

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

SEPTEMBER 2, 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 September 2, 2020 at 7:01 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. Eckart, Mr. Guerrero, Ms. Haas, Mr. Odenheimer, Mr. Thorpe, Solicitor Robert Swartz, Planner Barbara Fegley, Secretary Marion Karp  
Absent: Mr. Applegate, Mr. Freeman, Mr. Henley

Solicitor Robert Swartz swore in the Board Planner and Engineer.

Approval of meeting minutes 8/5/2020 – minutes were approved as written; motion to approve made by Ms. Burkley, seconded by Mr. Blair. All voted yes.

**Resolutions:** None

**Old Business:**

Master Plan Reexamination Report – this was last updated in April 2015 by way of a reexamination; it must be done at least every 10 years. The Master Plan must be consistent with the ordinances, Housing Element and the Fair Share Plan. Barbara Fegley spoke regarding the Woodmont Property, MRP and the changes that had taken place since the last reexamination. There are three new zoning ordinances that are creating new zones, The TC Town Center zone; the MU-1 Mixed Use zone and the R-9 Residential zone.

Dave Guerrero asked why the Winner Farm and the Pew Farm weren't included in the plan. Solicitor Ruben Perez explained that sites that have been in a plan for a long time with no movement were likely to be removed from the plan. This is why the three sites were chosen that are currently in the plan, for their advantageous attributes. The new court master started questioning the Winner site and determined that it should be removed since it wasn't providing a realistic opportunity. There were also environmental restrictions with large buffers and the density wasn't as high as they needed which was a minimum of six units per acre. He asked if there was any

information on the Pew farm on Irick Road.

Gene Blair stated that there were also sewer service issues with the Winner Farm; utility extension issues and a bridge that needed to be replaced.

Dave Guerrero had concerns regarding the concentration of low- and moderate-income housing in one corner of the Township. He wanted to know if this was looked at during the process.

Mr. Thorpe doesn't like the fact that a judge says we have to do this; it kind of hurts. He is an affordable housing advocate and it is important to him to spread them amongst a development and not cluster them in one spot.

Ruben Perez explained that at least here we have choice while under a builder's remedy lawsuit we have no choice.

Craig Gianetti, attorney for the Hancock Family spoke. It is his understanding that his client's property has been designated as a town center zone for a while but the family has no interest in doing so. They still have an interest in continuing farming their property. They were surprised to have not had a chance to have a dialog with the township. Agricultural uses aren't permitted in the new TC zone; he thinks they should consider adding it as a permitted use so the property can continued to be farmed. In respect to future development, he suggested making the TC zone an overlay zone or at least consider adding the uses from the current zoning as permitted in the new TC zone. They do understand the constraints that the town is under but they don't want the zoning to impact their right to continue to farm their land. They don't see any harm in adding agriculture as a permitted use in the TC zone.

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

Memorialize Resolution #20-2020 - Adopt Housing Element & Fair Share Plan. Motion to approve made by Mr. Blair; seconded by Ms. Haas. All voted yes.

**New Business:**

Terrence & Kimberly Brennan, Block 106, Lot 15 (220 Main Street) – minor subdivision. The applicant was experiencing computer issues and wasn't able to attend the meeting virtually. They would come back and present their application to the Board at the October 7 meeting.

**Review Ordinance #14-2020 An Ordinance Supplementing Chapter 250, “Zoning” of the Code of the Township of Westampton to add the TC – Town Center Zone.**

Gene Blair suggests that the owner and counsel submit something to the Board as to what they hoped to see in the new ordinance. Solicitor Ruben Perez would reach out to him via email and schedule a Zoom call with Mr. Gianetti. Solicitor Robert Swartz recommends that this be continued until the Board’s next meeting, however, it may be too late. Ruben suggests meeting as soon as possible.

Mr. Gianetti spoke about putting comments in the resolution that the LDB would send to the Committee; at least their concerns will be noted. The resolution could be modified and the landowner’s concerns could be added to it. It doesn’t have to be memorialized this evening. Ruben concurs; he thinks it’s a good way to move forward on this.

This was opened to the public for comment. Faith Boradaille spoke, she appreciates everything and wants to try to work with the township. They aren’t trying to make trouble for the town, she knows that they have a deadline. She is the current manager of Hancock Family LLC.

The Board’s task this evening is simply to review the zoning ordinances and to determine if they are consistent with the Master Plan, nothing else.

Memorialize Resolution #22-2020 – recommend adoption of Ordinance #14-2020. Motion to approve made by Ms. Burkley; seconded by Mr. Blair. All voted yes.

**Review Ordinance #13-2020 An Ordinance Supplementing Chapter 250, “Zoning” of the Code of the Township of Westampton to add the MU-1 Mixed Use Zone.**

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

Memorialize Resolution #23-2020 - recommend adoption of Ordinance #13-2020. Motion to approve made by Mr. Eckert; seconded by Mr. Thorpe. All voted yes.

**Review Ordinance #10-2020 An Ordinance Supplementing Chapter 250, “Zoning” of the Code of the Township of Westampton to add the R-9 Residential Zone.**

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

Memorialize Resolution #24-2020 – recommend adoption of Ordinance #10-2020. Motion to approve made by Mr. Borger; seconded by Ms. Burkley. All voted yes.

**Informal Applications:** None

**Correspondence:** None

**Open Meeting for public comment**

No comments were made.

**Comments from the Board**

Ms. Burkley – wants special zoning for the village, there are lots of variances necessary when someone wants to do something.

Mr. Guerrero - spoke about the changes that had been made to the Historic ordinance; Robert Thorpe said they hoped to submit these soon to the township committee.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board