

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JULY 1, 2020 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held virtually, via the Zoom app on July 1, 2020 at 7:06 P.M.

The meeting was called to order by Vice Chair Gary Borger 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. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Ms. Haas, Mr. Odenheimer, Mr. Thorpe, Solicitor Robert Swartz, Planner Barbara Fegley, Engineer Jim Winckowski, Secretary Marion Karp  
Absent: Mr. Applegate, Mr. Eckart, Mr. Freeman, Mr. Henley

Solicitor Robert Swartz swore in the Board Engineer and Planner.

Approval of meeting minutes 6/3/2020 – minutes were approved with corrections.

**Resolutions:** approval needed:

14-2020 Provco Westampton, LLC, Block 201, Lots 7.01 & 7.02 (Rancocas Rd. & Highland Drive) – granting an administrative change to part of a previously approved preliminary and final site plan approval (reduction in number of fueling stations) – was memorialized

15-2020 Dolan Contractors, Inc., Block 203, Lot 7.03, (86 Stemmers Lane) – amended preliminary and final site plan approval, variances (decrease in size for previously approved warehouse, 200,541 sq. feet to approximately 176,123 sq. feet) – was memorialized

16-2020 KCA Westampton, LLC, Block 203, Lot 5 (76 Springside Road) – granting an amended preliminary and final major site plan; minor subdivision (Wawa & pad site) – was memorialized

**Old Business:** None

## **New Business:**

**Robert Elbertson, Block 1002.01, Lot 7 (14 Manor Drive) – bulk variance (pole barn/garage).** The applicant was present on behalf of his application to construct a pole barn. He was sworn in by the Board solicitor. He is proposing the construction of a 24 foot by 32 foot pole barn, metal, to be used as a garage. It will be on a finished concrete pad. The maximum size permitted by ordinance is 600 square feet; this will be 768 square feet. He wants to store pool furniture and other assorted items in it; he needs the extra space. It will be 23 feet from the side property line and 160 feet from the rear property line and over 180 feet from the front property line. It will be color coordinated to match his house. He explained to the Board that he wished to proceed at risk; he was anxious to begin his project.

Michele Haas asked about materials; it is constructed of metal with concrete footings; specifically, metal sides and roof with a garage door and a walk-in door with a couple of windows. There will be no electric installed at this point in time.

Jim Winckowski has no issues with it; he thinks the lot is large enough, stormwater management issues are negligible. It's not that much larger than what is allowed. The lot is a bit over an acre in size. Mr. Elbertson explained that there will be no access to it in the form of a driveway.

A septic and well plan was submitted; neither will be damaged by a driveway extension.

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

Dave Guerrero asked about the existing frame shed; he wanted to know if it was being eliminated. Mr. Elbertson stated if it was a requirement to get the pole barn, he would remove it; he is ok either way. Gene Blair stated that he didn't have an issue with the shed remaining.

Nancy Burkley made a motion to approve the variance; the motion was seconded by Mr. Guerrero. All voted yes.

**Colonial Dames, Block 906, Lot 12 (180 Burrs Road) – preliminary and final site plan (rebuild existing barn).** Attorney Gary Zangerlie was present on behalf of the application. It shall be noted that Gary Borger recused himself; Robert Thorpe nominated Dave Guerrero to chair this portion of the meeting. Bill Nicholson, engineer and Judith Perinchief, officer of the committee to raise the barn were sworn in by the Board solicitor. Ms. Perinchief explained the background of the Colonial Dames to the Board. Historical education programs are conducted for the public at the property. They also offer programs for children on the property, which is also known as Peachfield Plantation. The barn was moved from the Deacon property to their property; it dates from 1870. The project will not involve a change in any activities that currently take place on the site. Sewer, water and electric will be run to the barn.

Bill Nicholson explained that a parking area will be created to the east of the barn. Waivers include a stone parking area instead of paved, no curbing around the parking area, 9 by 18-foot parking spaces instead of 10 by 20 parking spaces.

The facility will operate according to the requests that are made; the day of the week may change but it is never more than a three-hour program (for children). Other programs are held nine months out of the year on Sundays. The house on the property is open between the hours of 10 AM and 4 PM. Groups number about 40-60 children and 50-70 adults but would not occur at the same time. Size of the groups of children depends on class size. No deliveries will take place.

No landscaping has been proposed. They discussed the timing on the construction of phase 2. The septic system install depends on when the addition will be put on the barn. It would be installed along with the addition which consists of a four bay on the barn which consists of bathrooms, utilities and storage. There are no bathrooms in the barn.

Jim Winckowski wanted to know how 50-70 adults park in 13 parking spaces; Mrs. Perinchief stated that they carpool, they park in the grass and on both sides of the driveway. They would like to add ADA accessible parking. They explained that they can park nearly 100 cars there if they have to. Jim wondered if two ADA accessible spaces were enough.

There is no lighting plan; everything closes down before dusk. Trash removal is accomplished by bags being brought to the curb; their programs don't generate much trash. Programs are over by 5 o'clock at night.

Gene Blair asked if the two ADA spaces were to be paved; Bill Nicholson answered that they would be and concrete will be extended to the south as suggested by the Board Planner and Engineer. Gene will require that the plan be reviewed by the Township Fire Marshal especially as relates to parking. The applicants agree to secure his approval. Gene asked what facilities would be provided until the new bathrooms were constructed; they would use the existing facilities in the building. They would need to carefully examine distances as it relates to ADA requirements.

Nancy Burkley asked if lighting rods are to be installed on the barn; they will be.

Barbara Fegley asked about a potential use variance; and if there was a possibility that one was required. It was determined that it was not required since the same types of activities would be taking place here and have been for 50 years. She reviewed her letter; the applicants agree with the comments and will provide the necessary details.

The applicants agree to comply with all of the comments in Jim Winckowski's report. He did want parking to be shown on a plan in order to detail where parking is

accomplished now and to have something for the file. The Fire Official needs to see this to be sure that parking is being done in a safe and orderly manner.

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

Mr. Thorpe made a motion to approve the site plan; Mr. Blair seconded the motion. All voted yes, with the exception of Mr. Borger who had recused himself.

**Provco Westampton, LLC, Block 201, Lots 7.01 & 7.02 (Rancocas and Highland) – amended preliminary and final major site plan; use variance (Wawa & pad site) – addition of drive through window.** The applicant was represented by Duncan Prime, their attorney. The Board had granted an administrative approval last month to reduce 16 fueling stations to 12. They are also hoping to add a drive through window addition. If approved, this will be the first Wawa drive through for the entire chain. Witnesses were sworn in by the Board solicitor; Michael Redel from Wawa Inc.; Ron Klos, engineer; Nick Verderese, traffic engineer and Elizabeth Leheny, professional planner.

Michael Redel explained that this site was selected as a drive through site since it was in the home territory of Pennsylvania and NJ where the most loyal customer base is. The location is good as well; it beat out 50 other locations for a test of the first drive through. They have toyed with the idea of a drive through for many years but never pulled the trigger. The catalyst now is the COVID crisis; they think the timing is right. They want to offer this alternative to those who don't want to come into the store.

They spoke to customers and found out what they would want and what they would expect in a drive through if Wawa had one. They decided to focus on speed of service to set them apart from other drive throughs. They will only offer items that they can prepare quickly. Wawa is driven by convenience. The goal is three minutes or less prep time in the morning and four minutes prep time for each order at lunchtime.

Dave Guerrero asked if they would have dedicated parking spaces for cars for pickup. They are not planning on having that; they tried it years ago. They do offer curbside pickup for people who order off of the mobile app. Barbara Fegley stated there were 3 curbside pickup spots on the plan; Mr. Redel stated that they are mislabeled and would be removed from the plan.

Ron Klos showed a color rendering of the site plan; the drive through is on the southwest side of the building, it only adds 88 square feet. Site access still remains the same. Generally parking stays the same, with just a small reduction in spaces. Drive through access is from south to north and there will be a left lane and a right lane. There will be preview boards and order boards. Stacking is provided for 19 vehicles; one sign is on the southwest side of the building, mounted on the building, 17.46 square feet in size, one at Rancocas Road and another at Highland Drive, they are 8 square feet, four feet in height. There will be no change in delivery patterns for fuel nor for

loading patterns, lighting and landscaping are generally the same. Parking is being reduced from 56 spaces to 44 spaces.

The applicants addressed the comments in Jim Winckowski's report. They propose curbing in the drive aisle, the current plan reduces impervious coverage by about 400 square feet and they will add landscaping. He recommended supplementing the directional signage with some arrows on the pavement in order to reinforce correct circulation around the building.

Nancy Burkley asked if there was an entrance in the rear; there is. She thought there may be a problem with the two lanes merging into one in the drive through. Jim thinks it should function adequately.

Barbara Fegley stated that with curbside pickup the spaces are sometimes numbered. They could work that into the sign.

Gene Blair asked if the Fire Official had reviewed the plan; they don't have a new report yet. They would make sure to get his comments.

Dave Guerrero asked if there was a policy or restrictions on certain vehicles allowed on the site; they do not have such a policy.

A variance is necessary for the number of free-standing signs. They aren't sure of the exact size of the signs but can agree that they will not be larger than a certain size so that they have a bit of variation and don't have to return to the board for another approval.

Nick Verderese addressed the drive through findings from a study they performed; there will be some reduction in traffic with removing 4 fueling stations, however there will be an overall increase associated with the drive through window. They did extensive studies of other drive throughs; it should take about 40 seconds per vehicle. A 19-vehicle stack should take about 12 minutes to get from the back of the queue to the window to pick up an order.

Liz Leheny, planner, gave testimony regarding the variances. A D1 use variance is necessary because a drive through isn't a permitted use in the B1 zone. There is no real detrimental impact; the closest uses aren't residential in nature. Several bulk variances are required; they received some in 2018 and several more are required. They need the additional signage to accommodate the drive through.

Nancy Burkley had concerns regarding the amount of light at the site. Gene Blair explained that these variances had already been granted in 2018 when the application had received site plan approval. Additional landscaping had been added along Rancocas Road to mitigate the effects of the lighting. Canopy size is being reduced by 25% which will help with lighting reduction. The applicants do agree to look at the possibility of adding some additional landscaping.

Bob Thorpe thinks there are some inadequacies that haven't been addressed; he thinks over sized landscaping vehicles will be parking here and it should be a concern. He thinks the additional traffic should be addressed, the intersection is a nightmare at rush hour and this will be adding more traffic to it.

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

The applicants are asking to be able to proceed at their own risk.

The first vote taken was for the use variance portion of the application. Mr. Blair made a motion to approve; the motion was seconded by Ms. Haas. All voted yes; Ms. Burkley and Mr. Thorpe voted no. There are 5 affirmative votes so the motion carries.

The second vote was for the site plan application and bulk variances. Ms. Haas made a motion to approve; the motion was seconded by Mr. Blair. All voted yes, Mr. Thorpe voted no.

**Correspondence:** None

### **Open Meeting for public comment**

No comments were made.

### **Comments from the Board**

Jim Winckowski – Happy Fourth of July to everyone.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board