

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JULY 1, 2015 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on July 1, 2015 at 7:00 P.M. The meeting was called to order by Chairman Ron Applegate and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 6, 2015 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. Chang, Ms. Coe, Mr. Freeman, Mr. Maybury, Mr. Williams, Mr. Attaway, Ms. Haas, Chairman Applegate, Planner Barbara Fegley, Solicitor Lou Cappelli, Secretary Marion Karp

Absent: Mr. Carugno, Engineer Jim Winckowski

The minutes of the June 3, 2015 meeting were approved as written.

Resolutions:

10-2015 Project Freedom, Block 203, Lot 4.03 – preliminary and final site plan approval for Phase II – was memorialized

12-2015 Ordinance #8-2015 – Establish Medical Campus District Overlay Zone – examination for consistency with Westampton Township Master Plan – was memorialized

Old Business:

Certain questions were raised regarding the fire lane safety issues with the Project Freedom application; the applicant was present at this evening's meeting to discuss these. Russ Smith, applicant's engineer, was present as was Tim Dougherty. Mr. Smith presented an exhibit board to the Board; which had been revised on July 1, 2015. After the prior hearing, he had discussions with Gene Blair and John Augustino about adding the fire access lane back into the project (it had been eliminated). He came up with a design of an 18 foot wide access lane from Woodlane Road; the plan also contained a sidewalk out to Woodlane Road. They explored two different types of fire lanes and sidewalks. There were two options, an 18 foot wide paved access lane or else a stone 18 foot wide access road with a 5 foot bituminous sidewalk centered out on

top. They think either option would be sufficient and will explore the pricing options. They would seek the Fire Official's approval and comments.

Some of the Phase 2 improvements will have to be constructed during Phase 1. One of those is a retaining wall. The cul de sac will be made of gravel during Phase 1 and then paved during Phase 2. They want to build it and complete it prior to the issuance of the 25th CO. They want to get the project occupied as soon as possible and are focusing on the two buildings nearest Woodlane Road. The buildings are protected and can be occupied without the need for the access lane immediately.

Rhonda Coe asked the timeline for completing the rest of the project. They were hopeful to apply for funding shortly and to start Phase two as soon as possible. The entire project needs to be completed by the end of 2016.

The Fire Marshal has just received this new plan. Gene met with him at 5:15 today and he is comfortable with this plan. The access road will not be lit.

Rhonda Coe asked aside from cost would they go with one option over the other. Mr. Smith stated that it was really only aesthetics besides the cost that they were concerned with.

Mr. Williams asked about installing some kind of low lighting along the emergency access road/sidewalk; they had not thought of this. The Board was concerned that residents might use this sidewalk at night instead of walking along Woodlane Road when traveling to and from the shopping areas. Mr. Dougherty explained that it would lead to nowhere. The Board is concerned with safety at night. The applicants agree to install a few lighted bollards along the lane, perhaps 6 to 8, adjacent to the emergency access lane. A plan would be prepared and submitted.

Planner Barbara Fegley asked if additional landscaping was required due to the addition of the emergency access road; it was determined that it was not.

Vehicular traffic would not be able to access the fire lane.

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

Motion to approve made by Mr. Borger; second by Mr. Williams. All voted yes, Mr. Blair, Ms. Chang, Mr. Freeman and Mr. Maybury abstained.

Resolutions:

11-2015 Project Freedom, Block 203, Lot 4.03 – amended site plan approval for Phase I – was memorialized

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

Comments from Board Members

Chairman Applegate – wished everyone a happy 4th of July holiday.

Mr. Maybury – discussed the condition of the old gas station at the intersection of Springside/Rancocas and Woodlane Roads. It is being used as a repair station and it has a very large number of vehicles parked there – more than are allowed by ordinance. They have received warnings from Gene Blair before and always comply, however as time goes by the number of vehicles escalates again. He wanted the Township to become more active in enforcing the Ordinance. It is unsightly and is an aesthetics issue. Gene would pay them a visit and get them to comply.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board