

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

RE- ORGANIZATION MEETING

JANUARY 6, 2021 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on January 6, 2021 at 7:00 P.M. The meeting was called to order by Secretary Marion Karp 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. New Board members Mr. Blair, Ms. Burkley, Mr. Guerrero, Mr. Odenheimer, Mr. Wisniewski and Mr. Ottey were sworn in by Solicitor Robert Swartz.

Roll Call: Present: Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Ms. Haas, Mr. Henley, Mr. Thorpe, Mr. Wisniewski, Mr. Odenheimer, Mr. Ottey
Absent: Mr. Freeman

Motions are needed for the following 2021 appointments:

Ms. Burkley made a motion to nominate Mr. Borger for Chairman; the motion was seconded by Mr. Guerrero. There were no other nominations. All voted yes.

Ms. Burkley made a motion to nominate Mr. Guerrero for Vice Chairman; the motion was seconded by Mr. Borger. Mr. Thorpe made a motion to nominate Ms. Haas; the motion was seconded by Mr. Wisniewski. Roll call was taken for the first motion for Mr. Guerrero; all voted yes with the exception of Mr. Blair, who voted no. The motion passes, Mr. Guerrero would serve as Vice Chairman.

Mr. Wisniewski made a motion to nominate Marion Karp for Secretary; the motion was seconded by Mr. Guerrero. There were no other nominations. All voted yes.

Mr. Wisniewski made a motion to nominate Robert Swartz of Florio, Steinhardt, Fader and Capelli; the motion was seconded by Mr. Guerrero. There were no other nominations. All voted yes.

Mr. Blair made a motion to nominate Jim Winckowski of CME Engineers; the motion was seconded by Mr. Guerrero. There were no other nominations. All voted yes.

Solicitor Robert Swartz swore in the Board professionals.

The minutes of the December 2, 2020 meeting were approved as written.

Gene Blair stated for the record that he had viewed the video recordings of both the November and the December meetings, thus making him eligible to vote on any matters continued from those meetings.

Resolutions:

30-2020 PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 – continued application for preliminary & final site plan approval (addition to existing warehouse) – from 12/2/20 meeting – was memorialized

There was extensive discussion regarding Resolution #31-2020 – the applicants had proposed some changes to the application that had been presented previously and asked that the Board consider these changes before memorializing the resolution that denied its approval. Gene Blair brought up the principle of res judicata – he had never had something like this before. Gary Borger commented that it sounded like a reconsideration and wondered whether the Board was able to consider this. Robert Swartz stated this was purely informal, no action will be taken. The Board could memorialize the resolution right now, or they could wait until after the informal presentation or they could choose to wait until next month. The Board discussed what they wanted to do and the consensus was that they should memorialize the resolution this evening.

31-2020 Highview Commercial LLC, 2035 Burlington-Mt. Holly Rd., Block 807, Lot 1 – use variance (denial) – was memorialized

Old Business:

PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 – continued application for preliminary & final site plan approval (addition to existing warehouse). The application was continued from the December 2, 2020 meeting. The applicant was represented by their attorney Pat McAndrew. Mike Minnervini, applicant's engineer and Louis Battagliese, partner of real estate service firm and broker of record were sworn in by the Board solicitor.

The property is located on Highland Drive, the second building from the end. The existing warehouse is 129,000 square feet in size and the addition size is 60,000 square feet. There will be no new office space but office space will be reallocated. They don't have a tenant yet for the addition. 32 more parking spaces and 13 loading docks will be added to the rear of the site. There will be 10 trailer storage spaces as well which are depicted on the plan.

Louis Battagliese gave an overview of his experience; he was involved in the original PBP building as well as the construction of the Dunkin Donuts warehouse. They have been having preliminary discussions as far as a tenant but nothing is set yet. It is possible that the new tenant could have as much as 90,000 square feet; Paris would occupy the balance of the space. Paris operations has fairly light traffic as compared to

some of the larger distribution buildings. The area is fairly low intensity. Jan Miller was sworn in by Robert; she is an engineer with Liberty Engineering. She is the design engineer for this project but is not a NJ licensed engineer. Robert Swartz prefers if Mike Minnervini, who is licensed, would give testimony. Plans had been revised since last month as requested; the neighbor had concerns about the trailer parking spots. They are agreeable to most of the Board engineer and planners' comments as contained in their reports.

The original site plan from 2004 was considered at the time with a future expansion. This will need County approval as well.

Mike Minnervini gave an overview of the site plan. There are 10 proposed trailer storage spaces along the west side of the building which are angled. The driveway is shared with the neighboring building so an easement is required. Jim Winckowski asked how a trailer could be maneuvered into these spaces, he didn't think this would be easy. Mr. Battagliese explained that this was a fairly easy maneuver to accomplish. Jim asked if this was in the circulation plan. The plan had not been reviewed with the Township Fire Marshal yet but would have to be. One parking space will have to be removed to access the fire hydrant.

Two waivers are being requested; they are asking for a waiver for an existing condition that doesn't permit more than 20 parking spaces in a row without a landscaped island. The second is a waiver of a 25-foot side yard buffer to the neighboring property. There is no other location for trailer storage on the site; thus, the waiver is necessary. There is no buffer provided at all since it is a shared driveway and the property line runs down the center.

Board Planner Tim Kaluhiokalani stated that a 50-foot planted buffer is required in the front yard; there is a 25-foot buffer that is provided so a waiver is necessary. ADA parking is provided near the access to the building. The lighting plan will be supplied when it is completely finished. They have been addressing the professional's first reports and modifying their plans. They stated they were trying to match the existing lights but those are from 2004; they would have to upgrade. Jan believes the lighting on the building has already been upgraded, perhaps only a year ago. Jim stated it should match as closely as possible considering that the lighting was recently upgraded; the wattages and temperatures should match as closely as possible.

The meeting was opened to the public for comment. Doug Heinhold, attorney for the neighboring property (1200 Highland Drive) – Brandywine Industrial, LLC. was present. Jeff Richter, Dave Ricci and Jeff Glassberg were sworn in by the Board Solicitor. There is a shared drive between the properties and an access easement that both must abide by. The primary concern is the impact on them by the addition; they have safety concerns and also don't think the 25-foot buffer variance should be granted. They want the truck parking interface to be removed and want them to be held to the 50-foot buffer. It makes it even more problematic not knowing who the tenant would be.

Jeff Richter explained that this drive is their client's only access to their site; they don't want to have to wait to enter their site while trucks backed into these spaces. This could create a problem with vehicles trying to negotiate around this. It's a disadvantage to them since they don't know who the tenant will be and they have to assume the worst.

Jim has concerns with the circulation issue and access issue. Gene agrees, this can also impede emergency response. David Ricci stated that all of their truck traffic comes in and out of this drive aisle; they don't have circular access.

Doug stated there is no basis for the granting of the variance allowing for truck parking in the driveway location. The negative impact outweighs any positive impact.

Pat McAndrew asked if the Board would consider continuing the application until next month. Jim suggested looking at eliminating the trailer storage spaces which would be a big improvement to the plan. Gene agrees with Jim and perhaps they can relocate these to the back.

The meeting was closed to the public for comment. Dave Guerrero suggested a reduction in size of the addition in order to accommodate the truck storage area. The Board feels as if they need more information in order to make a decision. Mr. Thorpe wants to see a complete package in order to come to a good decision.

Motion to continue made by Ms. Burkley; second made by Mr. Guerrero. The application would be continued until February 3, 2021. All were in favor.

New Business: None

Open Meeting for public comment

No comments were made.

Comments from the Board

Dave Guerrero – spoke regarding the Highview application.

Gary Borger – they were proposing changes that were primarily visual in nature, however, the Board's objection was to the use and if they came back it would probably be substantially the same application.

Nancy Burkley spoke regarding Norm Miller, he recently passed away. He was a long time Chairman of the Land Development Board, formerly served with the Township Committee and the Historic Commission and a long-time resident of Rancocas Village. He would be missed by many.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board