

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

OCTOBER 4, 2017 7:00 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 4, 2017 at 7:00 P.M. The meeting was called to order by Vice Chairman David Guerrero and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 5, 2017 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Blair, Mr. Borger, Mr. Daniels, Mr. Freeman, Mr. Guerrero, Mr. Lopez, Mr. Mumbower, Mr. Gehin-Scott, Solicitor Stephen Boraske, Planners Sam Agresta and Tamika Graham, Engineer Jim Winckowski, Secretary Marion Karp
Absent: Mr. Applegate, Mr. Barger

The minutes of the September 6, 2017 meeting were approved.

Solicitor Boraske swore in the Board professionals.

Resolutions:

15-2017 James & Dena Young, Block 1205, Lot 9 (818 Woodlane Road) – use variance (counseling/therapy office in Residential zone) – was memorialized

16-2017 James & Dena Young, Block 1205, Lot 9 (818 Woodlane Road) – site plan waiver (counseling/therapy office in Residential zone) – was memorialized

17-2017 Pacific Outdoor Advertising, Block 202, Lot 2 (45 East Park Drive) – use & bulk variances, site plan waiver (replace static billboard faces with digital, changeable faces – was memorialized

18-2017 Dolan Contractors, Inc., Block 203, Lot 1.03 (32 Springside Road) – amended site plan (dumpster and trash compactor revisions) – was memorialized

19-2017 ME Casa, LLP, Block 1201, Lot 20 (798 Woodlane Road) – site plan waiver (mobile food truck pilot) – was memorialized

New Business:

South Jersey Elite Sports Academy, LLC, Block 201, Lot 8.04. The applicant was represented by their attorney Jeffrey Apell. They are proposing an indoor sports facility

in an existing warehouse in the Industrial zone, a use that isn't permitted. The space is approximately 15,000 square feet in size and is located at 300 Highland Business Park.

It shall be noted that Mayor Daniels and Mr. Lopez would not be voting due to this requiring a use variance. Recreational uses are not permitted in the Industrial zone. Keith Garagozzo and Steve Paolini were sworn in by the Board solicitor. Mr. Garagozzo explained that they liked the location which was right off Route 295. They have been in business over 10 years and they like this location due to the easy access. The warehouse has high ceilings and a good amount of space. Hours of operation will be from 5 PM to 10 PM and 9 AM to 5 PM on weekends. They do baseball and softball, both team and private lessons are made available. Many high schools teams use them on their off seasons for training; it is a good benefit for the kids. They do college showcases and try to help kids get into colleges. They have used the Westampton Sports Complex fields several times and this is good to incorporate with their business since they will now be very close. They will have 5 batting cages; no machines, just netting and turf. They use retractable batting machines that are moveable. There aren't any similar recreation facilities like this anywhere in the area. No one can come off the street to use the facility; this is for private use only. There are no pitching machines; trainers actually pitch the ball; it is instructional based. There may be up to 20 kids at any one time; many are dropped off and the parents return to pick them up. They don't expect to use more than 25 or 30 parking spaces, at most. There are 178 parking spaces available onsite for the 3 tenants of the building. Most tenants operate from 8 AM to 6 PM; there shouldn't be much, if any overlap. There won't be more than 70 cars maximum during the day, including all the tenants currently occupying the warehouse. There will be no busses dropping kids off; it will all be individual parents bringing their children.

Mr. Lopez asked what their plan was if someone wants to use the facility during the day. They answered that no one will, they aren't open, it isn't an option. They used to rent the Westampton fields for their tryouts. The proximity of this warehouse to the fields is exciting to them and even though there isn't a direct plan as of yet, they would like to work together to use the Sports Complex fields. They like to become involved in the community, as they had been when they were located in Cherry Hill.

Gene Blair had spoken with Todd Mitzelman who indicated that there is no conflict and he welcomes this operation into town and looks forward to working with them.

Mr. Apell outlined the positive and negative criteria as they related to the use variance. They would like to help fulfill Westampton's goal of increasing recreational uses, as outlined in our Master Plan. There would be no detriment to the public good if this use variance was granted. There is no additional signage proposed; no modifications to traffic patterns.

Jim Winckowski asked about them utilizing the Sports Complex fields and asked if kids would be walking there on foot; they answered that they would not be doing that. Any future expansion would require them to come back before the Board. There are no

drainage issues, no new construction, nothing to report on from an engineering standpoint.

Tamika Graham reviewed her letter with the Board; she concurs that the use won't have much impact on the site. There is currently 1100 square feet of office space there that they hope to utilize. They are also seeking a waiver of site plan approval, in addition to the use variance.

There being no further comments from the Board or their professionals, the meeting was opened to the public for comment.

Nancy Burkley – asked if they would be using the facility for lacrosse and hockey as well and wondered if it was just for baseball and softball or is it becoming an athletic facility. She asked if there would be tournaments held here. The applicants explained that 5000 square feet will be allotted for the batting cages; the other 8000 square feet will be open space. Occasionally they will allow a soccer team, lacrosse team or hockey team to use it. They will be used for drills, no games will be played here, it isn't large enough.

Janet Curran – is in favor of this application.

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

Mr. Blair made a motion to grant the waiver of site plan; this was seconded by Mr. Daniels. All voted yes. A second motion was made by Mr. Freeman to approve the use variance; Mr. Blair seconded the motion. All voted yes, with the exception of Mr. Lopez and Mayor Daniels, who did not vote. Mr. Guerrero asked the applicants if they wanted to request an at risk permit, in order to get moving on their plans quicker; they indicated that they would like one. Mr. Blair made a motion to approve; Mr. Lopez seconded the motion; all Board members voted yes.

Dolan Contractors, Inc., Block 203, Lot 1.03. Mr. Guerrero recused himself as Vice Chairman for this application. Mr. Freeman stepped in as Chairman. The applicant's attorney, Russ Whitman, was present on behalf of the application. This application is for the Camuto warehouse facility on Springside Road. The application is unusual because these items up for approval this evening were approved at a prior meeting but had been withdrawn by the applicant, Mike Dolan.

Engineer Bernie Wojtkowiak was sworn in before the Board. The location of the fence has changed from that of the original plan, as has that of the guard houses. The guard house has been moved for a better line of sight. This will not obstruct any movement of trucks on site; it will be free standing on a concrete curbed island. The purpose of the guard houses are to control trucks and for security. The barrier gate will be at the right of way line. Flagpoles are in the front of the building in the large landscaped island. The seating area will be fenced and landscaped (for the

employees). The fence is six foot high chain link.

The gate arms are at the entrance to the employee parking area; there shouldn't be a concern with a queue. The employee patio is on the north side where the berm is. Total employees number 200; there could be 15-20 people outside on the patio at any one time for a break. It is 10 by 50 feet in size. There are some striping changes proposed and some signage as well. Jim Winckowski thinks the barrier at the front should be approved by the County; Bernie Wojtkowiak stated that they had submitted their plans and they had not received any comments.

Mr. Borger stated that the drawing depicted the guard house in the lane of traffic; Bernie Wojtkowiak stated that the drawing would be revised to reflect correct conditions. Mr. Gehin Scott asked what the guard houses would look like; they are typical guard booths. There is exterior lighting on the booths; similar to a porch light. Jim Winckowski stated that more detail needs to be provided than what has been submitted. Since the booths are surrounded by concrete, they cannot be softened by landscaping; the Board suggested the addition of potted plantings.

The guard house will be painted to match the principal building; they will work on the aesthetics to see how they can make it look better. They will make a resubmission. There was discussion as to whether the Board would be ready to make a decision tonight since there were so many details lacking. Russ Whitman explained that time is of the essence.

Mr. Lopez stated that this isn't the first time submittals have been late or our professionals aren't given enough time for their reviews; he will find it difficult to vote yes on this tonight. Russ Whitman explained that this application involves only a very slight relocation of the guard house and the fence; these aren't central to the application and won't affect the neighborhood in any way. He understands that this building is under intense scrutiny but they do ask that the Board consider what they are dealing with here.

Mr. Lopez wanted to know the hours of operation for the patio; how do they expect an approval when they can't give the hours of intended use of the patio. The Board would have a resolution ready for the next meeting and they would return. The resolution would be memorialized right then and there, putting them in the same position as they are now. Jim Winckowski thinks the Board is acting reasonably; we just got revised drawings tonight. Mr. Freeman stated that the Board is trying to objectively represent the residents.

Planner Tamika Graham did not have a chance to review the revised plans that she received today. She reviewed her report; she asked if concrete walkways are being proposed to the guardhouses; Bernie Wojtkowiak answered yes. She asked him to show them on the plans. Details for the landscape buffer need to be added to the plans for the patio area. Sign details were added to the revised plans, as requested. The flagpole is being relocated; they will submit photographs and dimensions, such as the

height, etc.

They would submit another set of revised plans to the professionals for their review in time for next month's meeting.

The meeting was opened to the public for comment. Jim Jacobs has concerns about the patio, the hours of use and the kind of use. They can hear the Ikea patio activities way into the late hours of the evening. They would like to not see the patio installed. There are galvanized poles installed on top of the berm by his house; he asked what the plans are for these poles. Bernie Wojtkowiak stated that the poles will be removed. Mr. Lopez said they should come down immediately since they weren't authorized.

Shirley Jacobs – the berm along Springside Road looks beautiful; it looks very nice. She doesn't like the berm that abuts her property on the north side; there is no real design there. She would like to see some type of shrubbery installed.

Russ Whitman requested a continuance of the application; the Solicitor will prepare an approval resolution; they can request an at risk approval at the next meeting. Jim Winckowski suggested taking an informal straw poll to have the Solicitor prepare a resolution for the next meeting. Mr. Lopez votes no because he is concerned regarding the patio. Mr. Borger asked if they might consider moving the patio; they answered that they cannot move it since it is adjacent to the cafeteria. The applicants agree to set guidelines for the hours of operation of the patio. There won't be a horseshoe pit. They agree to install a fence around to help dampen the sound, eight feet in height. Employees will not be permitted to play music after 8 PM and no grilling will take place there. There is landscaping being installed to provide additional buffer. Mr. Lopez has changed his vote to a yes. The Board thanked the applicant for listening to their concerns. No additional notice will be required to be given by Dolan. Mr. Borger made a motion to approve the continuance of the application until the November 1st meeting; the motion was seconded by Mr. Lopez. All voted yes, with the exception of Mayor Daniels, who left the meeting at 7:55 PM.

The meeting was again opened to the public for comment. Nancy Burkley asked about Resolution 16-2017; she asked if it was denied, which it was.

Comments from the Board

No further comments were made.

There being no further business, the meeting was adjourned at 9:20 PM.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

