

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JUNE 6, 2018 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 June 6, 2018 at 7:00 P.M. The meeting was called to order by Chairman Gary Borger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 5, 2018 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Mr. Guerrero, Ms. Haas, Mr. Myers, Mr. Wisniewski; Solicitor Stephen Boraske, Engineer Greg Valesi, Planner Tim Kaluhiokalani, Secretary Marion Karp
Absent: Mr. Applegate, Mr. Henley, Mr. Mumbower

The minutes of the May 2, 2018 meeting were approved as written.

Resolutions:

9-2018 SBC Laundromat, Inc., Block 301, Lot 2 (483 Woodlane Road) – preliminary and final major site plan – (construction of 11,780 sq. ft. retail building and 4,671 sq. ft. car wash facility) – continued until 6/6/2018 meeting – was memorialized

10-2018 Medallion Development Group, LLC, Block 1002.03, Lots 12 & 13 (215 Burrs Road) – minor subdivision, bulk variance – **DENIAL** – was memorialized

11-2018 Provco Pinegood Westampton, LLC, Block 201, Lots 7.01 & 7.02 (580 Rancocas Road) – consolidated major site plan, minor subdivision, use & bulk variances (Wawa food market & fueling station) – was memorialized

Old Business:

None

New Business:

Rob Carter, Block 1002, Lot 2, (3 Gilbert Road) – variance (pole barn). Mr. Carter was present and sworn in before the board. A variance is necessary because accessory structures larger than 600 square feet can only be placed on lots 3 acres or greater in size. Mr. Carter wants to put up a pole barn for personal use. The lot is 1.92

acres in size and the proposed pole barn is 1944 square feet in size. He owns several vehicles and wants to store them in here as well as his woodshop equipment that is currently being stored in his two car garage. The building will be placed more than 100 feet from the front and side property lines. It is a corner lot on Gilbert and Oxmead Roads. He showed a photo of the pole barn to the Board. He will be installing a crushed asphalt driveway to the pole barn. Greg Valesi stated that millings aren't permitted to be used as a surface; he would need to use something else. Mr. Carter wanted to use some kind of a crushed blend for the driveway; he wasn't sure exactly what at this point in time. The pole barn will have three doors on the front; it is a pre engineered building. He wanted to bring electric to the building as well. No trees would need to be removed from the lot in order to accommodate the building.

He had had a wetlands delineation done; things were fine, there were no wetlands where he wishes to construct the pole barn. The planner suggested perhaps moving it closer to the house; he did think of that but they do have to be concerned with the onsite septic and well. Setback from Gilbert Road and Oxmead Road will be 100 feet. He would require another variance due to the fact that the building could not meet the setback for an accessory building due to the dual street frontage. It can't be any closer to Oxmead Road than the rear wall of the house, thus requiring a variance. Gene Blair doesn't think this will create a detriment. The lot is large enough to support the structure and he doesn't believe it will create a negative impact. A C1 and a C2 variance are necessary.

The solicitor recommended conditioning the approval on the structure actually being built so it complies with our ordinance.

It would be a hardship for Mr. Carter to restrict the building to 600 feet; he stated that it would also benefit the neighborhood by removing the trucks from his driveway and making his property more aesthetically pleasing.

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

Ms. Haas made a motion to approve the variances; the motion was seconded by Mr. Wisniewski. Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Ms. Haas, Mr. Guerrero, Mr. Wisniewski and Mr. Myers voted yes.

Mr. Carter requested an at risk permit in order to begin his project before the resolution was memorialized at the next meeting. The Board was in favor and granted the at risk permit.

National DCP, LLC, Block 202, Lot 3 (20 East Park Drive) – site plan waiver (pre-fab guard shack & 40 x 60 open car port). Pete Reilly, representative for Dunkin Donuts, was sworn in before the Board. They want to place a guard shack as well as an open car port on the site. Their on time deliveries would be enhanced; they could go out both entries and the car port would enhance the appearance of the site. The carport

would be installed over paving and hand trucks would be stored underneath. This is on the Route 295 fence line but isn't very visible from the road. Concrete would be poured for a pad to install the guard shack.

Gene stated that these improvements are minor in nature. There is no impact upon drainage or impervious coverage.

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

Mr. Freeman made a motion to approve the site plan waiver; seconded by Mr. Guerrero. Mr. Barger, Mr. Blair, Mr. Borger, Mr. Freeman, Ms. Haas, Mr. Guerrero, Mr. Wisniewski and Mr. Myers voted yes.

The applicant indicated that they wished to proceed at risk. The Board approved.

Dolan Group VII, LLC, 80 Stemmers Lane, Block 203, Lot 7.01 – request for 1 year extension. The applicants are before the Board again, seeking the last of their one year extensions on a previously approved site plan. It shall be noted that Dave Barger recused himself. Mike Dolan and Bernie Wojtkowiak were sworn in before the Board. They have been granted two one year extensions at prior meetings. Russ Whitman, applicant's attorney, explained that it is a great advantage for them to have approvals secured already in case there is a prospect that comes along that is interested and wants to move forward quickly. No changes to the approved plan are desired.

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

Mr. Guerrero made a motion to approve the 1 year extension; the motion was seconded by Mr. Blair. Mr. Blair, Mr. Borger, Ms. Haas, Mr. Guerrero, Mr. Wisniewski and Mr. Myers voted yes, Mr. Freeman abstained.

Dolan Contractors, Inc., 97 Stemmers Lane, Block 203, Lot 6.04 – request for 1 year extension. Mr. Whitman explained that this project also needed another one year extension since it was due to expire at the end of June 2018. Russ Whitman explained that at the time project was approved in 2007, the State had created a permit extension act due to the poor economy during which certain developers were entitled to automatic approvals based on the economy.

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

Mr. Guerrero made a motion to approve the 1 year extension; the motion was seconded by Ms. Haas. Mr. Blair, Mr. Borger, Ms. Haas, Mr. Guerrero, Mr. Wisniewski and Mr. Myers voted yes, Mr. Freeman abstained. Mr. Barger had recused himself for this application as well.

SBC Laundromat, Inc., Block 301, Lot 2 (483 Woodlane Road) – preliminary and final major site plan – (construction of 11,780 sq. ft. retail building and 4,671 sq. ft. car wash facility) – adjourned and continued from 4/4/18 & 5/2/18 meetings.

The applicant's attorney, Pat McAndrew was present on behalf of an application proposing to construct a new car wash facility. Sangmok Kim, architect, Jay Chung, Property Manager, Frank Lash, Brian Cleary, engineer, Bob Rempfer and Sharon Rempfer were sworn in before the Board as witnesses by the Board solicitor. They are adding just under 12,000 square feet of retail space as well as a 5000 square foot car wash. They are also adding and upgrading the signage at the shopping center.

Mr. Kim, architect, testified regarding the application. They will be using the same material, stucco, as the shopping center, along with three feet of stone and the cornice at the top. They want to use a darker brick to give it a more urban feel. This is really the only difference in the architectural style from what is already there.

Brian Cleary, engineer, gave a brief overview. The proposed improvements would take place on the two approved pad sites at the Westampton Marketplace shopping center. Access is provided by 3 existing access drives; 48 parking spaces are required for the retail space and 19 parking spaces for the car wash. They are providing 18 in front of the car wash and 53 for the retail building. Considering the entire lot, the site is compliant; there is sufficient parking for both buildings. Landscaping design is fairly complete; they will work with the Board planner to finalize this. The loading ordinance is met for the retail building; it is not for the car wash. He explained that they do not feel a loading space is necessary; deliveries are made by small van only. Storm water is being handled by two existing above ground basins and they are proposing a small underground storm water system as well. They want to remove the existing signage. The County has required a traffic study; they are working on providing one. Mr. Cleary reviewed the numerous waivers that are being requested. Variances being requested include: insufficient minimum buffer from non-residential property that is preexisting; allow average lighting level to exceed .05 foot candles; no loading space provided for the car wash; allow individual tenant signage on the monument sign for the shopping center; a total of 5 free standing signs where currently 3 exist; to allow a 240 square foot monument sign where a 100 foot sign currently exists. There will be 18 slats for businesses on the monument sign. Part of the submission was the sign plan; the actual sign is about 100 square feet but is about 240 feet in size in total. The sign will be backlit.

They don't believe that the granting of the variances will pose a substantial detriment to the zone plan.

The menu board signs are 8 by 4 feet in size. Gene Blair thinks two signs of this size are excessive; the engineer explained that this serves two drive aisles.

The Board engineer addressed applicant's wish to postpone the test boring; he does not recommend waiving this. In the event the soil boring shows high water table or

something like that, they need to deal with this now and not later.

The parking is adequate at the entire site; he wondered if 19 spaces are needed and asked the applicants. Traffic is best left to the County.

The applicants wished to discuss the sidewalk connection at Springside Road; there currently is no sidewalk around the corner property. They would need another variance if they put this in and they also consider it a safety concern. Greg Valesi stated that since there is already sidewalk on Springside Road he thought it should be installed but would leave that up to the Board. The applicants agree to provide the requested fencing. Gene suggested vinyl fencing and eliminating the sidewalk; the applicants agree to this condition.

The applicants agree to the conditions in the Fire Official's report; sprinklers are not going to be provided. The building falls under the requirement for suppression as far as square footage; horns and strobes will be required as far as an alarm system. Fire lanes and a Knox box are required, which the applicant will provide. They do not have to provide a 5" fire department connection as the Fire Official originally requested.

Regarding the foot candle variance, the applicants stated they would exceed the .05 level and provide 1.5 foot candles; Greg needs them to provide more information which they agree to provide. Most lighting is turned off when the business closes; however some is left on for security overnight.

Frank Lash explained the business aspect of the carwash. They offer an unlimited plan; the average person will visit 2.5 times per month; he thinks this is the wave of the future and what customers want. The idea of the menu board sign is to help customers decide what to order while they are waiting in line. There will be an onsite manager; a loader to help customers load onto the conveyor and one other employee to make sure the facility stays neat and clean. There is an accessory shop that will sell car related accessories such as air fresheners and floor mats. Hours are 8 AM to either 8 PM or 9 PM. There will be as many vacuum spaces as they can fit in at the site. Employees are not needed to drive off cars as they exit the car wash. Drinks and snacks will be available for purchase by customers. Dave Barger and Gene were concerned whether this could be considered an accessory use.

Sharon Rempfer testified regarding the signs; the two replacement signs are the same height as the existing signs and 6 feet wider. The sign was designed to accommodate all potential tenants. The sign panels are adjustable and easily changeable. They are trying to match the existing colors; there will be individually lit channel letters on the façade sign. The address on the sign base is dimensional letters and is not illuminated, however, they could backlight them so they could be seen at night if the Board desired. The header is backlit. The tenant signs are 4 inches in height. The façade above each tenant space is ten feet in height and will accommodate individual signs, such as channel letters. The maximum number of tenants would be 8. The Board would like to see some kind of consistency in the signage. Letter size would depend on the number

of tenants; the more tenants, the smaller the letter size.

Gene thinks the proposed menu boards are too large and need to be reduced in size. The applicants agree to do whatever the Board desires. Gene thinks one menu board is enough for both drive aisles and to reduce the size to 4 feet by 6 feet. He also wants to pin down the intent of the convenience store contained within the carwash. The solicitor stated that they need to show that this use is accessory to the carwash use. The Board needs limitations set forth in the resolution. The Board also wanted to see a color of brick that more closely matches what is there now at the shopping center.

The application would be continued until the next meeting and they would come back with answers to the Board's questions. They may require a use variance for the convenience store in the carwash – two principal uses in one structure. The next step is to determine if this use is accessory to the carwash use.

The meeting was opened to the public for comment. Nancy Burkley asked if she heard right, they are adding 18 store fronts and only 50 spaces. They are adding a total of 8 maximum. She asked if the fire alarm would be connected to notify the fire department; it would be. She welcomes more stores especially for the new apartments in the area. She thinks this is going to add more traffic to the area, it is bad already. She asked if they need permission from Willingboro MUA; Gene answered that they would need to. She feels bad for the owner of the existing car wash in the Township.

Ed Machiorowski was sworn in. He has owned the Westampton Car Wash for 24 years; he said there are questions people aren't asking. There will be an issue if they install free vacuums; he had done this years ago and it turned out to be a bad idea. Vacuums need to only be offered to paying customers. He had free vacuums for 3 years but it caused such a nuisance. The way the site is designed the people will need someone to direct traffic. The best thing to do is to make them pay for the vacuums, make it full service. He thinks the convenience store is a waste of time. He doesn't sell much and he is a busy car wash. He thinks it will also create noise for the residents of Rolling Hills from the blowers.

There being no further comments from the public the meeting was closed.

Dave Guerrero thinks the point about traffic was a valid one. A traffic engineer is working on a traffic study and the applicants now agree to only provide paid vacuums, no free vacuums.

Mr. Blair made a motion to continue the application until the Board's July 11 meeting; Mr. Guerrero seconded the motion. All voted yes.

Open Meeting for public comment

No comments were made.

Comments from the Board

No comments were made.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board