

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

JANUARY 6, 2010

SPECIAL MEETING 6:30 P.M.

REGULAR MEETING 7:30 P.M.

MINUTES

The Board met for executive/closed session at 6:30 P.M. to discuss the 2010 professional appointments.

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on January 6, 2010 at 7:30 P.M.

The meeting was called to order by Marion Karp and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 6, 2009 & January 3, 2010 and posted in the Municipal Building. All guests were welcomed.

The Board and audience stood to recite the Pledge of Allegiance.

New Board members Mr. Bell, Mr. Blair, Mr. Camp, Mr. Carugno, Mr. Maybury & Ms. Sampson took their oaths of office, which were administered by Solicitor Pam Moy.

Roll Call: Present: Mr. Applegate, Ms. Bergen, Mr. Blair, Mr. Camp, Mr. Carugno, Mr. Maybury, Ms. Sampson, Mr. Welsh, Mr. Bell, Chairman Ryan

Motions were made for the following appointments:

Chairman – Mr. Ryan was nominated by Mayor Camp; Mr. Blair seconded the motion. There were no other nominations for Chairman. All Board members voted yes.

Vice Chairman – Mr. Carugno was nominated by Mr. Maybury; Mr. Welsh seconded the motion. There were no other nominations for Vice Chairman. All Board members voted yes.

Secretary - Marion Karp was nominated by Mr. Blair; Mr. Maybury seconded the motion. There were no other nominations for Secretary. All Board members voted yes.

Solicitor- Fred Hardt was nominated by Mr. Carugno; Mr. Maybury seconded the motion. There were no other nominations for Solicitor. All Board members voted yes.

Engineer- CME Associates was nominated by Mayor Camp; Mr. Welsh seconded the motion. There were no other nominations for Engineer. All Board members voted yes.

The minutes of the December 2, 2009 meeting were approved as written.

Resolutions:

22-2009 Edgewood Partners, LLC, Block 906.07, Lot 8 – signage for Hilton Garden Inn & Recovery Sports Bar – was memorialized

23-2009 Hannum's New Jersey Realty, LP, Block 1203, Lot 26, 1853 Burlington-Mt. Holly Rd. – waiver of site plan (motorcycle dealership) – was memorialized

24-2009 Dolan Contractors, Inc., Block 203, Lot 1.02, 20 Ikea Drive & 2 Springside Rd. – amended site plan approval (expansion of existing parking lot) – was memorialized

26-2009 David & Karen Gromacki, Block 106, Lot 15, 220 Main Street - use variance (non household animals) – was memorialized

27-2009 Mark Investment (Mid-Atlantic, Inc.), Walgreen's & Dunkin Donuts, Block 1203, Lots 19, 19.01, 20 & 21 - modifications to sign package – was memorialized

28-2009 Clearwire US, LLC, Block 501, Lot 2 (710 Rancocas Rd.) - use variance and minor site plan - co location of antennas – was memorialized

1-2010 Designation of regular meeting time and place for the Westampton Township Land Development Board – was memorialized

New Business:

T-Mobile Northeast, LLC, Block 804, Lot 5 (795 Woodlane Road). It shall be noted that Mayor Camp and Mr. Maybury did not sit for the hearing because the application involves a use variance.

Gary Forshner, attorney, was present on behalf of the applicant. The application is for the installation of cellular antennas on the Human Services Building, which is located on Woodlane Road. The building is owned by Burlington County. The site is especially well suited as far as the structure of the building, especially it's height and it's location, according to Mr. Forshner. This is the only existing structure available that is suitable according to Mr. Forshner. This is a different type of application that what the Board has been dealing with for year, as it is not involving a tower of any kind. The antennas will be attached to the building itself. Mr. Forshner stated that this would have minimal impact since it is being proposed on an already existing structure and does not involve the construction of a new building or tower to house the antennas.

T-Mobile has a relatively narrow area in which to locate the antennas and any pre existing towers will not serve the purpose, according to the testimony which was given.

David Balma, engineer, Douglas Cowan, professional planner and Glenn Villanova, radio frequency engineer were sworn in before the Board. Mr. Villanova explained how the equipment functions to the Board. This is a line of sight technology. The building has the minimum height necessary for proper functioning of the service. There is a gap in service for this area; they showed a color rendering of the coverage map. Mr. Villanova stated

that the gap in service is significant. This is the only existing structure in the area that is suitable, according to Mr. Villanova, with the exception of proposing a new tower. The Board asked if the applicants had considered and were aware of the existing monopole tower in the Municipal parking lot. They were not aware of the tower and had not done any analyses. The County would not make their tower available for co location to T Mobile, according to Mr. Forshner, when questioned by the Board. They use it for their emergency systems and will not permit co location by a commercial carrier.

The height of the building is 43.8 feet; the top of the antennas is 62 feet in height. This is the highest structure in the area, according to the applicants. They had investigated trying to locate the antennas on the HVAC rooftop units, but they were found not to be high enough. A steel platform will be installed on the roof, which will support the antennas. The antennas are about 4 feet by 8 inches in size. The equipment cabinets will be screened according to the applicants. They will create minimal visual impact, according to the applicant's engineer. The site is un-manned and is remotely monitored. Noise generated by the equipment cabinets is approximately 40 decibels, which is as loud as a whisper. The antennas will be white in color. A structural analysis was completed, and it was determined that the roof can support the antennas and equipment cabinets. This is not an unusual installation according to the applicant's attorney. They are very common in city areas. The applicants would have no objection to another carrier utilizing the rooftop as well.

There is no danger posed to any employees working in the building from the antennas, according to the applicant's radio frequency engineer. The lease with the County will involve monetary compensation, although Mr. Forshner has not personally seen the lease agreement. The Board asks the applicant to explore the possibility of co location on the Municipal Building tower; the applicants agree to do this.

Doug Cowan, applicant's planner, gave testimony. The use is not permitted in any zone in the Township; in addition, a height variance is necessary, as well as site plan approval. The site is in a non residential zone, in the OR-2 zone. All impacts would be positive, with the exception of a very minor visual impact.

The meeting was opened to the public for comment.

Maureen Hogan asked if the County was planning solar panels for the top of the building. It is not known. She wanted the posting of signs warning of the dangers of antennas. She also stated that her barn was higher than the County building and was never even mentioned as being suitable, just as a matter of fact.

Janet Curran wants to find out if the fire department or police department has issues with this application. She commented that the County would benefit monetarily from this, whereas the Township would not.

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

Mr. Forshner stated that there are no health impacts with regard to this type of facility.

The Board is not convinced that the applicants have examined all possible sites within the gap in coverage area; particularly the tower on the Municipal Building site. They would like to see a study done on the Municipal Building tower. The applicants agree to do this and to come back at next month's meeting with the results of their study. The application is continued until the Board's February 3, 2010 meeting.

Informal Applications:

Burlington County Library, Block 804, Lot 8 (5 Pioneer Blvd.) Harold Lichtman, architect, was present to give an informal presentation of the project to construct an addition and renovations to the existing library. They hoped to begin construction sometime this spring. The addition will be placed at the northeast corner of the building and will include an auditorium/small theatre space, a new entrance, new café, office space and meeting room and window book drop off. The addition is approximately 16,000 square feet in size and will be one story. There will be a new temporary entrance while the renovations are underway. Renovations include upgrades to the bathrooms and some minor partition changes; re roofing and new HVAC for the entire building. The new theatre will hold 250 people. Existing parking is 270 spaces and will be reduced to 234 spaces with the new addition. There is additional parking available at the amphitheatre. Approximately half of the parking area is utilized by library patrons. Peak usage takes place on the weekends.

Landscaping in front of the library will be removed and not replaced, according to Mr. Lichtman. Mayor Camp was not in favor of this. Mr. Lichtman would take this back to his client and work things out. Board Planner Harry McVey suggested areas where they could replace the landscaping that would be taken out, in the area of the streetscape, along Pioneer Blvd. and Woodlane Road.

The meeting was opened to the public for comment. Dave Guererro asked about snow on the roof; there are snow guards on the roof according to the architect.

The Board asked if the islands could be landscaped instead, which would reduce the impervious coverage.

Correspondence:

The Board had received a letter of resignation from Board member Tom DiOrio. The Board made a motion to accept his resignation, with regret.

The meeting was opened to the public for comment once again. Janet Curran commented again regarding County and monetary issues. Maureen Hogan commented regarding the holes in the testimony that T-Mobile had given. She also asked about maintenance of the County building; the Board has no jurisdiction over this.

Mayor Camp asked about an incentive program for green buildings, what we could do to promote these. He also asked about the lawsuits underway in Cherry Hill for the ban on bill boards.

The Board was in agreement to set a policy that new applicants hire a certain percentage of employees from Westampton Township.

With no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board