

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

OCTOBER 2, 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 October 2, 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. Blair, Mayor Chang, Ms. Coe, Mr. Borger, Chairman Ryan, Engineer Jim Winckowski, Solicitor Jesse Debrosse, Secretary Marion Karp

Absent: Mr. Carugno, Mr. Freeman, Mr. Maybury, Ms. Sampson, Harry McVey

The minutes of the September 4, 2013 meeting were approved as written.

Resolutions:

19-2013 Hampton Behavioral Health Center, Block 202, Lot 4.01 – site plan waiver (exterior walk in freezer) – was memorialized

Old Business:

Terrance & Kimberly Brennan, Block 106, Lot 15 (220 Main Street). John Pagenkopf, the applicant's planner, was present. The applicants had been before the Board at the August meeting. They had revised their earlier plan; Mr. Pagenkopf reviewed the changes they had made.

They widened both lots on Main Street; relief for minimum lot width is no longer required. Lot 15.03 was widened as well, but it is under the 20,000 square feet required by Ordinance at 15,000 square feet. Lot frontage relief is required since 12 feet is provided and 50 feet is required.

Harry McVey submitted a report dated 9/30/13. Utility services were detailed on the plans as requested. Jim Winckowski explained that since this is a major subdivision, there should be a development plan submitted that details water and sewer laterals as well as an access and grading plan. Access for Lot 15.03 is still a major question since it is Jim's opinion that it is not adequate; he wanted to know where the easement was going to go and wanted the easement detailed on the plan. Mr. Pagenkopf needs to meet with Fire Official John Augustino again to

go over certain items. An easement would be required for the shared driveway. Mr. Pagenkopf said that he needs to bring an engineer on Board to provide the development plan.

It is Jim's opinion that prior testimony detailed that the access on Lot 15.03 would serve that lot only and not lot 15.04. Mr. Pagenkopf agrees not to bring the drive through Lot 15.04. Jim thinks it is poor planning to run it through Lot 15.04 and if that is necessary, he believes that perhaps Lot 15.03 may not even belong there and should be eliminated. New utility services should be brought in underground according to Jim Winckowski; Mr. Pagenkopf wishes to connect using the existing overhead utilities.

The wetlands permit process has been initiated; the Board has no problem making the LOI a condition of approval. The Board discussed having the applicant continue the application until the next meeting in order to provide the additional information that is needed. It is important that who wasn't at the last meeting listen to the recording before the next meeting so that they would be able to vote.

The meeting was opened to the public for comment. Christopher Parente of 216 Main Street was sworn in. He distributed a packet of information to the Board. He stated that if someone wanted to build on this property they should have done so prior to 1975 when Rancocas was designated a historic district in the National Registry.

Angela Zollner of 105 Wills Avenue was sworn before the Board. When she purchased the property she was told either correctly or incorrectly that the development was fully built out; these homes would be in direct view of her backyard. She requests that if the Board decides to approve this that they make it a condition that only a single story home could be constructed on Lot 15.03; she also requests that the home be placed further back on the lot. She wonders that if a fire truck enters the driveway could it turn around without hitting her fence and shed. She read from the Township's Historic Preservation Ordinance; she doesn't believe that the lots will enhance the architectural nature of the Village.

John Baker of 202 Main Street was sworn in. His main objection is what was raised about the historic preservation of the community. It took a lot of work to get the village looking the way it is. They would like to keep the community looking the way it does now.

Sharon Fisher of 217 Irick Road has been a realtor in town for 30 years. Her son and grandchildren live in Rancocas. The property across the street has the same square footage as theirs does; if this subdivision goes through they are opening the door for a subdivision there as well. She wants to see the village stay the way it is now.

Jeff Savoy of Wills Avenue was sworn in before the Board, Lot 12. He feels a house of that size is inappropriate for Lot 15.03 as well as the orientation. He is also concerned about his fence. He is concerned about the ability to travel on the driveway on Lot 15.01. He believes the house on Lot 15.03 should face Wills Avenue. He feels that this isn't consistent with the historic nature of Rancocas Village.

With no further comment; the meeting was closed. The Board granted the applicant a continuance until the November 6 meeting.

New Business:

Yvonne Small, Block 301.01, Lot 59 (72 North Hill Drive). Ms. Small was sworn in before the Board. She testified that she wants to convert her garage into living space; it is a single garage. She has an elderly father who lives far away and she would like to convert it into a living room/bedroom. There are no exterior changes proposed; the outside would remain the same. Gene Blair explained that if it is to be used as a bedroom she would need a sidewall window for ingress/egress. Ms. Small explained that she will be putting a window in. The floor would be raised. She explained that although she does use her garage for parking at the present time; she would be using the driveway. There are also auxiliary parking lots located in the subdivision. Part of the garage would be left for storage in the rear. The garage door would be left intact. She has a two bedroom unit.

Gene gave a bit of background of garage renovation applications that have come before the Board. The Board has granted approximately 8 to 10 of these variances. She asked if she chose not to keep the garage door would it make a difference. Gene explained that if she was going to store lawn items such as a mower that it would benefit her to keep a functional garage door.

There is an attached utility shed on the back of the garage.

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

Ms. Coe made a motion to grant the variance; the motion was seconded by Mayor Chang. All Board members voted yes.

The Board granted Ms. Small an at risk permit so that she could begin construction before the resolution was memorialized.

The meeting was opened to the public for comment. Angela Zollner asked the Board a general question about procedure.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board