

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JUNE 2, 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 June 2, 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, Ms. Haas, Mr. Thorpe, Board Solicitor Robert Swartz, Board Engineer Michael Roberts, Planner Chris Dochney

Absent: Mr. Henley, Mr. Wisniewski, Mr. Odenheimer, Mr. Ottey

Solicitor Robert Swartz swore in the Board professionals.

The minutes of the May 5, 2021 meeting were memorialized as written.

Resolutions: for approval/memorialization

a.13-2021 Rana Shah, Block 301.03, Lot 28 (67 Oakcrest Lane) – variance (Conversion of garage into living space) – was memorialized

b.14-2021 Westampton Logistics Urban Renewal, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane) – amended site plan (expansion of existing sound wall) – was memorialized

c.15-2021 Rowan Technologies, Inc., Block 403, Lot 1(10 Indel Avenue) – minor subdivision – continuance from May 5, 2021 meeting – was memorialized

d.16-2021 MRP Industrial NE, LLC, Block 804, Lot 12 (Irick & Woodlane Road) – preliminary & final major site plan (construction of 2 warehouse/distribution facilities 305,040 & 215,280 square feet in size) – continuance from May 5, 2021 – was memorialized

Old Business: None

New Business:

Rowan Technologies, Inc., Block 403, Lot 1(10 Indel Avenue) – minor subdivision

Rowan Watson, Assistant Corporate Counsel for Rowan Technology, Inc., applying for a minor subdivision at 10 Indel Avenue. The subdivision is for the buildings and parking lot to be subdivided out to Inductotherm Corporation parking lot. No changes to the use for the two new lots, just separating them for tax purposes. Ms. Watson advised she was there to answer any questions or concerns.

Also present on behalf of Rowan Technologies and sworn in by the board solicitor was Larry DiVietro, President of Land Dimensions Engineering for land surveying, his firm completed the sketch and drawings for this project.

Mr. Blair asked for a visual of the site plan, which eventually was shared by Michelle Haas.

The prepared survey and subdivision show one of the properties owned by Rowan Technologies, Inductotherm, shows there are 114 acres, frontage on Woodlane Road and along Rancocas Road. The property borders Route 295 and has 25-foot frontage on Rancocas Road and currently has eight buildings on the site. The proposal is to divide the Inductotherm property off from the other uses, 17.04 acres, currently designated as lot 1, from the balance of the property of the 97 acres, following the subdivision. Those properties are also part of Rowan Technologies. The purpose is a property management subdivision. The property is in the Industrial Zone and variances are preexisting conditions. There is an air strip to the East of the property and some spotted residential homes adjacent to Rancocas Road. There is no intention to change the title to use the property than what they are now using it for.

There was some confusion for the initial application which was for an additional lot, small lot of agricultural land, 1.02 acres, which was no longer applicable and then merged with the 97 acres.

There are two accessory buildings for Inductotherm on the property with an overall 100-foot distance. There is also a minimum for a nonresidential to residential for a 25-foot landscape buffer. All are preexisting conditions and are being asked to be grandfathered.

The property is a long-term property and will continue to operate with no changes. The changes will not substantially affect the zoning plan.

Board Engineer Michael Roberts stated that the only thing they were concerned about

was the lot being incorporated and that concern was addressed by Mr. DiVietro. He just asked that the change was made before being approved.

Planner Chris Dochney agreed with Mr. Roberts that he had the same concerns about removing the lot. He also had concerns about drawing the line a little further from the parking lots. He also indicated that the building that is split by the lot and the airport runway is not being considered.

Mr. DiVietro showed the video of the site plan and explained the outlined sections.

Mr. Burkley asked about the airstrip buildings and if the road would remain private.

Ms. Watson answered the questions as to what buildings were on the lot. She stated everything to the right of the airstrip is a separate block and lot. She also indicated that the intent is to keep the road private.

Mr. Thorpe expressed that the property line is only five feet off of the parking lots and his concern is that agricultural area could be sold and there is no way to provide the 25-foot buffer and he sees an issue with that.

Mr. Swartz agreed that the line should be moved over, should the property be sold so that a 25-foot buffer would be there.

Mr. DiVietro advised that if there was a future of a sale of the land, the new owner would have to come to the board to ask for the buffer, but he didn't see a reason why they could not do that now.

Mr. Thorpe recommended that they build the 25-foot buffer in now.

Ms. Watson asked if they would be required to put the plantings in on the 25-foot buffer.

Mr. Thorpe advised no, they are not changing the use, just moving the line.

Mr. Dochney asked what kind of crops were being grown and Ms. Rowan advised it was the farmers discretion.

Mr. Dochney stated that the line looks like it was going through the crop land on the picture and fell on the parking lot side and the larger lot of Inductotherm if you follow the curve of the agricultural land. He indicated that now would be the time for plantings to be required instead of later.

Mr. Borger advised that Rowan Technologies and the farmer should look at the site plan.

Mr. DiVietro stated a screening could be done but he would prefer not to go through the expense of a landscape use (buffer for another building). He requested that they put

the 25-foot buffer in now but not have to have the landscaping put in.

Ms. Burkley asked about a line going through a building on the photo presented of the site plan. Mr. DiVietro advised that it was the hanger for the airport and would not be an issue with the changes.

Ms. Watson asked for a waiver for the buffer.

Mr. Borger advised that would be something the board would require to move the property line over 25 feet so that the buffer was 25 feet from the parking lot.

Mr. Swartz was looking for conditions of cross easement agreement with applicant and solicitor. Ms. Watson agreed to this.

Meeting Open to the public –

Bryan O'Neal – 15 Mayfair Circle, warehouse question, not being answered during this time.

Meeting closed to the public.

Mr. Guerrero asked for clarification on where the new line would be. DiVietro showed him on the site plan.

Mr. Blair would like to see the property line moved to the center line between the two buildings.

Mr. DiVietro would eliminate any variances.

A consensus was wanted by Mr. Borger from board – Thorpe (see video).

Mr. DiVietro stated separating the buildings at 50% where the property lines are too close. – consensus of the board.

Mr. Swartz advised no variances requested for the evening, just waiver for the plantings on the 25-foot setback. Looking for conditions of cross easement agreement with applicant and solicitor, will agree to move the lines behind the parking lot so that 25-foot buffer area along with between the two buildings evening that up for 50/50 and a waiver for no plantings

Mr. DiVietro advised he will be adjusting the subdivision line where the 25-foot buffer is required.

Mr. Thorpe made a motion to approve, seconded by Mr. Blair. All were in favor of application. Application GRANTED.

Westampton Logistics Urban Renewal, LLC, Block 902, Lots 1, 2 & 3 (Western Drive & Hancock Lane) – amended final site plan (parking changes, interior roadway & security revisions). The application was continued until July 7, 2021 meeting upon the request of the applicant.

MRP Industrial NE, LLC, Block 804, Lot 12 (Irick & Woodlane Road) – preliminary & final major site plan (construction of 2 warehouse/distribution facilities 305,040 & 215,280 square feet in size). The application was continued until July 7, 2021 meeting upon the request of the applicant.

Correspondence:

Letter of resignation from William Freeman

Open Meeting for public comment

Kirsten Bjork-Jones – 120 West Maple Tree Drive – Asked if one or more adult from the same household wants to comment can they be on the same device and should they have one person speak regarding the warehouse project. Advised to save time, designate one person to speak.

Sharene Neri – 114 West Maple Tree drive – asked about the warehouse project at 8:35 PM – advised what was told at the beginning of the meeting regarding the rescheduled date and time.

Public Comments closed after Neri questions were asked and answered.

Comments from the Board

Mr. Guerrero wants a master plan review

Mr. Thorpe wants to put a letter together and have members sign it.

Mr. Blair – suggested a subcommittee be put together.

Prior to the meeting being adjourned the committee appointed Irene Barry as the Land Development Board Secretary. Mr. Blair made a motion to appoint Ms. Barry and Mr. Guerrero made the second motion.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Irene Barry, Secretary
Westampton Township Land Development Board

