

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MARCH 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 March 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, Chairman Ryan, Ms. Sampson, Planner Harry McVey, Secretary Marion Karp

Absent: Ms. Coe, Mr. Maybury, Engineer Jim Winckowski, Solicitor Jesse Debrosse

The minutes of the February 6, 2013 meeting were approved as written.

Resolutions:

3-2013 Recommendation of Ordinance Change for roofing shingles – Karen Sampson had some questions about the language in the Ordinance; the language referred to “occupant” instead of “owner”. She also raised the point that the Ordinance doesn’t specifically state that the agreement amongst all owners of the building must be in writing. It was decided to change the language from “occupant” to “owner”. This was memorialized.

4-2013 Westampton Police Department (shooting range), Block 402, Lots 6 & 7 – use variance and site plan waiver – was memorialized. Mr. Freeman had concerns about whether other municipalities would try to begin using the shooting range; he didn’t want it becoming an attraction for lots of other towns.

5-2013 Il Sim Weaver, LLC, Block 1203, Lot 26 (Burlington-Mount Holly Rd.) – use variance (wholesale mail order business, retail sales and service of motor vehicles) – was memorialized.

New Business:

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

The small change in wording would be made; the Ordinance is on for second

reading before the Township Committee on Tuesday, March 12. Harry McVey would check with the Township Solicitor to make sure that this could still go for 2nd reading.

Discussion of Draft of 2012 Master Plan and Development Regulations Reexamination Report. The way this was written was set up to deal with Hovnanian; Harry hasn't heard from them in two months. Most of the report is geared towards the development of the 541 corridor and Hancock Farm as a mixed use center. There was a lot of thought given to how the hotel, restaurant and approved office building would tie into the development of the rest of the site. We need to do a new Land Use Plan Element for the Master Plan. Up in the northeast quadrant of the Township most of the area has been taken out of the sewer service area. The OR zones along 541 also need to be looked at; we also have OR2 and OR3 zones, there are some approvals that exist in the OR3 zone; and those will go on indefinitely with the permit extension act.

The OR zone along Springside Road also needs to be looked at; it needs to become more of a transition zone; a step down to the residential areas. The R5 is in reality a governmental building and school zone. We need to start looking at this and coming up with an institutional arrangement.

In terms of residential zones some need to be merged together. The 541 area is the critical element. Standards need to be developed for the mixed use/town center zone.

Harry wanted to know how the Board wanted to handle this; did they want to form a subcommittee; meet before regularly scheduled meetings or have special meetings and will other residents or land owners be included on the sub committee. It would probably take the rest of the year to get everything done that needs to be done. Mayor Chang, Ron Applegate, Gene Blair, Norm Miller and Dave Guerrero are interested. Gene would like the Hancocks or a representative of their family to be included since this includes much of their land. Tim Ryan would like to volunteer for the subcommittee as well. Harry would not be at the April meeting, so the meetings would begin in May. Gene would contact Bev Hancock and let them know about the formation of the sub committee.

The meeting was opened to the public for comment. Mr. (unidentified) asked about the development of the proposed office building at the Hilton Garden Inn and if it was going to be constructed. Gene Blair had just spoken to the general manager of the Hilton who was going back to corporate to ask about the plans.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board