professional planner was present on behalf of the application. He appreciates the help he received from the Township employees regarding the confusion with the notices. The notices were determined to have been given in the correct manner and the Board could hear the application. Mr. Pagenkopf was found to be an expert witness by the Board.

The property is located on the eastern side of Rancocas Village at 220 Main Street. The Brennans are able to access their home from Second Street as well as Main Street. Access from Lot 15.03 would be from Second Street. This would be the first house to be constructed on the new lots. The applicant agrees to re align the lot to meet the 100 foot width at the building line; 98 feet is currently proposed.

Mr. Pagenkopf showed the Board a photograph of a proposed structure that would be built, a traditional colonial that would blend in well with the style of homes common to Rancocas Village. He stated that many of the surrounding lots on Second Street were below the minimum lot size that was required by the current ordinance requirements. He feels the lot size is in character with the other lots in the area, especially since it is ten thousand square feet and is larger than many of the surrounding lots. The lots fronting on Main Street are wider than what is required, 125 feet wide. They felt that the wider lots were more suitable. All homes constructed would have to be approved by the Rancocas Historical Commission.

The present driveway only has 12 feet of frontage on Wills Avenue and it narrows down to 8 feet in some areas. The current driveway would have to be moved once the subdivision is perfected since it runs through one of the lots that fronts on Main Street. Harry McVey stated that the driveway provides secondary access to the current home but will provide sole access to the home once the subdivision occurs. The applicant agrees to provide whatever the Fire Official recommends, once he approves the plan. The plan would be submitted to John Augustino for approval.

There are existing utilities that are not indicated on the plans; we have no idea if they are going to need to be relocated. Harry asked if a wetlands survey had been completed; it has not, but the applicant agrees to comply and to get one done.

The Engineer's letter was reviewed by the applicant with the Board. The lot width variance will be eliminated for Lot 15.03. Harry suggested cutting the two lots widths by 10 feet each, which would make them 115 feet wide each. Lot 15 would no longer need a lot frontage variance. The site was incorrectly identified as the R2 zone but they are in the R6 zone; the plans would be corrected.

Typically, there is not much curbing in Rancocas and there aren't any sidewalks. If sidewalks were installed they wouldn't connect to anything; the Board will consider a contribution in lieu of constructing the sidewalk. Curbing and driveway aprons would be installed. There is fencing within the right of way; it needs to be removed. Private improvements should not be located in a public right of way.

The driveway would be re located prior to a building permit being issued for the Main Street lots. Jim Winckowski recommends that the subdivision be filed by plat.

There isn't an acceptable access plan for Lot 15.03; an eight foot wide drive isn't acceptable. This must be determined prior to approval. Jim is suggesting that 15 feet may be adequate. House placement on this lot would probably look best if the house was lined up in conjunction with the others on the street. Harry thinks it is best that the applicant returns for the September meeting with revisions indicated on the plans. Burlington County Planning Board approval shall be required.

Correct lot numbers would be assigned with the input of the Tax Assessor.

Harry McVey's report was reviewed; most of the items were already addressed in the discussion of the Engineer's letter. They agree to install the trees along the street as requested in Harry McVey's report.

The meeting was opened to the public for comment. Norm Miller stated that the Brennans had met informally with the Rancocas Historical Commission. There was much discussion about the style of the houses. Norm hates to see the property not stay as it is but the manner in which it is being subdivided mirrors how most of the town was developed. The meeting was a productive one and the Historical Commission feels good about what will transpire.

Chris Parente lives at 216 Main Street and strongly opposes the subdivision of the lot. He thinks it has historic significance and that this is a step in the wrong direction to preserve the historic integrity of Rancocas Village.

Janet Curran, 123 Main Street is also disappointed.

Jeff Savoy, 105 Wills Avenue, asked if his lot would become a corner lot with the

perfecting of the subdivision and the addition of the driveway. He is also concerned regarding the placement of the new home since it is adjacent to his back yard. It would not become a corner lot nor change Mr. Savoy's lot in any way. From a zoning standpoint it is not a corner lot.

There being no further comment from the public, the meeting was closed.

Mayor Chang made a motion to continue the application until the Board's September 4th meeting; the motion was seconded by Mr. Borger. All Board members voted yes.

The meeting was again opened to the public for comment. Angela Zollner wanted to ask a question about the Brennan subdivision; the Board advised her that since the applicant was no longer present it would not be appropriate.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board