

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MARCH 3, 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 March 3, 2021 at 7:00 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, 2021 and on the Township website. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present: Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Mr. Henley, Mr. Thorpe, Mr. Wisniewski, Mr. Odenheimer, Board Solicitor Robert Swartz, Board Engineers Mike Roberts and Jim Winckowski, Planner Barbara Fegley and Board Secretary Marion Karp  
Absent: Mr. Freeman, Ms. Haas, Mr. Ottey

Solicitor Robert Swartz swore in the Board professionals.

The minutes of the February 3, 2021 meeting were with a change suggested by Ms. Burkley.

**Resolutions:** for approval/memorialization

- a. 5-2021 PBP Realty, LLC, Block 201, Lots 7.05 & 7.06 (800 Highland Drive) – preliminary & final site plan approval, variance, design waivers (addition to existing warehouse) – was memorialized
- b. 6-2021 PSE&G, Block 904, Lot 1 (2032 Route 541) – preliminary & final site plan approval, use & bulk variances, waivers (upgrades to existing metering station) – was memorialized
- c. 7-2021 DR Horton, NJ/PA, block 204, Lot 2 (Springside Road & Valley Farm Road) – continued application for preliminary & final site plan approval, preliminary and final major subdivision approval (Laurel Run subdivision) – was memorialized

**Old Business:**

**DR Horton NJ/PA, Block 204, Lot 2 (Springside Road & Valley Farm Road) – preliminary & final major site plan approval, preliminary & final major subdivision**

**(223 townhouse units & 275 multi-family apartments).** Steven Nehmad, attorney, CherylLynn Walters, attorney were present on behalf of the application. The site is about 73- and one-half acres in size; it is an application for an inclusionary housing development and is part of Westampton Township's Fair Share plan. Pursuant to the terms of the settlement, this tract was to be included in our Affordable Housing plan. The governing body has already seen this plan and everything was incorporated into the settlement. This assists the Township in providing affordable housing. Witnesses were sworn all in at once; Joe Hanrahan, engineer; Robert Regazonni, architect; Thomas Brennan, architect; Nathan Mosely, traffic engineer and Bob Fecso, executive officer with DR Horton. Mr. Nehmad had submitted an exhibit list in a letter dated February 19<sup>th</sup>.

Mr. Hanrahan stated that the plan was designed to fit the ordinance; existing site conditions were reviewed. The site is located off of Rancocas Springside Road, next to the Rancocas Valley Baptist church on the site formerly owned by the Diocese of Trenton. It has 700 feet of frontage on Valley Farm Road and 2100 feet of frontage along Springside Road. It is in the R-9 district and is fully compliant with that zone. This zone was created recently by the governing body. Springside Road is a County road; this plan has been approved by the County Planning Board. Exhibit A-4 was shown; the plan consists of 498 units in total; 223 townhomes are on the north side of the property, to the south are the apartment buildings, 275 units, separated by a two-acre passive recreation park. Townhomes consist of 39 buildings, with 4 to 7 units per building. There are three different product types; three story and two-story units. The Nash is a 3-story unit with a one car garage; the Atlas, a three-story unit with a two-car garage, the Lafayette, a 3 story with a one car garage and the Delmar, two story with a one car garage, all on fee simple lots. There are 28- and 24-foot-wide roads, all within RSIS standards. The apartment community consists of 11 buildings, 3 story rental units; a 2900 square foot clubhouse with a pool and patio, a 1300 sq foot maintenance building and a stormwater management basin. The townhome section will have its own stormwater management basin. 75 apartment units will be affordable. There is a walking path around the perimeter of the two-acre park. The lot will be subdivided into 225 lots; one for the apartment community, one for the common area lot for the homeowner's association and the 223 townhome lots. Two boulevard drives are proposed; one near the townhomes, the other to service the apartments. The plan complies with RSIS requirements. Parking exceeds ordinance requirements, 1087 spaces are required, 1135 spaces are provided.

The landscape plan is extensive; it complies with ordinance requirements. Buffers all comply with ordinance requirements. Water and sewer will be provided by existing mains on Springside road as well as on the Willingboro Township line. All has been submitted to the Willingboro MUA for review. Soil conservation is under review; they have their comments; they have conditional approval from the County for site and subdivision approval; they have approved their access plan. No variances are being asked for. They have received the professional's reports and have already responded with letters with comments. The applicants can address all of the comments in the reports and don't find any to be problematic. There are two signs for the project – one

at each entrance drive, 3 by 8 feet in size mounted within a monument structure.

Dave Guerrero asked which buildings would be two story since the site plan depicts only three-story buildings. They explained it would depend on market conditions when they are sold. This won't be decided until construction time.

Jim Winckowski asked if the end units would be all two car garages, the applicants answered that most likely they would but this is part of the options. There will be cross access easements for the park. The clubhouse and the pool are for the apartments only. Jim had concerns regarding the parking since there is no on street parking available; they agree to add some parking along road B, they will increase the width of road C from 24 to 28 feet to allow for parking. Outdoor maintenance is the responsibility of the homeowner; Jim thinks it may be a good idea to have a homeowner's association since no sheds or fencing are permitted; where would they store their lawn equipment.

Gene Blair stated that a ditch that runs through the site into Willingboro would need to be maintained, a resident who lives in the vicinity had contacted Gene regarding this; it needs to be maintained in order to function properly. He asked if the applicants had looked at the Fire Official's report from February 3; they had. He wanted to make sure they were aware of the report and if there were any disputes that they meet with him. They indicated that they did indeed meet with him via the phone and reviewed his report point by point. They stated that Craig agreed with what they are proposing and they will improve some areas to give more room for fire truck access. The comments will be addressed on the final site plans. Gene stated that he won't issue construction permits until the hydrants have been installed.

Robert Regazzoni, architect, testified regarding the different townhouse models that would be available. They have used these products in other developments. Basements are not an option in any of the units. Interior units are 20 feet wide, corner units 22 feet wide.

Bob Fecso, of DR Horton, testified regarding options that are available. There are second floor decks that are available, 8 feet by 10 feet in size. There will be a concrete patio on the ground floor by the sliding doors. Privacy fences are between each unit, twelve feet in length. No other fences are allowed. They will be constructed of PVC white fencing and will be on every unit. AC units are ground mounted. Foundation plantings are installed by DR Horton. Irrigation is provided throughout the site. Trash collection is private. Garages are 10 by 20 feet; Jim has concerns where things will be stored that are usually stored in the garage; trash cans, yard tools, chairs, decorations, etc. They stated they have sold this product elsewhere in NJ and in other states and have never had a problem with residents complaining about storage. Gene agrees with Jim and thinks there won't be enough space for storage. Jim stated that in similar communities they use the garages for storage and park on the driveways. DR Horton will not be involved in the homeowner's association; ultimately the homeowners will self govern according to Mr. Nehmad. Jim doesn't understand how they know there aren't any problems if they aren't involved with the homeowner's associations.

The entire community will be serviced by private trash and recycling – Westampton Township will not be responsible for providing any of these services nor for providing containers.

The HOA will enforce the storage of trash and recycling containers in the garage. The Board has concerns regarding the lack of parking and lack of storage due to the garage sizes.

Thomas Brennan, architect, testified regarding the elevations of the apartment buildings. The affordable units are integrated within the buildings. Bathrooms all meet ADA requirements; buildings are fully sprinklered. There is vinyl siding and cultured stone on the exterior of the apartments which will be 38 feet in height. The clubhouse is about 2800 square feet in size and consists of a leasing office, a multi purpose room, a large kitchen with an island, a fitness center and restrooms. There is a covered porch to the rear which leads out to the pool. The exterior is similar to that of the apartment buildings.

Gene asked about provisions for recreational vehicles; there will be provisions prohibiting these in the HOA documents.

Nathan Mosely, traffic engineer, testified regarding their traffic impact study that was completed in December 2020. He stated that the County thinks the impact will not be great and no additional mitigation for offsite intersections is required. He spoke about the two entrances into the development; there will be one inbound lane and two outbound lanes. There are improvements along Springside Road – the addition of dedicated left hand turn lanes and also a left-hand turn lane into the northernmost entrance. They are adding a dedicated shoulder area along their frontage and maintaining the existing shoulder on the opposite side of the road. There will be no impacts upon any existing ROWs. It is his opinion that the site meets all applicable standards and provides for safe ingress and egress as well as internal circulation at the site.

Nancy Burkley had a question about exhibit A-4, to her it seems as if they are encouraging drivers to turn into Valley Farm Road. Mr. Mosely explained that they are tying into the existing right turn lane and aren't changing anything from how it functions today. She is concerned about people cutting through Rancocas Village; anything that can be done to dissuade traffic through there would be great. He anticipates most traffic will head to the Route 295 corridor and will use the signalized intersection.

Jim Winckowski asked whether a phase 1 environmental assessment was completed. The applicants stated that it was completed as well as a limited phase 2 which came up clean for pesticides. They agree to provide something that shows this for the files. The question was asked what would happen to the remaining open space area outside the development area. They propose low maintenance grasses in those areas. The large area next to Valley Farm Road will be the responsibility of the apartment developer; it

will only require limited maintenance. Jim wants the lot line clear regarding plowing of snow between the apartments and the townhomes. The open space next to the townhomes will be the responsibility of the HOA.

Barbara Fegley stated that the applicant's response letter pretty much agreed with everything in her report.

Mr. Thorpe stated that the response letter from DR Horton refers to things that will be corrected on the plans but that the Board hasn't seen the actual drawings yet. Mr. Nehmad stated that none of the comments materially alter the content of the plans; they are relatively minor changes. These will be addressed in the resolution compliance plans. The policy of law for inclusionary housing developments is to streamline things. Mr. Thorpe asked how they would prevent homeowners from changing colors of roofs or siding. Mr. Nehmad stated that this is controlled within the HOA documents. He asked about the break between the units with the two garages; it is his preference to have a visual break instead of just blacktop. Jim suggested paver block instead of landscaping which would be hard to maintain in such a small area. They agree to use either a stamped concrete or paver block here. There will be a deed restriction to not allow garages to be converted to living space. There will be irrigation and windows in the end units.

The meeting was opened to the public for comment.

Maureen Malecki, 6 North Hill Drive – stated that traffic is an issue for residents; traffic is backed up and they can't get in or out of their developments during rush hour. She wanted to know what the impact will be on the schools and the number of children they are anticipating. Nathan Mosely said they studied Meadowbrook Drive; they took historical data considering the effects of the pandemic on traffic counts today in order to get a non-covid estimate of traffic. Regarding her question concerning school children, Mr. Nehmad stated that the law is clear and the impact of school children is not a Planning Board consideration and that he couldn't comment on it.

There being no further comment from the public, the meeting was closed.

Mr. Guerrero – asked about screening for the rear yards of the homes that back up to Springside Road; he wanted to know about any landscaping that is planned there. Mr. Hanrahan showed the landscaping plan; Barbara Fegley stated that she thought it was a bit sparse. The applicants agree to enhance this buffer further. They hope to submit resolution compliance plans within 45 days of receipt of the resolution.

Mr. Thorpe made a motion to approve the site plan and subdivision; the motion was seconded by Ms. Burkley. Mr. Blair, Mr. Borger, Ms. Burkley, Mr. Guerrero, Mr. Henley, Mr. Thorpe and Mr. Odenheimer voted yes.

**New Business:**

**Dolan Contractors, Inc., Block 203, Lots 8 & 9 (597 Rancocas Rd.) – site plan & variance (electronic changeable copy sign for Rancocas Business Park).** Due to the late hour, this application would not be able to be heard before the Board. They would readvertise for the April meeting.

**Open Meeting for public comment**

No comments were made.

**Comments from the Board**

Dave Guerrero – asked Gene about Car Sense’s name change and their change in name to Car Shop. He asked about the additional signage that was added.

Marion Karp – announced her retirement which would be effective at the end of May 2021.

Robert Swartz – the Board will probably have a Master Plan amendment on the agenda next month to consider.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board