

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

JULY 1, 2009 7:30 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on June 3, 2009 at 7:30 P.M. The meeting was called to order by Chairman Tim Ryan and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 6, 2009 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance. All guests were welcomed.

Roll Call: Present: Mr. Applegate, Ms. Bergen, Mr. Blair, Mayor Camp, Mr. Carugno, Mr. Welsh, Chairman Ryan, Mr. DiOrio, Solicitor Fred Hardt, Engineer Jim Winckowski, Planner Harry McVey, Secretary Marion Karp
Absent: Mr. Maybury, Ms. Sampson, Mr. Bell

The minutes of the June 3, 2009 meeting were approved as written.

Resolutions:

8-2009 Catholic Charities/Diocese of Trenton, Block 203, Lot 1.04 (25 Ikea Drive) – minor site plan (construction of addition) – was memorialized

9-2009 Edgewood Partners, Inc., Block 906.07, Lot 5 – amended site plan (installation of flagpoles, location of pylon sign, reduction in number of parking spaces – was memorialized

10-2009 2009 Open Space, Recreation & Farmland Preservation Plan – continuance – was memorialized

New Business:

Kashi Homes, LLC, Block 1204, Lot 10. Mr. Bhardwaj, owner and Anand Bhatt, engineer, were sworn in before the Board. The applicant's attorney is Travis Richards. The property in question is in the Commercial zone, and is located at 1856 Burlington Mt. Holly Road (Route 541). Surrounding uses include commercial to the north and south and residential to the east. The existing structure is approx 1600 square feet, two stories and is currently vacant. It has been used as an office building in the past. Variances are required and are all due to pre existing conditions.

The application proposes the addition of off street parking on the lot, which is presently not offered. There are two existing access points on Smith Lane. The building is being

remodeled and will be brought up to code. There will be no curb cuts along Route 541. Additional landscaping is proposed. Offices are proposed for both floors of the building. The prior use was a mixed office/residential use.

Gene Blair questioned the applicant's planned loading zone, which they explained would be used for deliveries such as UPS trucks; he doesn't think that a U shaped drive is necessary due to the amount of loading that will be taking place on the site. Additionally, part of this loading zone is within the right of way which would interfere with the placement of sidewalk if the Township ever installed it. Board engineer Jim Winckowski also thinks the turn may be too tight and does not think the loading area is warranted. Planner Harry McVey thinks it is unnecessary as well. Jim Winckowski thinks that it could be eliminated and a loading space be added to the parking lot; it is his intention to keep impervious coverage to a minimum. Gene Blair would like to see sidewalk installed; Harry McVey agrees and thinks it should be installed along both street frontages.

Mr. Bhardwaj explained that they wanted this loading area so that the trucks would not have to park on the street; he anticipates these deliveries approximately two times a day. He stated that other commercial properties along the road were not required to install sidewalks. Mayor Camp explained that the properties he is referencing were improved years ago and that the Township has an initiative to install sidewalk where ever they can, especially along Route 541. The applicants agree to this condition.

The Board engineer's report was reviewed. A recharge bed is proposed, a soil log and permeability test will be required, according to Jim Winckowski. If this does not work, they will have to look at an alternate means to manage run off. He recommends curbing be installed along the parking lot entrance turns at the very least but would like to see it through the entire lot due to maintenance and aesthetic issues. Parking will be delineated by striping and concrete bumper stops will be installed. The run off from the paved area runs into the seepage trench that will collect the water, over flow will run into the neighboring Lot 10 detention basin.

Harry McVey commented that there are a significant number of variances; most relate to the size of the lot and the existing building. He thinks the applicants have attempted to meet the intent of the ordinance; they have tried to meet the landscaping ordinance. He does have concerns about the front of the site; he would like to keep the shade trees and put in some lower planted beds. He recommends the relocation of the sign and the trash/recycling area must be sized appropriately. There will be a COAH fee necessary for the site.

The applicant showed the Board the vinyl siding that is being used on the building. On site sidewalk needs to be increased to a width of four feet according to Harry McVey. Some of it will be eliminated. It must be ADA accessible. The primary entrance to the building will be from the parking lot, which will be ADA accessible. The Board wanted to know what the applicant intends to install to dress up the outside of the building. They suggested awnings for the window. The Board will require that the applicant meet with

a few members of the Board who will decide what is required from an architectural standpoint.

The applicant agrees to comply with the Fire Officials report. The basement will be used for storage only.

There are several variances which involve planting and screening. The shed will be used to store maintenance equipment. The applicants are not sure what the trash enclosure will be made of; Harry McVey and Jim Winckowski prefer to see it constructed of block which is more durable than fence. The applicants must come up with a plan to provide for access to the trash enclosure; the Board does not think the present plan provides this; they believe it must be re located. New curbing will match the existing curb.

As far as signage; 50 square feet is allowed by ordinance, 6 feet in height maximum. Harry McVey recommends the street address be added to the sign. In addition, the applicants need to add a sign detail to the plan, which they agree to do. Harry McVey will approve the sign once plans are presented. The stockade fence along Smith Lane is located in the front setback, the Board wants it removed to the rear property line so that it conforms to the ordinance. It will remain as a buffer between the site and the adjoining residences. Applicants agree to comply with all technical comments.

The meeting was opened to the public for comment. Norm Miller asked if an elevator will be provided to provide access to the second floor. There will not be an elevator installed. He wondered if a trash enclosure is even necessary since not much trash will be generated.

There were no more comments and the meeting was closed.

Mr. Blair made a motion to approve the application; Mr. Applegate seconded the motion. All Board members voted yes.

Public Hearing – 2009 Open Space, Recreation & Farmland Preservation Plan.

Harry McVey gave a brief overview of the plan and explained that Farmland Preservation would be separated from Recreation and Open Space, since there must be a separate Farmland Preservation Element. If a property is located within the ADA area, it is eligible for County Farmland Preservation, as well as if it lies within a Planning area 4 or 5.

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

Mr. DiOrio made a motion to approve the plan; the motion was seconded by Mr. Welsh. All Board members voted yes.

Comments from Board members & Professionals:

Harry McVey – the Township is engaged in the Visioning Study; the process is on going. The next step is a series of small resident meetings and discussions which is a critical element. The key is to develop a plan that the residents buy into.

Mayor Camp – Kent Pipes sent out a notice to residents who have homes in proximity to his Fort Drive residence. There will be an open house taking place on July 8th for those residents who are interested and affected. He will be returning to the LDB Board to seek a variance again to convert the residence into a two family home. Sidney will tour the home on Monday. Timbuctoo is progressing; there should be a report generated within about 30 days. Foundations have been identified; there are more graves than previously thought. He wished everyone a safe, festive holiday weekend.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board