

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MARCH 6, 2019 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 March 6, 2019 at 7:02 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 4, 2019 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Applegate, Mr. Blair, Mr. Borger, Mr. Guerrero (arrived at 7:07) Mr. Odenheimer, Solicitor Robert Swartz, Secretary Marion Karp
Absent: Mr. Barger, Mr. Eckart, Mr. Freeman, Ms. Haas, Mr. Wisniewski, Mr. Myers

Approval of meeting minutes 12/5/2018 & 2/6/2019 - were approved

Resolutions: approval needed:

7-2019 McDonald's Corporation LLC, USA, Block 1204, Lots 2 & 3 (1864 Burlington-Mt. Holly Road) – preliminary & final major site plan, variances, waivers – was memorialized.

New Business:

979 Woodlane Road, LLC, Block 1104, Lot 3 (939 Woodlane Road) – was continued by the request of the applicant, until the Board's April 3rd meeting. No further notice will be required. Mr. Blair motioned to approve the continuance, Mr. Guerrero seconded. All voted yes.

Resolution #6-2019 – Authorize the extension of a minor subdivision approval granted for Provco Pinegood Westampton, LLC, Block 201, Lots 7.01 & 7.02. Tim Prime was present for a request that the Board grant an extension to a minor subdivision approval that the Board had approved several months ago. The Burlington County Planning Board had taken a long time issuing their approvals, thus requiring an extension to get the subdivision recorded. Mr. Prime would like to request a 180-day extension but would agree to a 120-day extension. He felt it enough time to get the subdivision perfected.

He showed the Board that a TD Bank logo would be added to the bottom of the approved sign. He also went over colors; the building would be tan with brick and not

gray with brick as the HPC wanted. The LDB approved the tan color, which is the standard Wawa color.

The meeting was opened to the public. It was asked where this Wawa was going to be located, Mr. Prime answered the questioner (name unintelligible). There being no further comments, the meeting was again closed to the public.

The Board agreed to extend the subdivision another 6 months (180 days). Mr. Applegate made a motion to approve; the motion was seconded by Mr. Blair. Mr. Applegate, Mr. Blair, Mr. Borger, Mr. Guerrero and Mr. Odenheimer all voted yes.

Lillian Forrest, Block 301.01, Lot 24 (182 South Hill Drive) – variance for garage conversion to living space. Ms. Forrest was sworn in by the Solicitor. She explained that she wanted to convert her garage into a family room; it is currently being used for storage. She does not park her car in there and noted that most residents don't park in their garages. She owns one vehicle at the current time and parks it in the driveway. Dave Guerrero asked if she was going to leave any area for storage; the room would be approximately 10 feet by 19 or 20 feet in size. She was going to leave a small area for storage but would be removing the garage door and replacing it with another kind of door. It would look like a garage door but would not function like a garage door. It is in three sections and permits entry. Building permits for building and electrical would be required.

RSIS requires 2.3 parking spaces for this kind of dwelling as explained by the Solicitor. He recommended not allowing the extended space to be used a bedroom which would require another parking space.

Gene Blair wants advised that whatever Ms. Forrest decides to use should fit within the framework of the garage door that she is removing. Gene would make sure her plans reflect the Board's concerns when she would go through the permitting process. He advised the Board that he would sit down with Ms. Forrest and her contractor when the time came for permits.

The meeting was opened to the public for comment. Linda Grant asked Gene Blair about the permit approval process; she asked if the family room would require a smoke detector to be installed. Gene advised her that it would not.

Mr. Applegate made a motion to approve the variance; the motion was seconded by Mr. Guerrero. Mr. Applegate, Mr. Blair, Mr. Borger, Mr. Guerrero and Mr. Odenheimer all voted yes.

Open Meeting for public comment

No comments were made.

Correspondence:

Michael Webb, Running on Dice – the Board was in receipt of a letter from Mr. Webb who was submitting an application for a variance and site plan waiver in time for the next meeting.

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