

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 6, 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 February 6, 2013 at 7:30 P.M. The meeting was called to order by Vice 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, 2013 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

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

Absent: Chairman Ryan

The minutes of the January 9, 2013 meeting were approved as written.

Resolutions:

1-2013 Salt & Light Company, Inc., Block 1206, Lot 11 – use variance, amended site plan, bulk variances and minor subdivision – was memorialized.

2-2013 Designate Regular Meeting Time and Place for the Westampton Township Land Development Board – was memorialized.

New Business:

Westampton Township Police Department, Block 402, Lots 6 & 7. Det. Sgt. Roger Rogers and Officer Ryan Bieiri of the Westampton Township Police Department were sworn in by the Solicitor. Roger Winner, the owner of the subject property, has given permission to construct a temporary outdoor firearms range. Berms will be constructed out of soil; it will be used solely by the Westampton Township Police Dept. approximately 4 times a year. A use variance is required. This will be a time and cost saving measure for the Police Department. This is a relatively isolated part of the Township at this point according to Planner Harry McVey. The site is an approved inclusionary housing site and is part of the Township's COAH plan. Something must be in the approval that indicates this is clearly a temporary use at such time the housing

development is improved. This is the key issue. The only other item is that there are no Township or governmental funds being used for this project; it is not a capital project.

Engineer Jim Winckowski had visited the site along with Gene Blair and some members of the Police Department; there are large wetlands buffers and constraints on the site. The berm has to be placed outside of these areas. It will be approximately 150 feet wide; drainage will be provided for by a pipe placed so that water can pass through.

There was some discussion with the Township Tax Assessor as to whether this would affect Mr. Winner's farmland assessment; it was finally determined that as long as the land continues to be planted, the assessment would not be affected.

Mr. Freeman wanted to know where the funding was coming from to construct the berms; the Dolan Group is going to volunteer to construct the firearms range; there is no cost to the Township. He wanted to know what the cost savings was to the Police Department; Roger Rogers explained that they will save money on overtime due to not having to travel to and from Pemberton, the location of the shooting range they currently use.

Jim Winckowski asked that a condition of approval be that another meeting is held with the contractor before construction commences.

The Police Department is also seeking a waiver from site plan review; this is appropriate according to the Solicitor. The Board might also want to consider that the Police Department be required to maintain the existing stone drive as requested by the Fire Official.

This was opened to the public for comment; there was no comment and the meeting was closed.

Mr. Carugno made a motion to approve the use variance; Mr. Blair seconded the motion. All board members voted yes. It shall be noted that the Mayor and member of Committee, Ms. Chang and Mr. Maybury were ineligible to vote since this is a use variance.

Mr. Blair made a motion to approve the waiver of site plan; the motion was seconded by Ms. Coe. All Board members voted yes, with the exception of Mayor Chang and Mr. Maybury, who abstained.

Gene Blair asked if the applicants wanted to proceed at risk before the memorializing resolution. The Board is in favor of this and grants the applicants the at risk permit.

II Sim Weaver, Block 1203, Lot 26. Bill Nicolson, engineer, Michael Lario, attorney and Bob Hall, planner were present on behalf of the application. Daniel Weaver, applicant, and the professionals were sworn in by the Solicitor.

Mr. Weaver stated that he wants to use the property (1853 Burlington Mount Holly Road) for sales and service of motor vehicles as well as for retail sales of merchandise and sundries. His business is primarily established over the internet; 80% is retail and 20% is wholesale. The warehousing is mainly a storage issue of the items that he offers for sale. There will be some foot traffic, but minimal, according to the attorney.

Bill Nicholson gave an overview of the subject property. The site contains the existing Popeye's fast food restaurant. It is served by public utilities. 8,100 square feet will be used for the retail sales and the balance of approximately 10,100 square feet will serve as the motor vehicle sales and service use. The showroom will be at the front of the building and storage will be located in the back. There may be a requirement for full suppression and separation according to Gene Blair. Mr. Nicolson stated that he and his applicant are aware of this.

Bob Hall, applicant's Planner, testified regarding the site. It is about 3.1 acres and is in the C Commercial zone. The variance required is for the store use since the items he sells are offered at wholesale (20%). If it were 100% retail, it would not require a variance. There are no specific definitions of retail, wholesale or warehouse in the Westampton Township ordinance according to Mr. Hall. Most retail businesses have some degree of storage and are not characterized as warehousing. The storage area is larger than the display area. The lot is one of the largest in the C zone; minimum permitted is one acre. The building is unusually deep in proportion to its width. The building is set back very far from the street, much more so than the other businesses in the area.

Trips to and from the site may be reduced than that what used to occur when the building was occupied, formerly as a supermarket and then later as a car dealership. There is ample parking on the property.

Hours will be 8:00 AM to 4:00 PM Monday through Friday and limited hours on Saturday. UPS and the Postal Service deliver several times a day. There are currently 9 employees, 2 are part time. Tom Weaver, Dan's brother, will operate the motor vehicle portion of the site. He sells new motorcycles (Cleveland Cycle Works) at the current time and is looking to expand into used cars. He will service the vehicles in the rear of the building. Everything will be contained inside. Parts will not be stored outside. He currently operates his business in Pennsauken.

The striping is very faded in the lot; Jim Winckowski asked if they had a plan to stripe it. The applicants explained that they are concerned about ingress/egress.

They would like to propose landscaping, striping for the fire zones and stripe out for parking. They are considering islands to help direct customers and provide separation between this building and the Popeye's restaurant.

Harry McVey thinks this is a split application; tonight we would look at just the use variance. If approved, they would need to come back with some kind of a site plan.

Shipping is done everyday according to Mr. Weaver. He anticipates a couple of walk in customers per day, along with some customers who will elect to pick up their goods.

The meeting was opened to the public for comment. Amy Scalici, 113 Stratton Drive asked when the property was purchased. It has not been purchased but is currently under contract. Her mother's property backs up to the site. She thinks that the property needs to be cleaned up. The fence that separates the properties needs to be upgraded. Harry McVey stated that the site does need upgrading; it is tired at best. A vinyl fence with landscaping buffer was approved and installed in the nearby childcare center. Ms. Scalici thinks that that looks great. Mr. Weaver stated that he does not want to be a bad neighbor; they took note of the dilapidated condition of the fence and the trees in the rear. He assured her that it would be addressed.

Harry McVey stated that the Board has the ability to take the resident's comments into consideration if the use variance is approved and a site plan is submitted.

Rick Ford, 17 Seeley Drive, stated that the property has been an eyesore for many years and he would like to see it addressed. The block wall that supports the fence is falling apart and going into his yard.

Sarah Ford, 17 Seeley Drive stated that the fence slats are falling into their yard as well as the retaining wall. It has become a health and safety issue. Mr. Weaver stated that they will have an open door for discussion, if the application is approved and they purchase the property.

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

The applicant will be required to file a site plan if they receive variance approval and will be required to serve notice as well.

Mr. Carugno made a motion to approve the use variance; Mr. Applegate seconded the motion. All Board members voted yes, with the exception of Mayor Chang and Mr. Maybury, who did not vote because it is a use variance.

Draft Ordinance, Architectural Treatments of Multi-Family Housing Units.

This is an ordinance that addresses an issue that has become a problem. The Township has become the aesthetic police for roofing projects in certain attached housing developments. There has to be an ability on the part of the homeowners to upgrade materials; most homeowners these days prefer to go with the architectural shingles vs. the traditional three tab shingle, however, our ordinance states that the replacement must be the same color as well as the same style.

This was opened to the public for comment. Jim Confredo, Spring Meadows, stated that he is looking to put a roof on his house. He wants to be able to use the architectural shingles.

Keith Hopson, 119 Sharpless Blvd, had his roof damaged by Hurricane Sandy. He wants to install the architectural shingles as well.

The Board voted to recommend the draft ordinance change to the Township Committee. The same or similar color would still have to be maintained but the style of shingle could now be changed from three tab to the architectural or dimension style of shingles.

Mr. Carugno made a motion to recommend the Ordinance change and forward it to the Township Committee; the motion was seconded by Ms. Coe. All Board members voted yes.

Master Plan Revision and Enactment of Vision Plan. The Township Committee wants to move forward with the implementation of the Vision Plan. We can concentrate on the Route 541 corridor. Harry McVey advised the Board to read the Vision Plan and to become familiar with it. A committee needs to be established to decide what kinds of uses we want along Route 541 and what kind of development.

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

Mr. Freedman – likes the recommendation made for the roofs.

Marion Karp advised the Board that the Vision Plan was posted on the Township's website.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board