

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MARCH 4, 2020 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 4, 2020 at 7:04 P.M.

The meeting was called to order by Chairman Ron Applegate and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 3, 2020 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, Ms. Burkley, Mr. Freeman, Mr. Guerrero, Mr. Henley, Mr. Odenheimer, Mr. Thorpe, Solicitor Robert Swartz, Planner Barbara Fegley, Engineer Jim Winckowski, Secretary Marion Karp  
Absent: Mr. Eckart, Ms. Haas

Solicitor Robert Swartz swore in the Board Engineer and Planner.

Approval of meeting minutes 2/5/2020 – minutes were approved as written.

**Resolutions:** approval needed:

11-2020 Brian Janson, Block 602, Lot 1 (118 Hillside Road) – minor subdivision, bulk variances – was memorialized.

12-2020 MRP Industrial NE, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane) – preliminary & final site plan approval for construction of a 634,000 sq. foot warehouse and associated improvements – was memorialized.

**Old Business:** None

**New Business:**

**Salt & Light Company, Inc., Block 1208, Lot 11 (1841 Route 541).** It shall be noted that Vice Chair Gary Borger recused himself from the application due to a conflict of interest. Mayor Henley would not sit for the hearing either since the application involves a use variance.

The applicant's attorney Pat McAndrew was present representing the applicant. Engineer Bill Nicholson and principal Kent Pipes were sworn in by the Board Solicitor.

A D1 use variance is required to permit the addition of an apartment above the converted garage, for a total of 31 units from the prior 30 units. A D4 use variance is necessary due to an increase in floor area ratio from the prior approval, an increase from 29% to 30.4%. This additional living unit would not be deed restricted as it was for onsite management. Rutgers has started a peer support 24 hour hotline; it is an important part of the project according to Kent Pipes. The Salt and Light office is on site as well as the on-site manager, who will be a recovering addict of several years.

A subdivision will take place; it was approved years ago but never perfected and filed at the County. It is for funding purposes; there will be cross easements for utilities and for parking but will have common ownership. This subdivision makes it easier for them to obtain funding. It is anticipated that not much parking is necessary due to the income level of the people who will be living there; most will not be able to afford a car. They don't anticipate the spaces will ever be fully used. They can restrict occupancy to those that don't have a car if it ever becomes necessary.

The existing 5 units have finally been deed restricted; it was filed at the County yesterday. Deed restrictions will be attached to the 30 new units.

RSIS parking standards require 77 spaces; the plans propose 49 spaces. The layout of the units is the same as what was presented at last month's meeting. Lot 11.01 is the southern lot where the existing building is and Lot 11.02 will contain the proposed units. They believe there will be no adverse impact on the township zoning plan and that the plan meets the positive criteria necessary for the grant of the variance.

The applicants agree to all conditions in both the planners and the engineer's reports. As far as the soil borings for the basin, the applicants agree to provide information that will support that the basin will function appropriately.

Jim Winckowski asked why they never perfected the subdivision; they explained that they did it to save on taxes.

Parking would be managed by Salt and Light and could be put in the subdivision deed. Nancy Burkley asked if they anticipated people getting jobs; they explained that yes, they would. They provide job training and can help with transportation; bus routes are also right in the immediate area. It is probably one of the best areas in the County for those that don't have a car. Jim asked if they would consider extending the sidewalk in the rear; they agree to do this.

They will need a sewer extension permit; Jim would like to see the utility plan; there may be a need for a resurfacing plan. They have a pretty good handle on the sewer but the water is a question at this point; sprinklers will be installed in all the units. They are prepared for this. As far as lighting, there are some existing lights in the parking area.

Jim suggested some lighting around the facades and the walkways. They agree to provide lighting for the walkways and will present a plan to Jim for his approval; there will be lights on the building facades as well.

Barbara Fegley asked if the designs for the buildings would be similar; Kent said they would be. The question was raised if the meeting space would ever be used by non-residents; the meeting room would sometimes hold meetings where the community might be invited and would have some participation; he wasn't quite sure yet. He said it was 95% for the people that live there. There are monitoring wells on the site; Kent Pipes stated that he can provide a copy of the report that was done years ago. The units don't have basements and he is satisfied that the site is environmentally stable.

The plans would be reviewed by the Fire Official and the applicants agree to comply with his comments.

The applicants agree to augment the landscaping as suggested in the planner's report to the northwest of the site where it backs up to a residential area. The buildings are designed to look like Cape Cods. Jim stated there is some room for maneuverability and they could shift the units a bit to increase the buffer. There are no windows at the rear of the buildings. This is residential to residential – the impact isn't as much as if it were residential to commercial or another such use. Gene Blair doesn't think that the distance of 20 feet presents an issue in this case. Existing trees will be kept as much as possible which should help supplement the buffer. HVAC is provided by ductless minisplits; they are very high tech, state of the art, green technology according to Kent. It will be a model project for this town. Jim wanted these units shown on the plan. Burlington County Planning Board approval shall be required.

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

The first vote taken was for the D1 use variance. Mr. Freeman made a motion to approve; the motion was seconded by Mr. Thorpe. Mr. Applegate, Mr. Blair, Mr. Freeman, Mr. Guerrero, Mr. Thorpe, Mr. Odenheimer and Ms. Burkley all voted yes.

The second vote taken was for the D4 variance. Mr. Thorpe made a motion to approve; the motion was seconded by Mr. Blair. Mr. Applegate, Mr. Blair, Mr. Freeman, Mr. Guerrero, Mr. Thorpe, Mr. Odenheimer and Ms. Burkley all voted yes.

The last vote taken was for minor subdivision and site plan approval. Mr. Thorpe made a motion to approve; Mr. Blair seconded the motion. Mr. Applegate, Mr. Blair, Mr. Freeman, Mr. Guerrero, Mr. Thorpe, Mr. Odenheimer and Ms. Burkley all voted yes.

**Land Use Liability Training.** All Board members had received a training booklet which they had been instructed to read from the BURLCO JIF. Solicitor Robert Swartz gave the Board members a brief presentation and then entertained questions that they had regarding the training.

**Open Meeting for public comment**

No comments were made.

**Comments from the Board**

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board