

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

NOVEMBER 7, 2012 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 August 1, 2012 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 6, 2012 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 Camp, Mr. Carugno, Mr. Freeman, Mr. Maybury, Ms. Sampson, Chairman Ryan, Ms. Coe, Solicitor Michael Coluzzi, Engineer Greg Valesi, Planner Harry McVey
Absent: Mr. Welsh, Mr. Thorpe, Ms. Karp

The minutes of the August 1, 2012 meeting were approved as written.

Resolutions:

11-2012 Burlington Preservation Partners, LLC, Block 1102, Lot 1 (Mt. Holly-Jacksonville Rd. & Oxmead Road) – variance (fence height) – continuance – was memorialized.

12-2012 Ramon Malhotra, Block 1204, Lot 11 (1858 Burlington-Mt. Holly Road) – site plan waiver (Verizon Wireless store) – was memorialized.

13-2012 Damon Tvaryanas, Block 601, Lot 12 & 13 (119 Hillside Road) – variance (construction of shed) – was memorialized

New Business

Jefferson Street Partners II, LP, Block 904, Lot 3.01. The applicants were before the Board with a consolidated major site plan to permit the construction of a strip shopping center. The application involves a use variance; therefore, the members of Committee, Robert Maybury and Mayor Camp would not sit for the hearing. The applicants were represented by Chuck Petrone, Esq.

Notice was reviewed by the Board Solicitor and found to be in order. James

Vena, engineer, David Lehmkuhl, VP of real estate at Academy Bus and John Pettit, engineer were sworn in by Solicitor Coluzzi. The application was found to be complete by the Board.

The property in question is located on Route 541 in the C Commercial zone; the application proposes the construction of a new 10,765 square foot retail building. The site formerly had an A frame building on it which was the old Academy Bus terminal, but the structure had been demolished several years ago. Access to the property is from Route 541, a requirement of the County. There will also be access from Western Drive. There will be 42 parking spaces provided which exceeds the Ordinance requirement of 41 spaces. New sidewalk along Route 541 is proposed, along with extensive landscaping and lighting that will exceed Township standards. Loading will take place behind the building. Drainage facilities are contained in the southeastern part of the property; the trash enclosure is in the rear of the building and will be heavily landscaped. The tenant on the northern end of the building is Dunkin Donuts, which will have a drive thru window. A proposed monument sign is to be located at the entrance on Route 541 and a new pylon sign is proposed on the corner to replace the existing pylon sign. The new pylon sign will advertise the hotels on Western Drive as well, hence the necessity for the use variance since this is considered off premise advertising.

The hours for Dunkin Donuts will be 4 AM to 10 PM. One tractor trailer delivery is typical once a week for Dunkin Donuts. Two design waivers are being requested; one for a parking set back 10 feet from the building instead of 12 feet as required by Ordinance; the second waiver is for providing 169 square foot islands at the end of parking spaces instead of 200 square foot islands as required by Ordinance. The sidewalk is six feet wide and landscaping will be installed along the front.

The first variance being requested is for insufficient minimum buffer from a non-residential property. This has to do with the location of the trash enclosure which is angled; the setback is 8 feet where 20 feet is required. It will be adequately screened. The second variance is for exceeding the maximum impervious coverage: 60 percent is allowed by Ordinance; 64.55 percent is what is proposed. This is still far less than how the site had been previously improved; they are getting rid of lots of impervious surface. The third variance is the buffer screen quantities; the landscaping package as proposed is significant enough to offset the insufficiency according to the applicant. The fourth variance is for average lighting level. According to Ordinance standards this should not exceed a half foot candle, they are at .7 foot candles. The fifth variance concerns the size of the proposed signage which slightly exceeds what is permitted; 117 square feet is proposed; 100 square feet is permitted. The monument sign will identify all tenants of the shopping center and is over sized as is the pylon sign. There may be as few as two tenants or as many as five tenants occupying the shopping center; it depends on how much space each tenant will require. The pylon sign

is 21 feet in height where only 8 feet is permitted. Façade signage also requires a variance; 45 square feet is allowed and they are asking for 59.64 square feet. A use variance is required for the offsite sign that will be used to advertise the hotels back off Western Drive.

The site has been undeveloped for several years and will be improved, look nice, and provide a ratable to the Township and will not make a substantial impact to the zone plan. There are no residential homes in the immediate vicinity; only commercial properties.

The two existing signs have been there for decades according to David Lehmkuhl. The new signs are equal or lower than the heights of the existing signs. The proposed pylon sign would include signage for the hotels on Western Drive. There is a Valero gas station adjacent to the site, and another gas station, BP, across Western Drive. Both of their signs are higher than the proposed pylon sign. Harry McVey had recommended the elimination of some of tenant spaces on the sign; Mr. Lehmkuhl stated that they are flexible. There could potentially be five or six tenants in the building; at the current time they have only secured one tenant, Dunkin Donuts. They had hoped to secure only one tenant for the space but were unable to do so. They thought that perhaps smaller spaces for smaller businesses may be more affordable.

There was an issue with respect to the menu board sign behind the Dunkin Donuts; Harry McVey asked them to eliminate the wings on the sign and to reduce the height from 7 feet to 6 feet. The applicants are asking to keep the height of the sign but agree to remove the wings on the menu board. The sign will not be visible from the front of the site.

There will be no light shining off the site. They are 25 foot high metal shoebox style fixtures. The higher intensity lighting is necessary to provide sufficient illumination in all parking areas and drive aisles, bringing the lighting into conformance with the Ordinance might create pockets and corners of insufficient illumination according to the applicant.

Harry McVey stated that most of the variances he has no objection to. He thinks the signage is the big issue. The Township has been wanting a new sign on the corner where all the hotels could co locate; since it is an off premise sign it is technically treated like a billboard. The new sign will be better looking than the existing sign; he doesn't have a problem with the height or the size. The monument sign he is a little sensitive to; it is a 12 foot high sign. He thinks there are too many panels on it and that the height should be reduced. The colors should be tied into the Academy Marketplace signage, which will be blue and white. The street address will be included on the sign. As far as façade signage, he agrees that it should be placed on two sides of the building. However he has a problem with the façade signs that exceed Ordinance size standards; the sign facing Route 541 should be a bit smaller since there is a monument sign right out

front. The Western Drive façade sign can remain as is. The menu board sign is okay with the wings removed and the original 7 foot height.

Harry asked how much room there is to stack cars at the drive through without intruding into the loading area. There is enough stacking for six cars according to the applicant.

Tim Ryan asked if the access on Western Drive was full access; it will function as both an entrance and exit. The access from Route 541 would only function as an entrance to the site and not an exit.

James Vena, traffic engineer was sworn in before the Board. The Board asked the applicants whether they had considered removing the island on Western Drive because they thought it might interfere with exiting the site. They think that keeping the island there is a better choice. They would look at the cross easements that were drafted and recorded when the site was originally developed and recommendations for modifications would be made.

Tim Ryan asked about the traffic flow once all tenants were secured; he was concerned about circulation on the site. The majority of traffic at the Dunkin Donuts would take place between 5 AM and 9 AM. Deliveries would not occur during this time. Tractor trailers will come off Route 541 and exit off Western Drive. The loading space is 12 by 70 feet in size. The applicants do not anticipate any other tenants needing tractor trailer deliveries. Hours at the Dunkin Donuts will be from 4 AM to 10 PM. As stated previously, there would be one delivery per week for the Dunkin Donuts. Trash removal would take place once or twice a week and there should not be any conflicts between the delivery truck and the truck picking up refuse, according to the applicants.

Plans were revised to comply with the Township professional's comments. Some of the sidewalk extends off the site into the easement on the eastern side of the site, according to Engineer Greg Valesi. There should be permission granted to allow for this. He thinks the site will work from a traffic and circulation standpoint. The traffic signal timing is under the jurisdiction of the County; every car that enters the site is new traffic that will get to the intersection. He wants to make sure that the applicant takes into account all this traffic, but this is really up to the County. A revised traffic study had not been submitted as of this date.

The Board was concerned about all the exiting traffic from the site backing up in the jug handle, along with the busses from Academy Bus. They asked the applicant if the County had confirmed that they would change the timing of the signal if necessary, as the applicant had indicated they would. Chairman Ryan stated that he has been in the jug handle waiting to cross Route 541 and there isn't enough time for all the traffic stacked to get out. He stated that he wished the portion of Western Drive could be made two way instead one way to allow for better traffic flow; but this is something that is up to the County as well.

Harry McVey spoke about the proposed Hovnanian apartment project; which if it happens, would use Western Drive for access. This would require revision to Western Drive from its current standards.

The applicants agree to modify the monument sign and will work out the finer details with Harry McVey. As far as the façade signage; Harry still wants the signage facing Route 541 to be smaller than proposed; the applicants agree.

The Fire Marshal's report of August 30th was reviewed; the only outstanding item will be provided by the applicant.

Gene Blair had a comment regarding the pylon sign; he would like to see it turned into a monument style sign in order to comply with the type of signage we are promoting in our Ordinance. Harry is fine with the pylon sign as proposed. Gene wants the words "Westampton Township" to be added to the sign as a means of identification, at the base of the sign. The applicants agree to try to work this into the sign and will submit a detail to Harry for approval. It will be approximately three feet in height. The pylon sign will be limited to the three hotels.

The meeting was opened to the public for comment. Diane Condie, from the Marriott Courtyard Hotel spoke in favor of the sign. They need the sign for the hotel along Route 541; they are waiting for signage along Route 295. She is grateful that Academy Bus is doing this.

There were no more comments from the public and the meeting was closed.

Instead of re stating all of the variances and waivers requested, Solicitor Coluzzi referenced the Board engineer's letter of November 6, 2012, since they were all identified in the report.

Mr. Carugno made a motion to approve the application; Ms. Coe seconded the motion. All Board members voted yes, with the exception of Mayor Camp and Mr. Maybury, who were recused.

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

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board