

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MAY 1, 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 May 1, 2013 at 7:53 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. Blair, Mayor Chang, Chairman Ryan, Ms. Sampson, Engineer Jim Winckowski, Solicitor Jesse Debrosse, Planner Harry McVey, Secretary Marion Karp

Absent: Mr. Carugno, Ms. Coe, Mr. Freeman, Mr. Maybury

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

Resolutions:

None

New Business:

American Association of Buddhist Education, Inc., Block 109, Lot 11. Jenny Quan, Secretary of the Association was present, along with the Reverend for a site plan waiver application. Karen Sampson asked if an attorney was required for representation since they are incorporated; Board Solicitor Jesse Debrosse stated that since it was a religious organization it was not required.

They plan to use quarry blend gravel for a pathway around the building and the back yard for better fire department access. It will improve the safety around the building and makes deliveries easier since they will be able to drive around to the rear of the building. They have been working on the site and trying to clean it up since they purchased the property, according to Gene Blair. Past history has shown that the driveway is the lowest area in the surrounding blocks and water drains into this area. Engineer Jim Winckowski suggested maintaining $\frac{3}{4}$ inch clean gravel so that it doesn't compact but still allows for drainage. The Fire Marshal was made aware of their plans; it is not a formal fire lane but does provide better access than what is there now. The drive should be at least 18 feet wide, which is consistent with the fire code.

The meeting was opened to the public for comment. There was no comment and the meeting was closed. Mayor Chang made a motion to approve the site plan waiver; the motion was seconded by Mr. Applegate. All voted yes. Gene Blair asked if they wanted an at risk authorization so that construction could begin before the resolution was memorialized. They indicated that they wanted to do so. The Board grants the request.

Ikea Property, Inc., Block 203, Lot 6.01. Melanie LeVan is the applicant's attorney. Robert Murphy, facilities manager of Ikea and Chad Gaulrapp, engineer were sworn in before the Board. They are looking to expand the lot to add 30 parking spaces; no variances are required for this expansion. There are about 150 employees at the site presently which does not include visitors or delivery people coming to the site. The lot is almost always full or nearly full. They are going to hire approximately 20 to 40 new employees and need more parking spaces to accommodate them. Employee parking is on the west side of the building and wraps around the side; the new parking is to be located on the north side of the building. They will be loading UPS trucks directly from the warehouse; the new employees will be pickers and packers that will load these trucks.

Harry McVey knows that the adjoining neighborhood is very sensitive to what goes on at this site; the buffer on the far side of Ikea Drive has had many trees taken out over the years and has become thin; it is his recommendation that these trees be replaced. The attorney explained that it is not clear if Ikea can access this berm or not; if they are given permission by the industrial park owner they will be happy to replace the trees. Harry wants landscaping installed around the parking lot if they cannot replace the trees on the berm. Ms. LeVan has photos of what the parking lot looks at the present time. It is everyone's preference that the berm be buffered and supplemented. They would approach the owner of the Industrial park, Mike Dolan to see how they would handle it.

Their engineer explained that the parking lot expansion area is currently grassed. Trucks will not be accessing this area; but fire trucks would be able to. There is a net gain of 23 spaces in total; lighting will be supplemented with fixtures of the same type that are on site today. Drainage runoff will increase slightly; it is a minimum in nature; direction of runoff will be maintained to the north as it currently is.

The Fire Marshal reviewed the plans and has no comments as it relates to fire safety and truck access. Jim Winckowski asked about handicapped parking; there are currently 5 handicapped spaces which are adjacent to the main entrance. They are wider than ADA regulations stipulate. They will provide one more handicapped space; probably just by re striping the over sized spaces. They will fully comply with any signage requirements. There are two additional lighting fixtures to be added with the relocation of another fixture. He asked if

there was a prior approval for the landscaping plan or if they needed a new plan to be submitted. Harry said they didn't need to submit a new plan but would be willing to meet the applicants on site and walk it to identify where the landscaping needs to be supplemented; it is obvious when looking where the gaps are.

The meeting was opened to the public for comments. No comments were made and the meeting was closed. Mr. Blair made a motion to approve the site plan; the motion was seconded by Ms. Sampson. All voted yes. The applicants requested that an at risk permit be granted; the Board is in agreement and grants the request.

Inductotherm Corp., Block 403, Lot 1. Michael Mattione is the applicant's attorney. Andrew Hogg, engineer and Jim Suplee, facilities and project manager of Inductotherm were sworn in. The application for site plan approval is for the construction of a 14,420 square foot building and to expand their outside storage area. They have requested 11 waivers and the Board needs to act on them. Harry McVey has no objections in terms of completeness; Jim Winckowski's only concern was a lack of storm water management calculations; however he has had conversations with the applicants and based on that he recommends the application be deemed complete. The Board is in agreement.

Jim Suplee stated that the building will be used for the manufacture of induction coils; there are 219 employees currently on site. They do not anticipate more employees due to this expansion. Even at their high of 298 employees there was more than adequate parking. There will be no changes in trash collection or recycling as it occurs now. Two different types of fencing are proposed for the outside storage area. The height of the proposed building is 43 feet, 46 feet at the peak.

The Fire Marshal's comments were discussed with the applicant; they will not have to provide a Knox Box since they have 24 hour security. The fire hydrant will be detailed on the site plan; they also discussed the need for another fire hydrant. The fire department connection location will be on the south side instead of the north side. The building will be constructed of metal and will be fully suppressed.

Jim Winckowski doesn't understand the reasoning for having two kinds of fencing. Mr. Hogg explained the reasons for using an 8 foot high vinyl fence for screening and a 6 foot high chain link fence with barbed wire for another equipment containment area. He gave an overview of the Inductotherm site. There are two storage areas currently where the building is to be located; thus more storage area needs to be added in another location. Barbed wire is permitted on Industrial sites. Metering devices are stored in one of the outdoor storage areas and steel mandrills, on which the coils are wound on, are stored in the other area. Some of the materials are taller than the eight foot fence.

The site is a 114 acre overall tract; they are not proposing any additional storm water management. An area at the end of the parking lot will contain a stone trench with two buried perforated pipes buried in the stone. Water works its way over the land in the direction towards Route 295.

The applicants stated that they will comply with all points raised in the engineer's report. The site is designed to accommodate a ladder truck for firefighting as it was designed for a tractor trailer. The new building will house mechanicals on the roof, with the exception of an electric transformer; nothing is to be located on the perimeter. The new building is slightly higher by a foot than the existing building. Lighting is provided with a series of spotlights located around the building. They will not have to go to FAA due to the fact that the building isn't over 150 feet in height.

Harry McVey stated that if this was located in a more normal industrial park he would be looking for more landscaping but in this case since it is all privately owned and not visible he will not require it.

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

Mr. Blair made a motion to approve the application; Mayor Chang seconded the motion. All present voted yes.

Dean Development Associates, LLC, Block 301, Lot 2. The applicants still need to submit the original affidavit and certified mail slips to the Board Secretary; this will be a condition of approval.

Harry McVey has an issue with completeness; we need to get into the preliminary amended plan before we look at the final. The Board needed to vote on completeness for the amended preliminary major site plan; the Board voted in the affirmative to declare this portion of the application complete.

Brian Hall, engineer, was sworn in before the Board. The site is located in the C Commercial Zone along Woodlane and Springside Roads and is known as the Westampton Marketplace shopping center. Phase 1 was for the strip center and Phase 2 was for three pad sites. They are proposing to revise Pad A building and shift it closer to the access aisle; and to amend the entrance to the pad site closer to Woodlane Road. The preliminary approval was different than what is currently proposed; the loading area will be visible from the main road, which Harry has a concern with. There is enough landscaping around the trash location to screen it; however he has a concern with the lack of connection to the adjacent pad site and doesn't like the loading on the side of the building, it should be to the rear of the building. The applicants agree to provide access if and

when the adjacent pad site is developed.

Ty Taylor of Family Dollar Stores and Viken Kirian, developer of the site were sworn in before the Board. The original approval had the loading dock and trash collection located at the rear of the building. The loading area is 104 feet in length and is longer than what is required. It was moved to the side due to it being a prototype for Family Dollar Stores. A 41 foot wide paved drive aisle is provided and there is adequate space for two lane traffic while a delivery vehicle is parked in that area. There is a six by ten foot rolling steel door, no loading dock; it will be flush with the paved surface. A typical store will have one delivery a week, the time of which is strictly dictated by sales. Typically deliveries occur in the morning or the evening. There is no forklift; the product is in boxes and is off loaded with a conveyor belt. The architectural rendering should be updated to show the loading area. Harry has been asking for architectural plans for a month and a half and it is his recommendation that final approval will have to come back at another time; signage is included in this too. He also needs dimensions on the proposed sign. He cannot recommend anything more than approval of the preliminary plans at this point.

The applicants agree to provide everything asked for in the Fire Official's review letter of March 19, 2013. The building will not be sprinklered since it is smaller than 10,000 square feet and not required. Harry suggests that they develop a new phasing plan which details the adjacent sites and access. The Board can either listen to all the testimony this evening or else postpone hearing the final site plan details at the June meeting, when the Board would have a fuller complement. Access to the other pad sites will be dimensioned on the plans, according to the applicant.

There was fairly significant landscaping put in when the site was developed according to Harry, and he wants to see it detailed on the plan. The lighting fixtures are consistent with the other lighting on the site. The loading area will be shortened and buffered. The dumpster will be screened and when being serviced, will not interfere with traffic around the site. They will connect to the existing sewer system and they will have to get MUA approval to connect to the pump system. Storm water management is taken care of by two existing basins on site, which were designed to handle the future development of the pad sites.

They will provide a connecting sidewalk, crosswalks and necessary handicapped ramps. Another monument sign is being proposed, which will require a variance due to the fact that one already exists for the shopping center. Since the building is located 100 feet back from the road, façade signage isn't enough to identify the building, thus necessitating the monument sign.

The Board Engineer has concerns that the storm water management system that was designed back when this was approved may not meet today's standards; he would have to check into it. The applicants are confident that the requirements

will be met.

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

Solicitor Debrosse asked if the applicant would be agreeable to an extension of time for the Board to consider final site plan approval to the next meeting, which would take place on June 5.

The meeting was opened to the public for comment. There was no comment and the meeting was closed. Mr. Blair made a motion to approve the plan for preliminary amended site plan; the motion was seconded by Mr. Applegate. All voted yes.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board