

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

MARCH 2, 2016

REGULAR MEETING 7:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on January 12, 2016 and posted in the Municipal Building.

Pledge of Allegiance

3. Welcome to guests.
4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Carugno, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez, Mr. Attaway, Ms. Berkley, Solicitor Allan Zeller, Engineer Jim Winckowski, Planner Robert Perry, Secretary Marion Karp
5. Approval of minutes – 2/3/2016
6. Swear in Board Professionals
7. Resolutions: approval needed:
  - 2-2016 Sarah & Victor Douglas, Block 701, Lot 15 (858 Rancocas Rd.) – bulk variances
  - 3-2016 Crescent Temple, A.A.O.N.M.S., Block 201, Lot 8.01 (700 Highland Drive) – site plan waiver – construction of storage building
8. Old Business:
9. New Business:
  - a. Public Hearing, Area in Need of Redevelopment Investigation, Westampton Interchange, (Rancocas Park) Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 & 7.03
  - b. Public Hearing, Redevelopment Plan, Westampton Interchange, (Rancocas Park) Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 & 7.03

c. Dolan Contractors, Inc., Block 203, Lot 1.03, 2 & 3 (32 & 40 Springside Rd.) – final major site plan approval (construction of office/warehouse building)

10. Informal Applications:

11. Correspondence:

12. Open meeting for public comment

13. Comments from Board members, Solicitor, Engineer and Secretary

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14. Adjourn

**DRAFT**

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 3, 2016 7:00 P.M.

MINUTES

The regular meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on February 3, 2016 at 7:05 P.M. The meeting was called to order by Chairman David Barger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 12, 2016 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present: Mr. Barger, Mr. Blair, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez, Ms. Berkley, Engineer Greg Valesi, Solicitor Allen Zeller, Secretary Marion Karp

**Absent:** Mr. Applegate, Mr. Borger, Mr. Carugno, Mr. Attaway

Minutes of the 1/6/2016 and 1/20/16 meetings – approved as written

**Resolutions:**

1-2016 Award of Contract for Professional Services – was memorialized

**Old Business:**

None

**New Business:**

**Sarah & Victor Douglas, Block 701, Lot 15 (858 Rancocas Road).** The applicants were represented by attorney Leonard Rosetti. Kevin Mathis, who would be building the house for them, was sworn in before the Board. He owned the land before he sold it to the Douglas's. Mr. Mathis explained that the lot is  $\frac{3}{4}$  of an acre in size where 1 acre is required. The width of the lot at the building line is 113 feet where 150 feet is required by Ordinance. The lot is rather irregular in shape. It will meet all other setbacks. It is in the R-1 zone. They are going to tie into public water and sewer which is available. The main will be extended up to the property. An existing septic bed lies across the property line and belongs to adjacent property owner Mrs. Demby. When the system was put in somehow the surveyor or designer located the bed on this lot where it encroaches. He has a proposal to resolve this; he would like to possibly abandon the system and tie her into the new public system. They want to run through the township owned lot; her system will have to have an injector pump due to its elevation. He has this designed already to make it workable.

**DRAFT**

Board Engineer Greg Valesi asked why the sewer line couldn't be run on the existing right of way rather than the township lot, as this may prove to be easier. Mr. Mathis is in agreement with this idea.

There will be pumps associated with each lot to pump the sewage out; Greg asked if they would be both privately owned. The applicant stated that they would.

There is a flood plain shown on the survey drawing; it also needs to show the lowest habitable elevation on his drawing. Mr. Mathis explained that the basement will be a walkout and will be at a 12 elevation, a minimum of one foot from the flood elevation. The driveway should also be dimensioned on the plan and should reflect a five foot setback to the property line and be 12 feet in width.

Mr. Mathis will need to obtain a County road opening permit both for the driveway cut and for the water and sewer improvements. They will need approval from the sewer authority as well for extension of the sewer main.

There is an agreement of sale that has been drafted based upon variance approval. Mr. Mathis already has his preliminary approval for water service. He is having a grading plan done which will detail everything.

The house will be situated behind an existing line of trees according to Mr. Mathis; some trees will be removed but they will try to preserve as much as they can for a buffer since Rancocas Road is noisy.

Greg Valesi suggests that the grading plan not encroach further on the existing trees. Mr. Mathis stated that he would be removing fallen trees and the underbrush.

It is a 4 bedroom 2 story home with a walk out basement. Architectural elevations were distributed to the Board. The height will be 34.7; maximum allowed is 35 feet. The driveway will be paved asphalt.

Board Solicitor Mr. Zeller asked if Mr. Mathis had attempted to purchase additional land from the Township in order to make the lot conforming to the Ordinance. He stated that there have been talks with the adjoining church acquiring some of this property but that he was not able to. Mr. Zeller explained to the Board that the applicant needs to demonstrate hardship in order to obtain variance relief or else demonstrate that there is a benefit to the community. Mr. Mathis stated that he did indeed try to purchase the property a number of years ago. Even if they were able to purchase Township owned Lot 13 it still would not eliminate the need for a variance.

It is a benefit to bring in public sewer and to tie in another resident who needs it.

Rhonda Coe thinks the applicant has made a case that it is a hardship and will be of benefit to the community.

**DRAFT**

At this point the meeting was opened to the public for comment.

Mrs. Demby stated that Lot 13 belongs to her and not the Township. Evidently there is a long standing dispute regarding ownership of Lot 13. She has no objection to Mr. Mathis building a house on this lot. She has no objection with Mr. Mathis running sewer in. He is willing to tie the sewer line into her property and abandon the disposal field at his expense.

Being no further comment from the public, the meeting was closed for public comment.

Burlington County Planning Board approval shall also be required. The applicant agrees to provide a signed owner's consent as a condition of approval. TWA is a condition as well, if required.

Ms. Coe made a motion to grant the variances; the motion was seconded by Mr. Daniels. Mr. Barger, Mr. Blair, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez and Ms. Berkley all voted yes.

Mr. Mathis requested that the Board issue an at risk authorization in order to expedite the permitting process. The Board is in favor of granting this authorization. All Board members voted yes by acclamation.

**Crescent Temple, A.A.O.N.M.S., Block 201, Lot 8.01 (700 Highland Drive).** The applicant was represented by attorney Peter Bisulca. Henry Haughey, of Crescent Temple Shrine was sworn in by the Board Solicitor. They are before the Board seeking a waiver of site plan approval. They were before the Board back in 2006 with an application to construct their building, along with an associated storage building. The storage building has never been constructed. However, they now find their needs of storage to be greater. Originally the building was to be a 32 by 45 foot detached structure. Now they wish to build a 50 by 52 foot structure; this size would still fall within the allowable building area. The only exception to the resolution is that the building was to be constructed of masonry with split face block to match the main building. The proposed building will match the existing building in color perfectly. They have parade equipment that is 48 feet long, thus necessitating a larger building.

They want to go with a company called Pioneer Pole Barn, an industry standard. They will have everything to match. The main building has a stucco finish and the stone and everything will match. The bottom is a split face up to a height of four feet, then a terracotta strip with a stucco top. The roof will be metal, same as the main building. There is no change required for parking; the square footage increase is diminimus according to Zoning Officer Gene Blair.

Rhonda Coe asked if there was any kind of a landscaping requirement; there is not since it is industrial to industrial and the site borders Route 295.

Dave Barger asked if they would consider a different style roof; Gene stated that if they shifted the building they would see seams. This would necessitate reengineering of the plans. They thought the gable roof would match the existing building. Dave thinks it diminishes the look of their building. Henry Haughey stated that they like it and that it is 400 feet back from the road. Rhonda Coe thinks that given its location and that it's in an industrial park that it looks fine; Mr. Freeman concurs.

Greg Valesi stated that the increase in building size was a diminimus increase and would not affect storm water management or impervious coverage.

At this point the meeting was opened to the public for comment. There being no comment the meeting was closed.

The front would match the main building, the sides and rear would be metal skin to match the main building. All masonry construction and block is now changed to stucco, split face and metal skin construction. Originally the frame approved was steel, they are changing it to wood frame construction.

Mr. Freeman made a motion to approve the site plan waiver; the motion was seconded by Mr. Daniels. Mr. Barger, Mr. Blair, Ms. Coe, Mr. Daniels, Mr. Freeman, Mr. Lopez and Ms. Berkley all voted yes.

The applicant asked the Board for an at risk authorization. The Board is in favor of this; all voted yes by acclamation.

**Informal Applications:**

None

**Correspondence:**

None

**Public Comment**

No comments were made by the public.

**Comments from Board Members**

Mr. Freeman – welcome to Mr. Zeller. He is glad that he is here.

Ms. Berkley – is glad to be a part of the Board.

Ms. Coe – welcome to Mr. Zeller.

Mayor Daniels – welcome to Mr. Zeller.

**DRAFT**

Mr. Lopez – welcome to Mr. Zeller.

Mr. Blair – welcome to Mr. Zeller, thanks to Greg Valesi for his legal knowledge.

Greg Valesi – thanks for the reappointment, they are ready to assist the Board. If anyone has any questions please do not hesitate to contact him.

Solicitor Zeller – thanked the Board for his appointment; he looks forward to working with everyone. There are a lot of exciting and interesting things on the horizon, feel free to contact him for any information or any questions.

Mr. Lopez – is confident with the reappointment of CME as Board engineer.

There being no further business, the meeting was adjourned.

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Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board

Resolution # 2-2016  
WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

Applicants: Sarah & Victor Douglas  
Property Address: 858 Rancocas Road  
Zoning District: R1 – Residential

Board Decision: Bulk variances granted for undersized lot and lot frontage  
Date of Hearing: February 3, 2016

**WHEREAS**, the Applicants, Sarah and Victor Douglas, as equitable owners of the premises in the Township of Westampton, County of Burlington, State of New Jersey, located at 858 Rancocas Road and designated as Block 701, Lot 15 on the tax maps of the Township of Westampton, has filed an application for bulk variances pursuant to N.J.S.A. 40:55D-70(c)(1) in conjunction with the construction of a new residence on said lot.

**WHEREAS**, after a public hearing held on February 3, 2016, the following initial findings of facts were made, to wit:

1. The Applicants, Sarah and Victor Douglas, have a signed Contract of Sale with Kevin Price, the owner of the property, for the purchase of 858 Rancocas Road. The Applicants propose to construct a single family dwelling on said lot as their residence, together with other site improvements. The existing lot is irregular in shape.
2. The subject lot is approximately  $\frac{3}{4}$  acres in size and the lot has a width at the building line of 113 feet and thus requires bulk variances for lot size and lot frontage. Lot 13, which adjoins this lot to the west along Rancocas Road is owned by the Township and is unimproved. Lot 9, which also adjoins this lot to the west, contains a single family residence.
3. The property is located in the R1 – Residential Zone. The proposed use as a single family residence is a permitted use in this zone.
4. The Applicants have requested variances from the zoning ordinances for the following relief:
  - a. To permit construction of a single family residence on a three-quarter acre lot where one acre is required.
  - b. To permit lot frontage of 113 feet where 150 feet is required.
4. The Applicants was represented by Leonard Rosetti, Esquire.
5. In support of the application, the Applicants provided the testimony of Kevin Mathis, who previously owned the subject property and who will construct the proposed home for the Applicants.

6. In support of their application, the Applicants submitted the following exhibits:
  - a. A-1 – plan of survey prepared by Maser Surveying, LLC dated October 30, 2015;
  - b. A-2 – elevation of the proposed home – Sheet A-4 which depicts the four (3) sides of the home.
7. Greg Valesi, the Land Development Board Engineer, testified on behalf of the Board.
8. One member of the public, Mrs. Demby, who resides at the adjoining property, 848 Rancocas Road, testified at the public hearing in this matter.
9. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12.

**WHEREAS**, Mr. Kevin Mathis testified on behalf of the Applicants and stated he was the former owner of the property and that the Applicants hired him to construct the home on this lot.

**WHEREAS**, Mr. Mathis testified that the house will be a two-story house with four (4) bedrooms and a walk-out basement. The height of the house will be 34 feet, 7 inches where a maximum of 35 feet is permitted.

**WHEREAS**, Mr. Mathis testified that the lot is irregular in shape, it is three-quarters of an acre in size and has a maximum width at the building line of 113 feet. Thus, variances are required for lot size and lot width.

**WHEREAS**, Mr. Mathis testified that the requested variances were justified based upon the hardship criteria set forth in the statute and that this lot is irregular in shape. He stated that the positive criteria are satisfied, that the proposed home will be served by public water and sewer and that the Applicants will also provide public sewer to the adjoining Lot 9. He testified that prior inquiries were made to the Township to determine if Lot 13 could be purchased, however, doing so will not eliminate the need for variances.

**WHEREAS**, Mr. Mathis testified that the proposed house will meet all other bulk standards required by the ordinance and no other variances are required.

**WHEREAS**, Mr. Mathis testified that this proposed house will be served by public water and sewer, both of which are available for him to tie into the existing water and sewer lines located in Rancocas Road.

**WHEREAS**, Mr. Mathis testified that the survey of the property reflects that a septic bed located on adjoining Lot 9 that is owned by Ms. Demby encroaches onto this property. Mr. Mathis stated that he has proposed to extend the sewer line which will service this property and also tie Mrs. Demby's property into the new sewer line. This will enable Mrs. Demby to have public sewer. Mrs. Demby's existing septic system will then be properly abandoned. Mr. Mathis testified that the installation and connection to the public sewer line will be paid for by the Applicants.

**WHEREAS**, Mr. Mathis testified that due to the elevations of the property, electric pumps will also be constructed, at the Applicants' expense, on both the subject lot and Mrs. Demby's lot (Lot 9) to pump the sewerage. Mr. Mathis represented that both pump facilities thereafter will be privately owned by each property owner.

**WHEREAS**, Mr. Mathis testified that upon completion of the sewer line, the existing septic system will be properly abandoned and all required permits will be submitted to the Township and the Board Engineer for review and approval.

**WHEREAS**, Mr. Mathis testified that he will obtain all other necessary outside agency approvals, including any required County sewer and water permits for the extension of the sewer and water mains. The Applicants will also obtain all approvals for the driveway cut onto Rancocas Road, which is a County road.

**WHEREAS**, Mr. Mathis testified that the proposed driveway will be paved with asphalt, will be 12 feet wide and will be located a minimum of 5 feet from the property line.

**WHEREAS**, Mr. Mathis testified that he will submit a grading plan and drainage plan to the Township as part of this approval which will detail all of the proposed improvements and conditions of approval.

**WHEREAS**, Mr. Mathis testified that it was not feasible for these Applicants to acquire Lot 13 since a driveway easement exists on Lot 13 for the benefit of Lot 9.

**WHEREAS**, Mr. Mathis testified that the house will be situated behind an existing line of trees shown on the survey and that the group of trees will be preserved to serve as a buffer, with the exception of cleaning out the underbrush to enable this house to be built.

**WHEREAS**, Mrs. Demby testified and stated that she resides next door at 848 Rancocas Road. She also testified that she is the owner of Block 701, Lots 9, 10 and 13 which adjoin this property.

**WHEREAS**, Mrs. Demby testified that her driveway is on Lot 13 which she uses to access her home which is located on Lot 9.

**WHEREAS**, Mrs. Demby testified that she does not object to being connected to the proposed public sewer line or to have her existing septic system fully closed and abandoned provided that the work is done at no cost to her.

**WHEREAS**, Mrs. Demby testified that she currently is tied into the public water system.

**WHEREAS**, Mr. Mathis requested that the Board agree to expedite the permit process provided that the Applicants assume all risks involved in the permitting process prior to the adoption of the Resolution and the expiration of the appeal period.

**WHEREAS**, Mr. Mathis testified that the Applicants will agree to all of the proposed conditions requested by the Land Development Board as set forth herein.

**WHEREAS**, from the submissions made by the Applicants, the testimony and evidence presented and based upon the entire record, the following further findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in paragraphs 1 - 9 are hereby incorporated by reference herein as further findings of facts.
2. Mr. Kevin Mathis testified on behalf of the Applicants and stated he was the former owner of the property and that the Applicants hired him to construct the home on this lot.
3. Mr. Mathis testified that the house will be a two-story house with four (4) bedrooms and a walk-out basement. The height of the house will be 34 feet, 7 inches where a maximum of 35 feet is permitted.
4. Mr. Mathis testified that the lot is irregular in shape, it is three-quarters of an acre in size and has a maximum width at the building line of 113 feet. Thus, variances are required for lot size and lot width.
5. Mr. Mathis testified that the requested variances were justified based upon the hardship criteria set forth in the statute and that this lot is irregular in shape. He stated that the positive criteria are satisfied since the proposed home will be served by public water and sewer and the Applicants will also provide public sewer to the adjoining Lot 9. He testified that prior inquiries were made to the Township to determine if Lot 13 could be purchased, however, doing so will not eliminate the need for variances.
6. Mr. Mathis testified that the proposed house will meet all other bulk standards required by the ordinance and no other variances are required.

7. Mr. Mathis testified that this proposed house will be served by public water and sewer, both of which are available for him to tie into the existing water and sewer lines located in Rancocas Road.
8. Mr. Mathis testified that the survey of the property reflects that a septic bed located on adjoining Lot 9 that is owned by Ms. Demby encroaches onto this property. Mr. Mathis stated that he has proposed to extend the sewer line which will service this property and also tie Mrs. Demby's property into the new sewer line. This will enable Mrs. Demby to have public sewer. Mrs. Demby's existing septic system will then be properly abandoned. Mr. Mathis testified that the installation and connection to the public sewer line will be paid for by the Applicants.
9. Mr. Mathis testified that due to the elevations of the property, electric pumps will also be constructed, at the Applicants' expense, on both the subject lot and Mrs. Demby's lot (Lot 9) to pump the sewerage. Mr. Mathis represented that both pump facilities thereafter will be privately owned by each property owner.
10. Mr. Mathis testified that upon completion of the sewer line, the existing septic system will be properly abandoned and all required permits will be submitted to the Township and the Board Engineer for review and approval.
11. Mr. Mathis testified that he will obtain all other necessary outside agency approvals, including any required County sewer and water permits for the extension of the sewer and water mains. The Applicants will also obtain all approvals for the driveway cut onto Rancocas Road, which is a County road.
12. Mr. Mathis testified that the proposed driveway will be paved with asphalt, will be 12 feet wide and will be located a minimum of 5 feet from the property line.
13. Mr. Mathis testified that he will submit a grading plan and drainage plan to the Township as part of this approval which will detail all of the proposed improvements and conditions of approval.
14. Mr. Mathis testified that it was not feasible for these Applicants to acquire Lot 13 since a driveway easement exists on Lot 13 for the benefit of Lot 9.
15. Mr. Mathis testified that the house will be situated behind an existing line of trees shown on the survey and that the group of trees will be preserved to serve as a buffer, with the exception of cleaning out the underbrush to enable this house to be built.

16. Mrs. Demby testified and stated that she resides next door at 848 Rancocas Road. She also testified that she is the owner of Block 701, Lots 9, 10 and 13 which adjoin this property.
17. Mrs. Demby testified that her driveway is on Lot 13 which she uses to access her home which is located on Lot 9.
18. Mrs. Demby testified that she does not object to being connected to the proposed public sewer line or to have her existing septic system fully closed and abandoned provided that the work is done at no cost to her.
19. Mrs. Demby testified that she currently is tied into the public water system.
20. Mr. Mathis requested that the Board agree to expedite the permit process provided that the Applicants assume all risks involved in the permitting process prior to the adoption of the Resolution and the expiration of the appeal period.
21. Mr. Mathis testified that the Applicants will agree to all of the proposed conditions requested by the Land Development Board as set forth herein.
22. The Land Development Board members have set forth their reasons on the record in this matter as to the basis of granting the bulk variances as requested by the Applicants as a result of the irregular shape of the property and the fact that the positive criteria substantially outweigh any detriment to the public good, including that the property will be served by public water and sewer and that the sewer line will be extended to provide public sewer to the adjoining Lot 9.

**NOW, THEREFORE**, based upon the foregoing findings of facts and conclusions of law, including all of the testimony presented at the hearing, **BE IT RESOLVED** by the Land Development Board of the Township of Westampton, New Jersey that the application by Sarah and Victor Douglas for the following bulk variances are hereby granted by a vote of seven (7) in favor and none (0) opposed for the reasons set forth on the record in this matter and subject to the following conditions:

1. The variances requested to permit a lot size of three-quarters of an acre where one acre is required and a width at the building line of 113 feet where 150 feet is required, are granted, based upon hardship due to the exceptional narrowness and irregular shape of the property.
2. All agreements, conditions and/or representations made by or on behalf of the Applicants or imposed upon the Applicants as set forth in this matter as contained in the "WHEREAS" recital paragraphs of this Resolution must be fully satisfied by the Applicants in accordance with their terms.

3. All other conditions of approvals specifically and expressly contained in this Resolution shall be fully satisfied by the Applicants in accordance with their terms.
4. All deed restrictions, easements, covenants and legal descriptions including those related to drainage, site triangle, landscaping and the water and sewer connections on Lots 9, 13 and 15 shall be submitted by the Applicants to the Board Engineer and Board Attorney for their advance review and approval.
5. The Applicants shall revise their plans to satisfactorily address all of the comments and conditions set forth by the Land Development Board Engineer at the hearing in this matter.
6. The Applicants shall submit permits and approvals to show that the site will be served by public water and sewer and the Applicants shall obtain all required permits and approvals to extend the sewer and water lines to this site.
7. The Applicants shall submit appropriate plans, permits and approvals to show that the existing septic system on Block 201, Lot 9 will be properly abandoned by the Applicants and that the Applicants will extend and pay for the new sewer line to enable Lot 9 and Lot 15 to be tied into the public sewer system. The Applicants' obligation to provide public sewer to Lot 9 shall include all required easements and complete grading and drainage plans and shall contain a note on the plans that the work shall be paid for by the Applicants.
8. The Applicants shall submit complete grading plans and drainage plans prior to the issuance of any permits.
9. The Applicants shall submit grading and drainage plans which depict the lowest habitable elevation and.
10. The Applicants shall submit to the Board Secretary the consent of the owner of the property acknowledging his consent to this application and this development prior to the issuance of any permits.
11. The Applicants shall submit copies of the preliminary approvals to extend the water line to the subject property received from New Jersey American Water Company to the Board Engineer and Board Secretary.
12. The Applicants shall revise the plans to reflect the water and soil erosion components.

13. The Applicants shall include on the grading plan the existing tree buffer located in the front portion of the property and include a note on the plan that the Applicants will preserve as many trees as possible to ensure an appropriate buffer to Rancocas Road.
14. The Applicants shall submit plans to show that the house to be constructed will not exceed 35 feet in height.
15. The Applicants shall submit plans to revise the title block to include a variance sketch of the lot.
16. The Applicants shall revise the plans to show that the driveway will be 12 feet wide, with a 5 foot side yard setback and show the 25 foot right-of-way.
17. The Applicants shall submit plans to the Board Engineer and Board Secretary which includes the proper design for the sewer lines and the tie in of the sewer lines on Lot 9 and Lot 15.
18. The Applicants shall include a note on the plans to reflect that pumps to be constructed to pump the sewerage out with regard to both Lot 9 and Lot 15 shall be privately owned.
19. The Applicants shall submit a detail on the grading plan showing that the basement walk-out will be at a 12 foot elevation with a minimum of one foot from the flood elevation.
20. The Applicants shall submit a landscaping plan that shows all trees to be removed from the site and all trees that will be preserved and that said plan shall be submitted to and approved by the Board Engineer and the Board Secretary prior to the issuance of any permits.
21. The Applicants shall obtain all required approvals from the Burlington County Planning Board, the required County road opening permits for the driveway and the water and sewer improvements as well as the approvals from the TWA and sewer authority for the extension of the sewer main.
22. The Applicants shall submit performance guarantees and post inspection fees with the Township for all of the required site improvements. A construction cost estimate must first be prepared and submitted by the Applicants' engineer for review and approval by the Township Engineer to be used to determine guarantee amounts. A form of bond or letter of credit must be submitted to the Township Solicitor for final approval. A percentage based upon the approved bond is to be placed into escrow by the Applicants for inspection services.

23. The Applicants must obtain a Certificate of Occupancy prior to the occupancy of the proposed improvements on the site. This approval by the Land Development Board does not guarantee the issuance of the Certificate of Occupancy to the Applicants or its successors in interest. The Certificate of Occupancy cannot be issued until all costs assessed by the Board and/or the Township and all escrows for professional service reviews of this application have been paid in full.
24. The Applicants are hereby notified that prior to the issuance of any zoning or building permits:
  - a. All taxes and assessments shall be paid on the property for which this application is made. The Applicants shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
  - b. Any and all conditions that are made a part of this approval, including those noted by the consultants to the Board, must be satisfied by the Applicants.
  - c. The Applicants shall pay all required escrows, costs and professional fees associated with the application to the Township prior to the signing of the plans by the Township. Any inspection escrow and performance bonds required for this application and an estimate for all on/off site improvements including structures shall be reviewed and approved by the Board engineer.
25. The plans shall be subject to the review and approval of one or more of the following outside agencies, including, but not limited to:
  - a. Burlington County Planning Board;
  - b. Township/County water and sewer departments;
  - c. Burlington County Soil Conservation District;
  - d. New Jersey Department of Environmental Protection;
  - e. Any other outside agency approvals that are required.
26. The failure of the Applicants to comply with any of the conditions contained in this Resolution will permit the Board, at its sole option, to rescind the approvals being granted by this Resolution and/or to advise the Township to revoke any permits which have been issued to the Applicants.
27. The Applicants shall submit to the Board Secretary, Board Engineer and Board Attorney copies of all approvals and/or denials received from the outside agency.

- 28. The Applicants must obtain all other construction or municipal permits required with respect to the relief granted by this application.

IT IS FURTHER RESOLVED that the request by the Applicants that the Applicants be permitted to assume all risks associated with the development and/or construction of this project prior to the expiration of the statutory appeal period and/or prior to the formal adoption of this Resolution, is hereby GRANTED, subject to the Applicants executing the Consent and Assumption of Risks documents provided by the Township.

Roll Call Vote

	Ayes	Nays	Abstentions	Recusals
Mr. Barger	X			
Mr. Blair	X			
Ms. Coe	X			
Mr. Daniels	X			
Mr. Freeman	X			
Mr. Lopez	X			
Ms. Berkley	X			

Westampton Land Development Board

By: \_\_\_\_\_  
David Barger, Chairman

Attest:

\_\_\_\_\_  
Marion Karp, RMC, CMR  
Westampton Township Land  
Development Board Secretary  
Date Memorialized: \_\_\_\_\_

Resolution # 3-2016  
WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD  
Applicant: Crescent Temple, A.A.O.N.M.S.  
Property Address: 700 Highland Drive, Block 201, Lot 8.01  
Zoning District: I – Industrial  
Board Decision: Granting of site plan waiver to construct storage building  
Date of Hearing: February 3, 2016

**WHEREAS**, the Applicant, Crescent Temple, A.A.O.N.M.S., as owner of the premises in the Township of Westampton, County of Burlington, State of New Jersey, located at 700 Highland Drive and designated as Block 201, Lot 8.01 on the tax maps of the Township of Westampton, has filed an application for a site plan waiver to permit the construction of a storage building at the site. No variances are required.

**WHEREAS**, after a public hearing held on February 3, 2016, the following initial findings of facts were made, to wit:

1. In 2006, the Applicant was granted preliminary and final major site plan approval to permit the construction of a 17,027 square foot, 30 foot high office/meeting/assembly facility together with related site improvements and 167 parking spaces. The approvals included a separate storage building 32 feet by 45 feet. The approvals were memorialized in Resolution No. 12-2006, a copy of which is to be made a part hereof and is incorporated herein by reference.
2. Consistent with said 2006 approvals, the Applicant constructed the office/meeting/assembly facility and the associated site improvements; however, the Applicant did not construct the proposed 32 foot by 45 foot storage building.
3. The property is located in the Industrial Zone and the Applicant's use, including the proposed storage building, is permitted in said zone by virtue of being granted a prior use variance by the Board.
4. The Applicant has now proposed to construct a 50 foot by 52 foot storage building on the site in the same location as granted by the prior approvals. The additional size falls within the allowable building areas and no new variances are required.
5. The property is comprised of approximately 5.44 acres and is surrounded by other industrial lots and uses. Interstate 295 is located to the rear of the property.

6. The Applicant was represented by Peter Bisulca, Esquire.
7. Mr. Henry Haughey, an agent for the Crescent Temple, testified on behalf of the Applicant.
8. In support of its application, the Applicant submitted a copy of the site plan and location plan for the 2006 approvals which showed the location of the original storage building that was proposed at that time. The Applicant also submitted a site plan depicting the size and location of the current proposed building. In addition, the Applicant introduced photographs of the existing building and the rendering of the proposed building. Said photographs were marked as Exhibit A-1.
9. Greg Valesi, the Board Engineer, testified on behalf of the Board and stated that the increase in the building size was a de minimus increase that would not affect the storm water management or impervious coverage. He also confirmed that the storage structure would not require any variances or additional parking spaces.
10. The property is located on Highland Drive in an existing industrial subdivision. The site was granted preliminary and final major site plan approval to construct an office/meeting/assembly facility and other site improvements in 2006 and included a 32 foot by 45 foot accessory storage facility.

**WHEREAS**, Henry Haughey, the Business Manager of Crescent Temple, testified on behalf of the Applicant and stated that the main building, which was approved in 2006, was constructed in accordance with its approvals, however, the accessory storage building was not constructed.

**WHEREAS**, Mr. Haughey testified that the Applicant has requested a site plan waiver to expand the size of the storage building from 32 feet by 45 feet to 50 feet by 52 feet. He further testified that the additional size will still fall within the allowable building area and setback requirements and that no additional variances or waivers are required.

**WHEREAS**, Mr. Haughey testified that the color and the materials to be used to construct the proposed building will match the existing building and the roof will be a metal gable roof to match the main building.

**WHEREAS**, Mr. Haughey testified that the main building has a stucco finish with a split face up to a height of 4 feet, it has a terracotta strip and stucco above at the top.

He stated that the proposed storage building will match the finishes used on the main building.

**WHEREAS**, Mr. Haughey testified the sides and rear of the proposed building will be a metal skin and will also match the main building.

**WHEREAS**, Mr. Haughey testified that the 2006 approval required that the proposed storage building be steel construction but that the Applicant now seeks to use wood construction and stated the masonry/block construction would now be changed to stucco, split face and metal skin construction.

**WHEREAS**, Mr. Haughey testified that there will be no change in the parking or circulation on the site and that no parking spaces will be eliminated.

**WHEREAS**, Mr. Haughey testified that the increased size of the storage building is required to store maintenance items and house their parade equipment, some of which is 48 feet long.

**WHEREAS**, Mr. Haughey testified that the proposed building is located approximately 400 feet from the road and is in an Industrial Zone.

**WHEREAS**, Mr. Haughey requested that the Board allow the Applicant to proceed with the building and permitting process prior to the expiration of the appeal period and/or the memorialization of this Resolution.

**WHEREAS**, from the submissions made by the Applicants, the testimony and evidence presented and based upon the entire record, the following further findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in paragraphs 1 - 10 are hereby incorporated by reference herein as further findings of facts.
2. Henry Haughey, the Business Manager of Crescent Temple, testified on behalf of the Applicant and stated that the main building, which was approved in 2006, was constructed in accordance with its approvals, however, the accessory storage building was not constructed.
3. Mr. Haughey testified that the Applicant has requested a site plan waiver to expand the size of the storage building from 32 feet by 45 feet to 50 feet by 52 feet. He further testified that the additional size will still fall within the allowable building area and setback requirements and that no additional variances or waivers are required.

4. Mr. Haughey testified that the color and the materials to be used to construct the proposed building will match the existing building and the roof will be a metal gable roof to match the main building.
5. Mr. Haughey testified that the main building has a stucco finish with a split face up to a height of 4 feet, it has a terracotta strip and stucco above at the top. He stated that the proposed storage building will match the finishes used on the main building.
6. Mr. Haughey testified the sides and rear of the proposed building will be a metal skin and will also match the main building.
7. Mr. Haughey testified that the 2006 approval required that the proposed storage building be steel construction but that the Applicant now seeks to use wood construction and stated the masonry/block construction would now be changed to stucco, split face and metal skin construction.
8. Mr. Haughey testified that there will be no change in the parking or circulation on the site and that no parking spaces will be eliminated.
9. Mr. Haughey testified that the increased size of the storage building is required to store maintenance items and house their parade equipment, some of which is 48 feet long.
10. Mr. Haughey testified that the proposed building is located approximately 400 feet from the road and is in an Industrial Zone.
11. Mr. Haughey requested that the Board allow the Applicant to proceed with the building and permitting process prior to the expiration of the appeal period and/or the memorialization of this Resolution.

**NOW, THEREFORE**, based upon the foregoing findings of facts and conclusions of law, including all of the testimony presented at the hearing, **BE IT RESOLVED** by the Land Development Board of the Township of Westampton, New Jersey that the application by Crescent Temple, A.A.O.N.M.S. for a site plan waiver to permit the construction of a 50 foot by 52 foot storage building is hereby granted by a vote of seven (7) in favor and none (0) opposed for the reasons set forth on the record in this matter and subject to the following conditions:

1. All agreements, conditions and/or representations made by or on behalf of the Applicant or imposed upon the Applicant as set forth in this matter as contained in the "WHEREAS" recital paragraphs of this Resolution or as contained in the prior Resolution No. 12-2006, which is attached hereto and

incorporated herein, must be fully satisfied by the Applicant in accordance with their terms unless specifically revised or amended by this approval.

2. The Applicant shall revise its plans to satisfactorily address all of the comments and conditions set forth by the Board Engineer in his testimony at this hearing.
3. All other conditions of approval contained in this Resolution shall be fully satisfied by the Applicant in accordance with their terms.
4. The proposed storage building shall now be 50 feet by 52 feet and shall be constructed in the same location as previously approved in Resolution 12-2006.
5. The Applicant's request to change the type of construction from steel with masonry/block to stucco, split face and metal skin construction is granted.
6. The plans shall be revised to reflect that the storage building will match the main building. The colors will match, the metal roof will match and the stucco and terracotta finishes and metal skin of the proposed building will match the existing main building.
7. The Applicant is hereby notified that prior to the issuance of any zoning or building permits:
  - a. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
  - b. Any and all conditions that are made a part of this approval, including those noted by the consultants to the Board, must be satisfied by the Applicants
  - c. Zoning approval must be obtained by the Applicant.
  - d. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Township prior to the signing of the plans by the Township. Any inspection escrow and performance bonds required for this application and an estimate for all on/off site improvements including structures shall be reviewed and approved by the Board engineer.

- 8. The approval shall be subject to the review and approval of any other outside agencies that may be required.
- 9. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Board, at its sole option, to rescind the approvals being granted by this Resolution and/or to advise the Township to revoke any permits which have been issued to the Applicant.

IT IS FURTHER RESOLVED that the request by the Applicant that the Applicant be permitted to assume all risks associated with the development and/or construction of this project prior to the expiration of the statutory appeal period and/or prior to the formal adoption of this Resolution, is hereby GRANTED, subject to the Applicant executing the consent form and Assumption of Risks documents provided by the Township.

Roll Call Vote

	Ayes	Nays	Abstentions	Recusals
Mr. Barger	X			
Mr. Blair	X			
Ms. Coe	X			
Mr. Daniels	X			
Mr. Freeman	X			
Mr. Lopez	X			
Ms. Berkley	X			

Westampton Land Development Board

By: \_\_\_\_\_  
 \_\_\_\_\_ Barger, Chairman

Attest:

\_\_\_\_\_  
 Marion Karp, RMC, CMR  
 Westampton Township Land  
 Development Board Secretary  
 Date Memorialized: \_\_\_\_\_

# Westampton Interchange Area in Need of Redevelopment Study

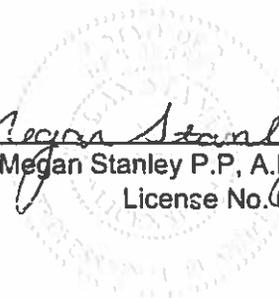
Revised: February 2016



Prepared By:



*Megan Stanley*  
Megan Stanley P.P., A.I.C.P.  
License No. 6278



## 1.0 INTRODUCTION

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This Determination of the Area in Need of Redevelopment Study has been prepared by CME Associates (CME) on behalf of the Westampton Township Land Development Board to determine whether the study area meets the criteria necessary to declare it as "An Area In need of Redevelopment." The Subject Area is identified as Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 and 7.03 by the Township's tax records ("Study Area").

This study serves to formally assess the Study Area to determine whether it should be designated a Non-Condemnation Redevelopment Area under Section 40A: 12A-5 of the State of New Jersey's Local Redevelopment and Housing Law (LRHL). If the Study Area is designated a Non-Condemnation Redevelopment Area, the Township will not be authorized to acquire property in the Non-Condemnation Redevelopment Area via eminent domain. Redevelopment, pursuant to NJSA 40A: 12A-1 et. seq., is a planning tool used to fulfill the goals of rebuilding abandoned and/or underutilized properties, increasing tax ratables, improving the local economy, and improving the appearance of the community.

A particular parcel or area qualifies for redevelopment if it meets at least one criterion of the eight statutory criteria that are listed in Section 5 of the State's Local Redevelopment and Housing Law (LRHL). These criteria and the degree to which the parcels within this Study Area in the Township meet these criteria are outlined in detail within **Section 3.0** of this Report. In preparation of the study, the following records and documents were reviewed:

- Official tax Maps of Westampton Township;
- Tax records for the Study Area properties;
- Aerial photos of the Study Area;
- Ownership and sales information;
- Westampton Township Master Plan;
- Zoning Map and Ordinance of Westampton Township

In addition, an analysis of land use, occupancy based on visual findings and physical and environmental conditions was conducted for each of the properties within the Study Area.

### **Recent Redevelopment Law to Consider: Court Decisions**

A municipality has broad discretion in designating a particular parcel as being "in need of redevelopment" pursuant to the LRHL, *Concerned Citizens of Princeton, Inc. v. Mayor and Council of the Borough of Princeton*. Recent case law narrowing the application of criteria (d) and (e) of the LRHL does not disturb the historic and significant deference given to a municipality's finding that a particular area is in need of redevelopment and underscores that such a finding carries great legal significance.

On September 6, 2013, the Legislature amended the LRHL to provide that a municipality must determine whether an area in need of redevelopment will be subject to eminent domain at the very beginning of the redevelopment process. Now, when asking the local Land Development Board to investigate whether an area should be designated as "in need of redevelopment", the municipality must indicate whether it is seeking to designate a "Non-Condernation Redevelopment Area" or a "Condernation Redevelopment Area". The criteria for each type of area are the same; the only difference is the power to use eminent domain.

### **1.1 GOALS AND OBJECTIVES OF THE REDEVELOPMENT DESIGNATION**

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The goal of this Needs Study is to determine whether the Study Area is in need of redevelopment due to the presence of the characteristics required by the LRHL. If designated an area in need of redevelopment, the property owner intends to redevelop the underutilized property comprising the Study Area with industrial buildings to spur economic development within the Township. The objectives of redeveloping the Study Area include:

- Encourage the productive use of Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 and 7.03 to spur economic development within an Industrially zoned area;
- To provide for industrial warehouse space within convenient proximity of major State highways; and
- Improve Township ratables.

### **1.2 SCOPE OF STUDY**

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This Needs Study is designed to explore the need as well as opportunities to revitalize the sites included within the Study Area through redevelopment projects and involves the following steps:

- Conduct an inventory of the properties included within the Study Area and physical characteristics of the same.
- Depict to what extent the existing characteristics and conditions meet the criteria of an area in need of redevelopment, as outlined within the State statutes.
- Propose findings and recommendations relevant to the determination of the need for redevelopment of the Study Area.

### **1.3 REDEVELOPMENT PROCESS**

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The role of the Township Committee and Land Development Board: The redevelopment statute sets forth a multi-step process that must be observed by the Township Committee and Land Development Board in order to enable the Township to lawfully exercise the powers which accrue as a result of employment of redevelopment planning. This process is outlined below.

- The Township Committee must authorize the Land Development Board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria in section 5 of P.L.1992, c.79 (C.40A:12A-5).
- The Land Development Board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the Township Committee in the form of a Land Development Board resolution for formal action.
- Upon receipt of the recommendation from the Land Development Board, the Township Committee may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
- Upon designation, the Land Development Board or Redevelopment Entity is then required to prepare a redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
- The redevelopment plan, after review by the Land Development Board, is referred to the Township Committee.
- Upon receipt of the redevelopment plan from the Land Development Board, the Township Committee may act to adopt the plan by ordinance. The adopted plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning. Only after completion of this public process is a municipality able to exercise the powers granted under the redevelopment statute.

#### **1.4 REPORT SECTIONS**

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Apart from the Introduction, this Report contains four sections. The first section describes the Study Area in terms of its location, existing zoning, relevant planning studies, existing land uses and environmental assessment. The second section reviews and applies the statutory criteria and sets forth the findings based upon the observed and analyzed characteristics and conditions. The third section provides an overview and evaluation of the properties within the Study Area, based upon the field observations and photographic evidence. The fourth section provides recommendations to the Westampton Township Land Development Board relative to determining the redevelopment needs of the area.

The New Jersey Redevelopment Statute does not require that all properties in the Study Area be in need of redevelopment; but rather that a majority or generality of properties meet the criteria for determination. As a result, the area may include individual parcels that do not reflect any of the eligibility criteria listed in the Statute.

## **2.0 STUDY AREA CHARACTERISTICS**

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### **2.1 TAX BLOCK AND LOTS & LOCATION DESCRIPTION**

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This report relies upon the Westampton Township Tax Assessor's list as the basis for identifying the study area's tax blocks and lots as well as ownership information. The Study Area is bound by Springside Road, Rancocas Road, Woodland Road, and State Route 295. The Study Area is bordered to the east by Route 295, the south by industrial uses, the west by farmland and to the north by residential. The full extent of the Study Area is illustrated on the aerial image represented as **Map No. 1** on the following page.

### **2.2 REGIONAL SETTING / TRANSPORTATION**

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Westampton Township is located in northwestern portion of Burlington County. The municipality's boundary is proximate to Springfield, Eastampton, Mount Holly, Hainesport, Mount Laurel, Willingboro and Burlington Township. The Township of Westampton occupies an area of approximately 11.2 square miles of land.

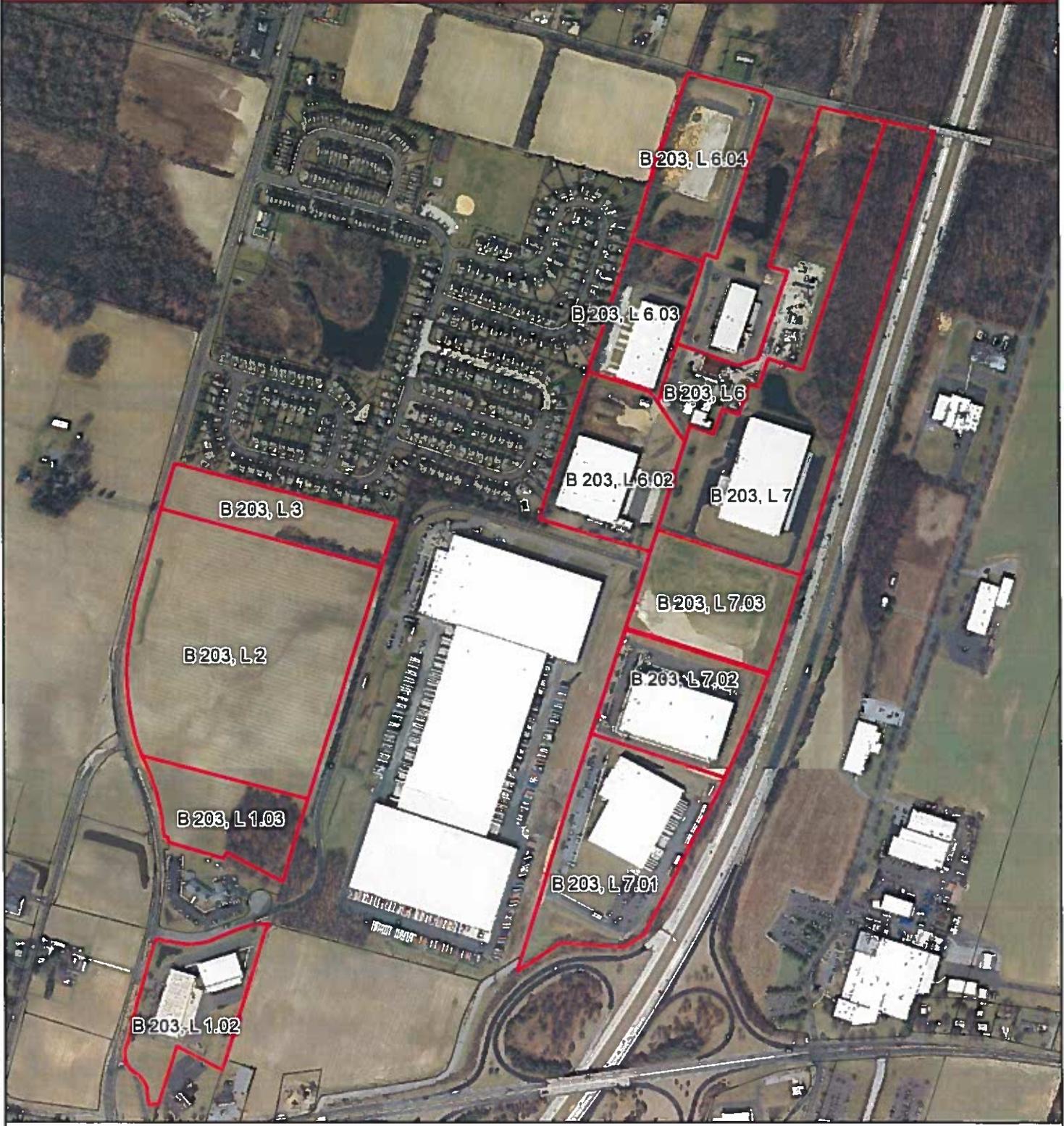
The Township is well linked to the surrounding areas and a larger region due to major transportation corridors traversing the community. Interstate 295 runs through the northwestern section of the Township for about 2.5 miles and includes an interchange. Additionally, 4.1 miles of the New Jersey Turnpike, including a toll-gate for Exit 5, runs from the northern portion to the southwestern portion of Westampton. County Route 541 passes through the municipality from the northwestern section to the southeastern corner.

New Jersey Transit provides bus service on the 413 Route between Burlington and Camden. BurLink county bus services are offered on the B1 route, between Beverly and Pemberton, and on the B2 route, between Beverly and Westampton. Burlington County also provides transportation services for residents who are 60 years of age and older, as well as disabled residents. This program assists Burlington County Residents who have limited means of transportation in attending non-medical emergency medical appointments, community services, or shopping.

No rail stops are located within Westampton Township; however, New Jersey Transit River Line stations are within close proximity in Riverside and Cinnaminson. Both rail stops are accessible from Westampton through BurLink bus routes. The River Line allows access to the Walter Rand Transportation Center in Camden and up to the Trenton area with transfers to larger regional rail systems such as the South East Pennsylvania Transportation Authority (SEPTA), Port Authority Transportation Company (PATCO) and Amtrak.

In addition to bus service, the Township is served by several airport facilities. The South Jersey Regional Airport and Indel Airpark service the recreational and private commercial flying needs of the residents of the Township. The Philadelphia International Airport, located 32 miles south west of the Township and Newark International Airport, located 64 miles north of the Township, provide complete scheduled airline service to domestic and foreign destinations.

# Map 1: Study Area in Need of Redevelopment



Study Area in Need of Redevelopment  
Township of Westampton, NJ  
Burlington County  
Sources: Parcel Map, NJDEP, ESRI Basemap



## **2.3 EXISTING ZONING**

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The zoning of an area indicates uses permitted at a particular property along with ordinance stipulated standards regarding the building height, lot coverage, parking requirements etc. In some instances, the zoning ordinances sets forth standards regarding site design such as lighting and landscaping standards as well as architectural standards. Westampton is currently zoned into 13 districts. Block 203, Lots 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02, and 7.03 of the Study Area are located in the I Industrial Zone while Block 203, Lots 1.02, 1.03, 2, and 3 are located in the OR-3 Office Research Zone. Below are the regulations set forth for the I Zone and the OR-3 Zone.

### **I Industrial Zone**

#### **A. Permitted uses:**

- (1) Offices
- (2) Manufacturing plants of a type which carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products from previously prepared materials.
- (3) Distribution centers and warehouses.
- (4) Light industry.
- (5) Laboratories dedicated to research, design, and experimentation.
- (6) Repair garages and body shops, subject to the standards of section 250-26E.
- (7) Solar energy systems, subject to section 250-22.1.
- (8) Solar energy systems as a secondary permitted use in addition to an existing industrial or warehouse, subject to section 250-22.1.

#### **B. Accessory uses permitted:**

- (1) Off-street parking.
- (2) Garages and storage buildings.
- (3) Solar energy systems, subject to section 250-22.1.

#### **C. Conditional uses permitted:**

- (1) Hospitals and nursing homes.
- (2) Hotels and motels.

**OR-3 Zone**

**A. Permitted uses:**

- (1) Offices for business, executive, professional and administrative purposes.
- (2) Laboratories dedicated to research, design and experimentation.
- (3) Computer and data processing centers and facilities.
- (4) Banks and financial institutions.
- (5) Medical and dental clinics and laboratories.
- (6) Child-care centers.
- (7) Agricultural uses.
- (8) Public buildings and uses.
- (9) Flex space or office/service center involving at least 20% of the total floor area as office, with the remaining floor area as warehouse or light industry

**B. Accessory uses permitted:**

- (1) Off-street parking, loading and unloading.
- (2) Signs.
- (3) Accessory uses customarily incidental and subordinate to the permitted uses
- (4) Solar energy systems, subject to 250-22.1

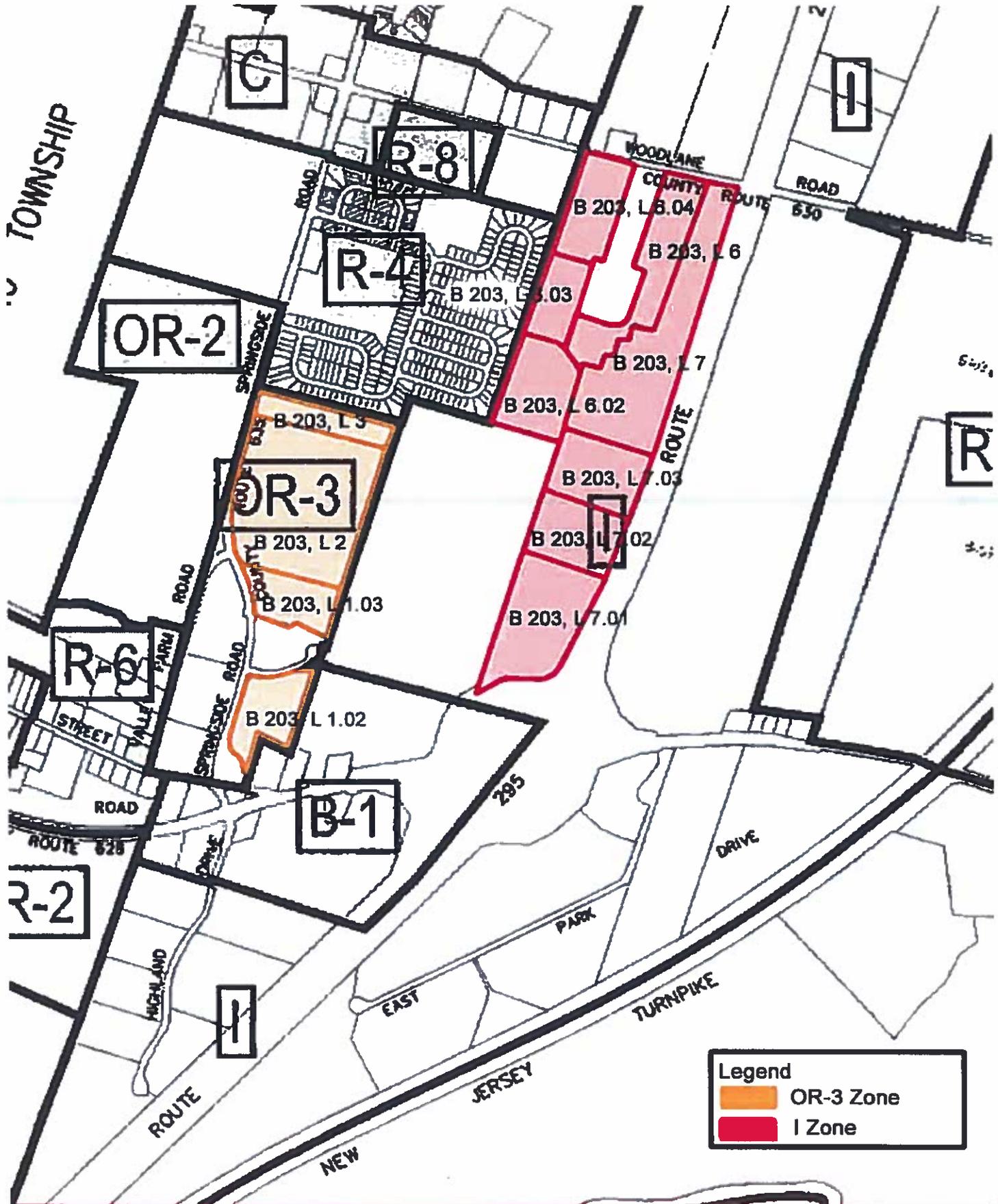
**C. Conditional uses permitted:**

- (1) Office or research park development.

Bulk Standards for I-Zone and OR-3 Zone									
Zone	Minimum Lot Area	Minimum Lot Frontage and Width	Minimum Lot Depth	Minimum Yards			Maximum Floor Area Ratio	Maximum Impervious Coverage	Maximum Building Height
				Front	Rear	Side			
I: Industrial	5 Acres	300 ft	350 ft	100 ft	50 ft	50 ft	--	80%	45 ft
OR-3: Office Research	4 Acres	250 ft	300 ft	75 ft	75 ft	40 ft	20%*	55%	35 ft **

\* For light industry and laboratory, the maximum floor area ratio may be increased to 25%.

\*\* Maximum building height may be increased to 45 feet if the building has a minimum front yard setback of 100 feet.



Study Area Parcel Zoning  
 Westampton Township  
 Burlington County, NJ

Not to Scale



## **2.4 RELEVANT PLANNING STUDIES**

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### **Visioning Statement for the Township of Westampton**

The 2009 Westampton Visioning Statement specifically states that the Township has unique regional access. It is one of only three municipalities in Burlington County having both an exit for the New Jersey Turnpike and I-295. This access allows businesses to easily distribute goods and services.

The 2015 Master Plan Re-examination Report made recommendations to rezone several areas in the vicinity of the existing Industrial areas to the I-Industrial Zone, recognizing the Township's unique access to major roadways.

## **2.5 STATE PLANNING AREA CLASSIFICATION**

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The New Jersey State Development and Redevelopment Plan (SDRP) classifies Westampton as Planning Area 1 (PA-1) Metropolitan Planning Area, Planning Area 2 (PA-2) which is known as the Suburban Planning Area and the PA-4 Rural Planning Area. The study area specifically is located within PA-2 Suburban Planning Area. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended. The State Plan is intended to provide for much of the state's future development, promote growth in cities, and other compact forms, protect the character of existing stable communities, protect natural resources, redesign areas of sprawl and revitalize cities and towns.

Typically the PA-2 Suburban Planning Area Areas lack high intensity centers, based on the availability of developable land, and a more dispersed and fragmented pattern of predominantly low-density development. There is limited, if any, availability of alternative modes of transportation to the automobile. In the PA-2 Suburban Planning Area, the State's Plan's intention is to:

- Provide for much of the state's future development
- Promote growth in Centers and other compact forms
- Protect the character of existing stable communities
- Protect natural resources
- Redesign areas of sprawl
- Reverse the current trend toward further sprawl
- Revitalize cities and towns

## **2.6 EXISTING LAND USES**

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Block 203, Lots 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02, and 7.03 of the Study Area are located in the I Industrial Zone while Block 203, Lots 1.02, 1.03, 2, and 3 are located in the OR-3 Office Research Zone. The Study Area is approximately 140.4 acres and is included within the Dolan

Industrial Park. It is comprised mainly of a mix of vacant land and warehouse structures. The sites are connected via private roadway easements.

## **2.7 ENVIRONMENTAL ASSESSMENT**

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We have conducted a preliminary due diligence effort to determine the potential environmental liabilities, which may be present within, as well as proximate to the Study Area (e.g. underground storage tanks). A review of New Jersey Department of Environmental Protection (NJDEP) database reveals that neither the study area nor properties in its immediate vicinity are identified as a Known Contaminated Site.

According to NJDEP Geographic Information Systems (GIS) data, the majority of Lot 1.03 is encumbered by wetlands with a small portion of the wetlands spilling over onto the southwest corner of Lot 1.02. The northern, wooded portion of Lot 6 contains historic fill, most likely associated with the construction of I-295.

### 3.0 STATUTORY CRITERIA

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The laws governing redevelopment by municipalities in New Jersey are set forth in the Local Redevelopment and Housing Law, which is codified at N.J.S.A. 40A:12A et seq. This statute grants the Township Committee of the municipality the power to authorize the Land Development Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such area may be determined to be in need of redevelopment only if, after an investigation by the Land Development Board and a public hearing for which notice has been given, it is found to meet one or more of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome working or living conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or other improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the

enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A-12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal Township Committee and Land Development Board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C. 40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal Township Committee has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. In evaluating the above-referenced statutory criteria, it should be recognized that a redevelopment area determination cannot be made until all of the properties within a study area are evaluated against all of the conditions cited above, such that an overall conclusion can be made with respect to the area.

### **3.1 APPLICATION OF STATUTORY CRITERIA**

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The finding that an area is in need of redevelopment is an area-wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration, that physical deterioration by the presence of improvements, which are dilapidated, obsolete and faulty in terms of arrangement, lack of ventilation, light and sanitary facilities or in any way detrimental to the safety, health, morals or welfare of the community. An area is also eligible for redevelopment designation if there exists land that by reason of its location, remoteness, lack of access, topography, or soil conditions, is not likely to be developed through the instrumentation of private capital, or if it can be demonstrated that a redevelopment declaration would advance Smart Growth planning though consistency with the intent and policy objectives enumerated under the SDRP.

The conditions evidenced by the Needs Determination Study are measured against the criteria for designation of an area in Need of Redevelopment and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is prevalent among the properties within the Study Area.

## 4.0 STUDY AREA EVALUATION

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### 4.1 STUDY APPROACH

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An analysis of the Study Area's existing physical characteristics and current developed uses and structures was conducted using tax records, physical inspection of the Study Area, review of aerial photography, official websites and consultation with the Township staff.

### 4.2 STUDY FINDINGS AND RECOMMENDATIONS

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The following section sets forth an evaluation of the study area in order to determine whether it meets the statutory criteria for an "area in need of redevelopment." As noted within **Section 2.7** of this Report, a preliminary due diligence effort was conducted to determine the potential environmental liabilities, which may be present within, as well as proximate to the Study Area.

Based upon our analysis of existing conditions within the Study Area, it is evident that the property meets more than one of the "area in need of redevelopment" criteria. It is recommended that the Westampton Land Development Board and Township Committee determine the Study Area as an area in need of redevelopment based upon the following findings.

1. **Criterion "C": Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.**

According to aerial mapping Lots 1.03, 2, 3, 6.04, and 7.03 have been vacant for over ten (10) years. Lots 7.03 and 6.04, in particular, do not front on a public street. They are accessed by Ikea Drive and Stemmers Lane which are 30 foot wide access easements. It is unlikely that the properties within the study area will be developed by private capital due to their lack of frontage on a public road.

The inclusion of vacant Lots 1.02, 1.03, 2 and 3 shall be based on the Local Housing and Redevelopment Law provision that provides that "a redevelopment area may include lands, buildings, or improvements which themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part." N.J.S 40A:12-A-3. These properties are included within the industrial park and will uphold the character and purpose of the area if redeveloped as such.

- 2. Criterion "D": Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.**

The warehouse structures built on Lots 6.02, 6.03, 7 and 7.01 were constructed between the early- to mid- 1990's. Since these structures were built warehousing needs have changed, and modern mechanical equipment requires higher spaces than those offered at the Dolan warehouses. The structures within the Study Area range between 25 feet to 28 feet in height, making the buildings obsolete compared to modern warehousing standards.

In recent years, several regions along the Route 295 and New Jersey Turnpike corridors have taken advantage of these major transportation routes and have developed adjacent areas to accommodate for industrial warehousing. With the increasing pressure of these updated warehouse facilities, those located in Westampton may find it more difficult to find tenants. Should this industrial park lack the ability to modernize their facilities, these other regions along the Route 295 and NJ Turnpike corridors will continue to grow while industrial growth in Westampton will become hindered.

- 3. Criterion "H": The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.**

The Office of Planning Advocacy has developed the definition of Smart Growth Area to include one of the following classified areas such as Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), a designated Center, an area identified for growth as a result of either an initial or advanced petition for plan endorsement that has been approved by the SPC, a smart growth area designated by the New Jersey Meadowlands Commission, and a Pinelands Regional Growth Area, Pinelands Village or Pinelands Town as designated by the New Jersey Pinelands Commission.

The following are listed as smart growth principles by the Office of Smart Growth:

- Mixed land uses
- Compact, clustered community design
- Range of housing choices and opportunity
- Walkable neighborhoods
- Distinctive, attractive communities offering a sense of place
- Open space, farmland and scenic resource preservation
- Future development strengthened and directed to existing communities using existing infrastructure
- Transportation option variety

The Study Area is located within the PA-2 Area. These are areas of existing growth and adjacent lands capable of accommodating regional growth influences. The existing conditions of the Study Area impede growth and the implementation of the above Smart Growth Principles. The study area has attributed conducive to the kind of smart growth development advocated by the Office of Planning Advocacy and has existing infrastructure in place for any future development.

Declaring the study area to be in need of redevelopment would advance the objectives set forth within the SDRP. Therefore the principles of smart growth are advanced such that the threshold for satisfaction of this criterion is reached for the study area.

## **5.0 CONCLUSION**

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For the reasons articulated in **Section 4.0** of this Report, it is recommended that the Township Committee and Land Development Board of the Township of Westampton designate these parcels within the Study Area as a Non-Condemnation Redevelopment Area. If declared a Non-Condemnation Redevelopment Area, a Redevelopment Plan should be adopted and implemented to ensure proper utilization and development of property within the Study Area.

# Westampton Interchange Redevelopment Plan

Prepared for:  
Westampton Township, Burlington County  
New Jersey

**DRAFT**

February 2016

Prepared By:



1460 Route 9 South  
Howell, New Jersey 07731  
(732) 462-7400

*Megan Stanley*

Megan J. Stanley, PP/AICP  
License No. 6278

## **1.0 Introduction**

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### **1.1 Purpose of and Statutory Basis for the Redevelopment Plan**

This Redevelopment Plan has been prepared by CME Associates (CME) at the direction of the Township Committee for its review and the review of the Westampton Township Land Development Board. It outlines the planning and redevelopment of Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 and 7.03 ("Plan Area"), which have been designated "A Non-Condemnation Area In Need of Redevelopment," by the Township Committee.

This report sets forth the Redevelopment Plan, including land uses, bulk and area requirements, and design standards for redevelopment within the Plan Area.

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.) the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

- Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
- Proposed land uses and building requirements in the project area;
- An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;
- Any significant relationship of the Redevelopment Plans to:
  - The Master Plans of contiguous municipalities;
  - The Master Plan of the County in which the municipality is located, and;
  - The State Development and Redevelopment Plans adopted pursuant to the "State Planning Act".

## **1.2 Plan Overview**

The plan provides for the vacant portions of the Plan Area to be redeveloped into state-of-the-art warehousing facilities, and to bring the existing facilities up to modern warehousing standards.

## **1.3 Area Boundaries and Locational Context**

The Plan Area is roughly bound by Woodland Road, Springside Road, Interstate Route 295 and Rancocas Road with proximate access to Interchange 45 off of Route 295. The site is bordered to the east by Interstate Route 295, the south by similar warehousing uses, the west by farmland and residential, and the north by the Ingerman Redevelopment Area.

## **1.4 Existing Conditions**

Block 203, Lots 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02, and 7.03 of the Study Area are located in the I Industrial Zone while Block 203, Lots 1.02, 1.03, 2, and 3 are Located in the OR-3 Office Research Zone. The Plan Area is approximately 140.4 acres and is included within the Dolan Industrial Park. It is comprised mainly of a mix of vacant land and warehouse structures. The sites are connected via private roadway easements.

## **1.5 Environmental Constraints**

A review of New Jersey Department of Environmental Protection (NJDEP) database reveals that neither the study area nor properties in its immediate vicinity are identified as a Known Contaminated Site.

According to NJDEP Geographic Information Systems (GIS) data, the majority of Lot 1.03 is encumbered by wetlands with a small portion of the wetlands spilling over onto the southwest corner of Lot 1.02. The northern, wooded portion of Lot 6 contains historic fill, most likely associated with the construction of I-295.

The NJDEP Open Public Record Act (OPRA) provides reports regarding environmental violations, enforcement actions and inspection reports conducted on various NJEMS sites in the State. The database included information for the various programs such as air, hazardous waste, water quality and water supply with limited information for safe drinking water and water allocation, lab certification, right to know, Toxic Catastrophe

Prevention Act, land use, Discharge Prevention Program, solid waste, pesticides, site remediation and radiation. Based upon the review of this database it appears that the properties within the Plan Area have not had any environmental violations over the course of the past five years.

## **2.0 Redevelopment Plan Vision, Goals, and Objectives**

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### **2.1 Plan Vision**

The Redevelopment Plan provides for the transformation of vacant and underutilized properties to economically productive uses, which will contribute to the general welfare of the Township of Westampton via increased tax ratable and job creation.

### **2.2 Plan Goals & Objectives**

The objectives of the Redevelopment Plan are as follows

- Encourage the productive use of Block 203, Lots 1.02, 1.03, 2, 3, 6, 6.02, 6.03, 6.04, 7, 7.01, 7.02 and 7.03 to increase economic opportunity proximate to major roadways;
- Create new job opportunities for Westampton residents through the development of warehouse and office uses.
- Create land use requirements specific to the Redevelopment Area that are sensitive to the area surrounding the Plan Area;
- Encourage the redevelopment of the property to increase tax ratables within the Township of Westampton;
- Provide infrastructure improvements for the redevelopment area;
- Provide for the activation of underutilized lands which represent a lost opportunity for a valuable contribution to the welfare of the community.
- Utilize to the maximum extent practicable, Smart Growth Planning Principles in the redevelopment of the Plan Area. Such principles include:
  - Master Planning for community rehabilitation and redevelopment;

- Conservation of Open Space, and;
- Utilizing high quality design and planning techniques.
- Institute land use and building controls to promote the redevelopment of the Plan Area while remaining sensitive to the adjacent communities.

### **3.0 Land Use and Development Standards**

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#### **3.1 Redevelopment Area Zoning**

##### **A. Permitted principal uses.**

- (1) Offices
- (2) Manufacturing plants of a type which carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products from previously prepared materials.
- (3) Distribution centers and warehouses.
- (4) Light industry.

##### **B. Permitted accessory uses and structures.**

- (1) Off-street parking.
- (2) Garages and storage buildings.
- (3) Solar energy systems, subject to Section 250-22.1

##### **C. Conditional uses permitted: none.**

##### **D. Area, yard and building requirements.**

- (1) Minimum Lot Area: 5 acres
- (2) Minimum Lot Frontage and Width: 300 feet
- (3) Minimum Lot Depth: 350 feet
- (4) Minimum Front Yard:
  - Along Stemmers Lane-
    - a. For existing structures and approved site plans occurring prior to roadway dedication: 100 feet, measured from the centerline of the roadway easement.

- b. For structures occurring after roadway dedication: 70 feet, measured from the property line.

Along Springside Road

- a. 100 feet
- (5) Minimum Rear Yard: 50 feet
- (6) Minimum Side Yard: 50 feet
- (7) Maximum Floor Area Ratio: --
- (8) Maximum Impervious Coverage: 80%
- (9) Maximum Building Height: 45 feet

E. Parking and Loading Requirements.

- (1) One space for 5,000 square feet of gross floor area for distribution centers and warehouses.
- (2) One space for 800 square feet of gross floor area for manufacturing plants and light industry.
- (3) See § 250-22Q of the Westampton Township Land Development Ordinances for additional parking requirements.
- (4) See § 250-22R for off-street loading requirements.

F. Screening and buffering requirements.

- (1) Front yard buffers shall be planted to a depth of 25 feet from the front lot line.
- (2) Screen plantings shall be provided to a depth of 25 feet along property lines where a nonresidential use abuts another nonresidential use.
- (3) Where nonresidential uses abut residential uses along a side or rear lot line, the landscaped screen shall be planted to a depth of 50 feet.

## **4.0 Plan Consistency Review**

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As required by the Redevelopment and Housing Law, this section describes the consistency between the Redevelopment Plan and Westampton's Master Plan and how the provisions herein are designed to effectuate the Master Plan. It also describes the relationship of the Redevelopment Plan to the New Jersey Development and Redevelopment Plan.

### **4.1 Westampton Township Master Plan Consistency**

The 2009 Westampton Visioning Statement specifically states that the Township has unique regional access. It is one of only three municipalities in Burlington County having both an exit for the New Jersey Turnpike and I-295. This access allows businesses to easily distribute goods and services.

The 2015 Master Plan Re-examination Report made recommendations to rezone several areas in the vicinity of the existing Industrial areas to the I Industrial Zone, recognizing the Township's unique access to major roadways.

#### **4.2 New Jersey Development and Redevelopment Plan**

The Redevelopment Area is located in the Suburban Planning Area (PA-2). In the Suburban Planning Area, the State Plan's intention is to provide for much of the state's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.

The Redevelopment Plan is consistent with the State Plan's intentions for the PA-2. This plan promotes future development and protects the character of existing stable communities.

### **5.0 Redevelopment Plan Actions**

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#### **5.1 Outline of Proposed Actions**

The construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan may include the clearance of obsolete or underutilized accessory structures; provisions for infrastructure necessary to service and support new development; and vacation of easements as may be necessary for redevelopment.

Once a redeveloper is selected the redeveloper will be required to enter into a Redeveloper's Agreement with the Township that stipulates the precise nature and

extent of the improvements to be made and their timing and phasing as permitted therein.

- **Properties to be Acquired**

No acquisition of privately-owned property within the Plan Area will be necessary to effectuate the Redevelopment Plan.

- **Relocation**

No displacement or relocation of any residents or businesses within the Plan Area will be necessary to effectuate the Redevelopment Plan.

- **Infrastructure**

In addition to the new development described in the foregoing chapters, several other actions may be taken to further the goals of this Plan. These actions may include, but shall not be limited to: (1) provisions for infrastructure necessary to service new development; (2) environmental remediation; and (3) vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

### **5.2 Other Actions**

The Redevelopment Agreement between the Township and the redeveloper will contain the terms, conditions, specifications and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to the redeveloper's obligation to provide the infrastructure and improvements required for the project, which may include, but shall not be limited to, the provision of water, sewer and stormwater service as well as sidewalks, curbs, streetscape improvements, street lighting, and on- and off-site traffic controls and roadway improvements required as a result of the project.

## **6.0 General Provisions**

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### **6.1 Amendment to Zoning Map and Development Regulations**

The Zoning Map referenced in Chapter 250-9 of the Development Regulations of the Township of Westampton is hereby amended to reference this Redevelopment Plan. Additionally, the listing of zoning districts in Chapter 250-8 of the Development

Regulations is hereby amended to include a reference to this Redevelopment Plan and Plan Area.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan shall supersede the Development Regulations of the Township of Westampton. In all other instances, the Development Regulations of the Township of Westampton shall remain in full force and effect.

## **6.2 Definitions**

Words that appear in this Redevelopment Plan shall be interpreted in accordance with "Word Usage and Definitions" section in the Township's Zoning Regulations set forth in Chapter 250-5.

## **6.3 Adverse Influences**

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

## **6.4 Non-Discrimination Provisions**

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Committee or by a redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the Township Committee, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

## **6.5 Duration of the Plan**

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Township Committee.

#### 6.5.1 Completion of Redevelopment

Upon the inspection and verification by the Township of Westampton that the redevelopment within the Plan Area has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

#### 6.5.2 Severability

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

## **7.0 Other Provisions**

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In accordance with N.J.S.A. 40A:12A-1 et seq., known as the Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Plan Area.
- The Redevelopment Plan does not require either the acquisition of privately-owned property or the relocation of any residents or businesses.
- The Redevelopment Plan is substantially consistent with the Master Plan for the Township of Westampton. The Plan also complies with the goals and objectives of the Burlington County Master Plan and the New Jersey State Development and Redevelopment Plan.

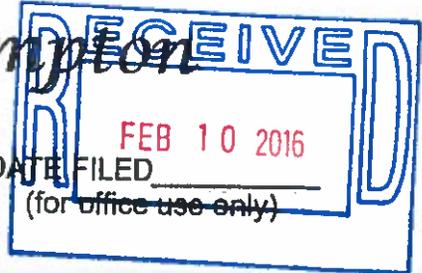
## **8.0 Procedure for Amending the Approved Plan**

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This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from Westampton Township. The Township Committee, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey.



# Township Of Westampton



SITE PLAN REVIEW APPLICATION X  
SUBDIVISION APPLICATION \_\_\_\_\_  
MINOR \_\_\_\_\_ MAJOR \_\_\_\_\_  
PRELIMINARY \_\_\_\_\_ FINAL X CONSOLIDATED \_\_\_\_\_

**BLOCK** 203 **LOT** 1.03, 2 and 3

## 1. GENERAL INFORMATION

A. Applicant Name Dolan Contractors, Inc.

Address 94 Stemmers Lane, Westampton, NJ 08060

Telephone Number 609-871-6200

B. The Applicant is a:

Corporation\* X  
Partnership\* \_\_\_\_\_  
Individual \_\_\_\_\_  
Other (specify) \_\_\_\_\_

\*If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

C. The relationship of the applicant to the property in question is:

Purchaser under contract \_\_\_\_\_  
Owner \_\_\_\_\_  
Lessee \_\_\_\_\_  
Other (specify) General Contractor

Attorney Russell Whitman, Esq.

Address 44 East Main Street, Toms River, NJ 08753

Telephone Number 732-341-0010



M. Are there any existing or proposed deed restrictions, easements, rights-of way or other dedication? Yes\_\_\_ No\_\_\_ (if yes, attach a copy)

N. List all proposed on-site utility and off-tract improvements:

Water, sewer, electric, gas and telephone on site.

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O. List maps and other exhibits accompanying this application:

See Cover Letter

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**3. INFORMATION REGARDING THE APPLICATION**

A. Describe any proposed "C" or bulk variances requested, their location (Block & Lot) and the sections of the Zoning Ordinance from which relief is requested. Attach 1 copy of variance notification documents.

N/A

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**4. CHECK LIST AND WAIVER REQUESTS**

A. Please refer to the Ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.\*

B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

N/A

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**5. AUTHORIZATION AND VERIFICATION**

I certify the statements and information contained in this application are true.

Michael J. Dolan  
Signature of Applicant

Feb 10 2016  
Date

Michael J. Dolan  
Signature of Owner

Feb 10 2016  
Date

\*Copies of the Township Ordinance are available for purchase at the Westampton Township Municipal Building. The entire ordinance is also available on the Internet at the Township website: <http://www.westampton.com>

**SENIOR PRINCIPALS**

Edward Vernick, PE, CMT, President  
Craig F. Remington, PLS, PP, Vice President  
Michael D. Vena, PE, PP, CMT (deceased 2006)  
Edward J. Walberg, PE, PA, CMT, CFM  
Thomas F. Beach, PE, CMT  
Richard G. Arango, PE, CMT

**PRINCIPALS**

Kim Wendell Bibbs, PE, CMT  
Marc DeBlasio, PE, PP, CMT, CPWM, CLP  
Alan Dillenhofer, PE, PP, CMT  
Leonard A. Faola, PE, PP, CMT  
Christopher J. Fazio, PE, CMT  
Terence Vogl, PE, PP, CMT  
Dennis K. Yoder, PE, PP, CMT

**SENIOR ASSOCIATES**

Charles E. Adamson, PLS, AET  
John J. Cantwell, PE, PP, CMT  
Richard B. Czarkanski, PE, CMT, BCET  
Annina Hogan, PE, RA, CMT, CPWM, LEED AP  
Kenneth C. Ressler, PE, CMT  
Frank J. Seney, Jr., PE, PP, CMT, HNS  
Gregory J. Sullivan, PE, PP, CMT, DEA

PLEASE REPLY TO THE NOTED OFFICE

Remington & Vernick Engineers  
232 Kings Highway East  
Haddonfield, NJ 08033  
☐ (856) 795-9595

Remington, Vernick  
& Vena Engineers  
9 Allen Street  
Toms River, NJ 08753  
☐ (732) 286-9220

3 Jocama Boulevard, Suite 300-400  
Old Bridge, NJ 08857  
☐ (732) 955-8000

Remington, Vernick  
& Walberg Engineers  
845 North Main Street  
Pleasantville, NJ 08232  
☐ (609) 645-7110

4907 New Jersey Avenue  
Widewood City, NJ 08260  
☐ (609) 522-5150

Melford Plaza I, Suite 400  
16701 Melford Boulevard  
Bowie, MD 20715  
☐ (240) 944-5382

Remington, Vernick  
& Beach Engineers  
922 Fayette Street  
Conshohocken, PA 19428  
☐ (610) 940-1050

1000 Church Hill Road, Suite 220  
Pittsburgh, PA 15205  
☐ (412) 263-2200

Univ. Office Plaza, Bellevue Building  
262 Chapman Road, Suite 105  
Newark, DE 19702  
☐ (302) 266-0212

Remington, Vernick  
& Arango Engineers  
The Presidential Center, Lincoln Building  
Suite 600, 101 Route 130,  
Cinnaminson, NJ 08077  
☒ (856) 303-1245

300 Penhorn Avenue, 3rd Floor  
Secaucus, NJ 07094  
☐ (201) 624-2137

February 19, 2016

Township of Westampton  
Land Development Board  
David Barger, Chairman  
710 Rancocas Road  
Westampton, New Jersey 08060

Attention: Marion Karp, Board Secretary  
mkarp@westampton.com

Re: Final Site Plan (Planning)  
Dolan Contractors, Inc.  
32 & 40 Springside Road  
Block 203, Lots 1.03, 2 and 3  
Our file #0337-P-xxx

Dear Board Members:

We have reviewed a Final Site Plan submission, received February 10, 2016, consisting of the following:

Sheet	Title	Date	Latest Revision Date
CS	Cover Sheet	09-18-07	12-11-14
C2.1	Overall Site Layout Plan	08-13-09	01-23-15
C2.2	Site Layout Plan	12-09-09	01-23-15
C2.3	Site Layout Plan	12-09-09	01-23-15
C3.1	Overall Grading & Drainage Plan	09-18-07	01-23-15
C3.2	Grading & Drainage Plan	12-09-09	01-23-15
C3.3	Grading & Drainage Plan	12-09-09	01-23-15
C4.1	Utility Plan	09-18-07	12-11-14
C4.2	Utility Plan	12-09-09	12-11-14
C5	Lighting Plan	08-14-09	12-11-14
C6.1	Landscaping Plan	08-14-09	12-11-14
C6.2	Landscaping Details	12-09-09	12-11-14
C7	Detail Sheet	09-18-07	11-08-13
C8	Detail Sheet	09-18-07	11-08-13

Sheet	Title	Date	Latest Revision Date
C9	Detail Sheet	09-18-07	04-29-14
C10	Detail Sheet	11-12-08	11-08-13
SE1.1	Overall Soil Erosion & Sediment Control Plan	09-18-07	12-11-14
SE1.2	Overall Soil Erosion & Sediment Control Plan	12-09-09	12-11-14
SE2	Soil Erosion Notes & Details	09-11-07	04-29-14
DA1.1	Pre-Development Drainage Area Plan	02-02-09	03-27-14
DA1.2	Pre-Development Drainage Area Plan	12-09-09	03-27-14
DA2.1	Post-Development Drainage Area Plan	03-23-09	12-11-14
DA2.2	Post-Development Drainage Area Plan	12-09-09	12-11-14
---	Supplemental Drainage Analysis	04-05-14	04-26-14

The Plans and Supplemental Drainage Analysis were prepared by William A. Stevens, P.P., P.E., Professional Design Services, LLC., 1245 Airport Road, Suite 1, Lakewood, New Jersey 08701, (732) 363-0060.

**I. GENERAL INFORMATION**

**Applicant:** Dolan Contractors, Inc.  
 94 Stemmers Lane  
 Westampton, New Jersey 08060  
 (609) 871-6200

**Owner:** The Dolan Group I, LLC (Lot 1.03)  
 94 Stemmers Lane  
 Westampton, New Jersey 08060  
 (609) 871-6200

Concordia Group (Lots 2 & 3)

**Applicant's Attorney:** Russell Whitman, Esq.  
 44 East Main Street  
 Toms River, New Jersey 08753  
 (732) 341-0010

**Proposal:** Applicant proposes to construct a 682,708 s.f. building. Of that, 13,654 s.f. will be devoted to office use with the remaining 669,054 s.f. devoted to warehouse. The application was granted preliminary approval by Resolution #4-2009, dated June 3, 2009.

**Zoning:** OR-3 Office Research

## II. ZONING

Based on the Board's approval memorialized June 3, 2009, Resolution #4-2009:

A. **Use:** The applicant's proposed use is in conformance with the permitted principal uses of the OR-3, Office Research use.

Variance / Waiver Analysis:

1. FAR variance approved (37.1%) proposed, 20% required.
2. Variance to permit 1% office space approval, 20% required.
3. Non-residential to non-residential buffer (0 feet) was approved, 25 ft. required.
4. A variance to permit 9.5 ft. wide car parking spaces was approved, 10 ft. required.
5. A variance to permit loading areas to face Springside Road was approved.
6. Waiver for sidewalk construction along IKEA Drive was approved.
7. Variance to allow 65.9% impervious coverage, 55% permitted, was approved.
8. Width of drive aisle in southern parking area was approved for 23 ft. where 24 ft. is required.

## III. PERFORMANCE STANDARDS

Based on outstanding comments from previous planner's review letter dated December 22, 2009, signed by Harry W. McVey, P.P., AICP and Louis S. Glass, P.O., AICP.

A. Site Plan Comments

1. Floor plans and elevations should be submitted at time of final site plan submission - Open.
2. A note has been added on the plan noting that the existing deciduous tree mass between the easterly property line and the northern parking lot curb line is to remain - Partially Satisfied. Protection measures during construction should be noted on the plans.
3. Subject to existing COAH rules, the applicant will be responsible for posting an affordable housing fee - Open.

IV. OUTSIDE AGENCY APPROVALS

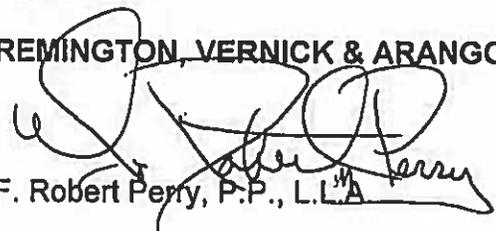
This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Burlington County Planning Board - conditional approval - July 26, 2012.
2. Any others as may be necessary.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.



F. Robert Perry, P.P., L.L.A.

FRP/kn

cc: Dolan Contractors, Inc.  
Russell Whitman, Esq., Applicant's Attorney  
William Stevens, P.E.  
Allen Zeller, Esq., Board Solicitor, Zeller & Wieliczko, 120 Haddontowne Court, Cherry Hill, NJ 08034,  
azeller@zwaltorneys.com  
Greg Vales, CME Associates, 1 Greentree Center, Suite 201, Marlton, NJ 08053, fvales@cmeusa1.com  
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JOHN H. ALLGAIR, P.E., P.P. (1983-2001)  
DAVID J. SAMUEL, P.E., P.P.  
JOHN J. STEFANI, P.E., L.S., P.P.  
JAY B. CORNELL, P.E., P.P.  
MICHAEL J. McCLELLAND, P.E., P.P.  
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.  
BRUCE M. KOCH, P.E., P.P.  
BEHRAM TURAN, P.E.  
TREVOR J. TAYLOR, P.E., P.P.  
LOUIS J. PLOSKONKA, P.E.

February 25, 2016

Westampton Township Land Development Board  
710 Rancocas Road  
Westampton, NJ 08060

Attn: Marion Karp  
Administrative Officer

**Re: Dolan Contractors, Inc. / 32 & 40 Springside Road  
Final Major Site Plan - Review #1  
Block 203, Lots 1.03, 2 & 3  
Location: Springside Road  
Westampton Township, Burlington County, NJ  
Our File: HWAL0203.12**

Dear Chairman and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced Final Site Plan application, including but not limited to the following:

- Final Site Plan for New Facility For Rancocas Park 8, Block 203, Lots 1.03, 2, 3, Township of Westampton, Burlington County, New Jersey, consisting of seventeen (17) sheets, prepared by Professional Design Services, LLC, last revised January 23, 2015;
- Supplemental Drainage Analysis for Dolan Contractors, Inc. New Warehouse Rancocas Park #8, prepared by Professional Design Services, LLC, dated April 5, 2014, last revised April 26, 2014;
- Resolution of the Westampton Township Land Development Board granting Preliminary Site Plan approval with variances, approved April 1, 2009, and memorialized June 3, 2009 (Resolution #4-2009);
- Minutes from the Westampton Township Land Development Board meeting on April 1, 2009, at which the Applicant received Preliminary Site Plan Approval with variances; and
- Completed Final Site Plan application, dated February 10, 2016.





Westampton Township Land Development Board  
Dolan Contractors, Inc. / 32 & 40 Springside Road  
Final Site Plan - Review #1

February 25, 2016  
HWAL0203.12  
Page 2

Based upon our review of same, we offer the following comments for the Board's consideration:

- 1) The Applicant, Dolan Contractors, Inc., is seeking Final Site Plan approval to construct a 682,708 square foot warehouse building that includes 5,000 square feet of office space along with a paved parking area containing three hundred forty seven (347) parking spaces for passenger vehicles and one hundred fifty eight (158) trailer parking spaces. The warehouse will have a total of one hundred forty (140) loading bay doors, with seventy (70) on the west side facing Springside Road and seventy (70) on the east side facing Ikea Drive.
- 2) The subject tract is comprised of three (3) lots with a total area of +/-42.22 acres and is situated in an OR-3 (Office Research) Zone. The three (3) existing lots are proposed to be consolidated. The site has approximately 1,870 feet of frontage along the westerly side of Ikea Drive as well as approximately 1,720 feet of frontage along Springside Road / Burlington County Route 635. Ikea Drive is a private road associated with the Dolan Industrial Park and located within an access easement. The adjacent properties to the north contain single family residential uses, while the property across Springside Road to the west contains the Francis House of Prayer and also appears to be used for farming. The property across Ikea Drive to the east contains a warehouse use, and the adjacent property is vacant. Currently, the subject property is used for farming and contains several clusters of trees.
- 3) Access to the site is proposed via a full movement ingress / egress drive extending from the easterly side of Springside Road / Burlington County Route 635 approximately 1,320 feet from its intersection with Valley Farm Road / Burlington County Route 635.
- 4) Two (2) infiltration basins and one (1) retention pond / wet pond are proposed for stormwater management purposes.
- 5) An earthen berm with an approximate height of 30 feet relative to the proposed parking area and warehouse floor elevation is proposed along the northerly property line to serve as a visual buffer for the residential properties to the north. An asphalt bike path is proposed along Springside Road as well.





Westampton Township Land Development Board  
Dolan Contractors, Inc. / 32 & 40 Springside Road  
Final Site Plan - Review #1

February 25, 2016  
HWAL0203.12  
Page 3

6) The Applicant received Preliminary Site Plan approval with "D" variances (use variances) and bulk variance relief in April of 2009 for the proposed warehouse. Changes associated with the Final Site Plan, as compared to the Preliminary Site Plan, include the following:

- a) The alignment of the site access drive extending from Springside Road has been modified, and the point of access to Springside Road has been shifted slightly to the north. The driveway is approximately 70 feet closer to the northerly tract boundary compared to the Preliminary Site Plan. The driveway is now separated from the northerly tract boundary by approximately 120 feet, where previously it was setback by approximately 190 feet.
- b) The footprint area of the proposed stormwater management basin in the southerly portion of the site has been reduced to limit the encroachment into the environmentally constrained areas to the south. The basin is now a wet pond; whereas, previously it was an infiltration basin.
- c) Two (2) infiltration basins are proposed at the southern corners of the warehouse to collect and infiltrate a portion of the stormwater runoff from the roof of the warehouse.
- d) An additional internal drive aisle has been added to the parking area for passenger vehicles near the southeasterly corner of the proposed warehouse.

*The Applicant should summarize the revisions to the Site Plan since the preliminary approval and reasons for same.*

7) The Applicant was granted the following variance relief and/or design waivers in connection with the Preliminary Site Plan approval:

- a) A floor area ratio of 37.1%; whereas, a maximum floor area ratio of 20% is permitted in the subject zone ("D" variance). No change.
- b) The total proposed impervious coverage is 65.9%; whereas, a maximum impervious coverage of 55% is permitted in the subject zone. No change.
- c) The total proposed office floor space within the warehouse building amounts to 1% of the total floor space; whereas, a minimum of 20% of the total floor space is required to be used as office space. No change.
- d) A minimum buffer/screen of 25 feet is required between a non-residential use and a non-residential use; whereas, the buffer/screen area along Ikea Drive, which contains an existing berm and evergreen screen, is less than 25 feet wide and 0 feet wide in areas. No change.





Westampton Township Land Development Board  
Dolan Contractors, Inc. / 32 & 40 Springside Road  
Final Site Plan - Review #1

February 25, 2016  
HWAL0203.12  
Page 4

- e) All proposed parking spaces have a width of 9.5 feet, whereas at least 1/3 of all parking must be for non-employee use, requiring a width of ten (10) feet. No change.
  - f) No sidewalk is proposed along the Springside Road or Ikea Drive frontages; whereas, sidewalk is required. However, an 8 foot wide paved bike path is proposed. No change.
  - g) Loading and maneuvering areas are proposed within the front yard; whereas, same is not permitted. No change.
  - h) An 8 foot high solid fence is proposed in the front yard; whereas, 50% of front yard fences are required to have open area. No change.
  - i) The proposed drive aisle in the southern parking area is 23 feet wide; whereas, a minimum aisle width of 24 feet is required. No change.
- 8) With regard to the resolution granting preliminary site plan approval with variances, we offer the following comments:
- a) Paragraph C – Secondary Access to the Site: The Board found that a secondary access to the site from Ikea Drive would constitute good planning, but acknowledged that it did not have the authority to grant the relief required for the secondary access. An emergency access driveway extending from Ikea is provided.
  - b) Paragraph D – Additional Landscaping: The (previous) Board Planner recommended that additional landscaping be provided to buffer the impact of the industrial facility to the extent possible. We defer to the (current) Board Planner relative to this matter.
  - c) Paragraph E – Proposed Uses of the Building: At the time the Applicant received Preliminary Site Plan approval, no tenants for the building had been identified. The Applicant should indicate whether any prospective tenants have been identified since the preliminary approval. The Board reserves the right to impose additional conditions related to the specific impacts of the proposed uses.
  - d) Paragraph F – Mounding Analysis: In accordance with the recommendation of the Township's Environmental Advisory Committee, prior to the grant of Final Site Plan approval, the Applicant shall perform a mounding analysis, as requested, to establish that drainage from the development of the site will not have a substantial adverse impact on the use of adjacent properties. It does not appear that a mounding analysis has been provided; the Applicant remains responsible for compliance.





Westampton Township Land Development Board  
Dolan Contractors, Inc. / 32 & 40 Springside Road  
Final Site Plan - Review #1

February 25, 2016  
HWAL0203.12  
Page 5

- 9) In addition to the above, we offer the following comments for review and consideration by the Board and, if necessary, discussion at the Public Hearing:

Architecture

- a) Architectural floor plans and elevations should be submitted for review and be presented to the Board.
- b) The Applicant should clarify whether exterior HVAC equipment will be required to service the building, and if so, identify the location(s) of same.

Stormwater Management

- c) The Applicant should clarify how the permanent water pool will be maintained in the basin. We note that the groundwater recharge analysis indicates that the wet pond will provide 538,258 cubic feet of annual recharge, suggesting that the wet pond will infiltrate into the ground. Further, the permanent water elevation of the wet pond is established at the estimated seasonal high water table elevation and not the static groundwater table elevation. Soil logs conducted within the basin area must be submitted for review.
- d) The outflow from the wet pond is proposed to discharge into an existing ditch on the opposite side of Springside Road, which is identified on the Site Plan as a flood hazard area and floodway. The routing of the pond should address tailwater effects due to the flood hazard / floodway line associated with the existing ditch.
- e) The Applicant should clarify how the wet pond would be drained if same were to become necessary. We note that the NJ Stormwater Best Management Practice Manual recommends that wet pond outlet control structures be equipped with a bottom drain pipe, sized to drain the permanent pool within 40 hours for maintenance purposes. No such drain is proposed.
- f) Whether an aerator for the proposed basin will be provided should be clarified. An aerator is recommended.
- g) A 4 foot wide decorative stone ground surface cover in the basin should be provided centered on the permanent pool elevation of the proposed wet pond.
- h) The Applicant is proposing the installation of concrete drainage pipes with slopes of 0.2% and 0.3%, which is relatively flat and may result in constructability issues. Our office has concern with the potential for differential settlement and/or construction variations, which could result in the pipes becoming back pitched. The Applicant should investigate the possibility of providing greater slopes within these sections of pipe.





Westampton Township Land Development Board  
Dolan Contractors, Inc. / 32 & 40 Springside Road  
Final Site Plan - Review #1

February 25, 2016  
HWAL0203.12  
Page 6

#### Berm Grading

- i) The berm in the northerly portion of the site is proposed to have slopes steeper than 3:1, which is typically the maximum permitted slope for grass areas. We recommend that erosion control fabric or other similar erosion control measure be provided for temporary stabilization. A fescue/wild flower type seed mix should also be considered for maintenance purposes.
- j) Our office has concerns with the proposed drainage swales along the northerly property line between the proposed berm and the existing residential properties. The swales are relatively flat, with slopes no greater than 1%, and there is existing vegetation along the common property lines that may inhibit drainage, potentially creating standing water and/or adverse drainage conditions. We recommend that at least one (1) additional drainage inlet be provided in this area, and that the grading and/or inlet grate elevations be adjusted to provide a minimum slope of 2% within the swale. The installation of underdrains between the inlets may also be considered.
- k) It was noted that structural computations and complete details of the proposed retaining wall were to be provided prior to Final Site Plan approval. Same have not been provided; the Applicant remains responsible for compliance.

#### Parking and Circulation

- l) The Applicant should verify that trash collection vehicles can access the trash enclosure, which is located within a narrow drive aisle near the southeasterly building corner. The adequacy of a single 10-foot by 20-foot trash enclosure to service the entire building should also be discussed.
- m) The cover sheet indicates that three hundred sixty three (363) parking spaces are proposed, but it appears that only three hundred forty seven (347) spaces are proposed. The Applicant should clarify.
- n) The drive aisle adjacent to the southeasterly corner of the building appears to have been reduced in width. A tractor trailer circulation plan should be provided to demonstrate that a tractor trailer can adequately negotiate this curve with the reduced width in order to access the rear of the site.

#### Landscaping & Lighting

- o) Our office defers to the Board Planner relative to the review of all landscaping issues.
- p) Due to the minor relocation of the access driveway toward the residential tract boundary, the need to provide additional plantings or solid wood fencing between the access driveway and the adjacent residential tract should be considered.





Westampton Township Land Development Board  
Dolan Contractors, Inc. / 32 & 40 Springside Road  
Final Site Plan - Review #1

February 25, 2016  
HWAL0203.12  
Page 7

- q) It appears additional landscaping should be provided in the northeast corner of the site, where a gap between the berm and eastern tract boundary may expose the rear loading area to the residential properties to the north.
- r) The Applicant should verify compliance with the Township lighting requirements (Section 250-22.F of the Township Code). The average light intensity provided at ground level should be indicated on the Site Plan; same shall average a maximum of 0.5 footcandles over the entire area. A point-by-point lighting plan should be provided.

#### Lot Consolidation

- s) The Applicant should confirm that the common lot line between Lots 1.03, 2 and 3 will be eliminated to consolidate the subject parcels into a single tax lot, as indicated in the findings of the Resolution granting Preliminary Site Plan Approval. A deed of consolidation should be submitted for approval and filed with the County as a condition of any approval.

#### Signage

- t) It appears that the proposed site identification sign is setback +/-5 feet from the front property line; whereas, a minimum setback of 10 feet is required (§250-25.G(2)). The sign should be moved to a conforming location or additional variance relief may be necessary.
- u) The Applicant should indicate whether any façade signs are proposed, and if so, verify that same will comply with all applicable zoning requirements.

#### Outside Agency Approvals

- v) We defer to the Willingboro Municipal Utility Authority for review and approval of the sanitary sewer and public water improvements.
- w) The Applicant should discuss the extent of any frontage improvements, if any, that will be required by Burlington County, including, but not limited to, roadway widening, acceleration or deceleration lanes, curbing, or dedicated left turn lane ingress. A copy of the Burlington County review and/or approval letters should be forward to our office and the Board for our files.
- x) It appears that the Site Plan has been revised in response to comments from the NJDEP. The Applicant should discuss the findings of the NJDEP and update the Board on the status of the NJDEP permits required for this project.
- y) The Applicant should address the comments, if any, of the Westampton Township Fire Official.
- z) Approval from the Burlington County Soil Conservation District will be required.





Westampton Township Land Development Board  
Dolan Contractors, Inc. / 32 & 40 Springside Road  
Final Site Plan - Review #1

February 25, 2016  
HWAL0203.12  
Page 8

10) Enclosed please find our Technical Engineering Review #1. The comments contained therein should be addressed by the Applicant's Engineer.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,  
CME Associates

James Winckowski, PE, CME  
Land Development Board Engineer's Office

JW:BB:mrm  
Enclosure

cc: Gene Blair, Construction Code Official  
Allan S. Zeller, Esq., Board Attorney  
Robert Perry, PP, Remington & Vernick, Board Planner  
Dolan Contractors, Inc.  
Russel Whiteman, Esq.  
Professional Design Services, LLC





**WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD**

**Dolan Contractors / 32 & 40 Springside Road**

**Block 203, Lots 1.03, 2 & 3**

**Final Site Plan**

**HWAL0203.12**

**February 25, 2016**

**TECHNICAL ENGINEERING REVIEW # 1**

**A. Grading**

1. Provide top of wall and bottom of wall elevations along the proposed retaining wall.

**B. Stormwater Management**

1. Provide emergency spillway design support calculations for the pond. The design of the emergency spillway should assume that the principal spillways are malfunctioning and will not allow any discharge or flow.
2. Provide test pit logs and permeability test results for TP5 and TP6 in the area of the infiltration basins to substantiate the ESHWT and permeability rates used in the drain time calculations.
3. As per the BMP manual, calculations should be provided to demonstrate the maximum permanent pool drain time of 40 hours is achieved for the proposed pond.
4. Seepage control (anti-seep collars) should be provided along the pipe extending through the pond embankment.
5. Provide trash racks for all the orifices and grates in the outlet control structure.
6. Infiltration/exfiltration should not be considered when assessing compliance with stormwater quantity requirements (i.e., peak rate of runoff reductions for the 2, 10, and 100-year storms) for downstream stability. The routing hydrographs for Basin 1, Basin 2 and Basin 3 should be revised to exclude infiltration.
7. Provide an operation and maintenance manual for the stormwater management measures on site.
8. Provide design support calculations for the proposed stormwater piping system.
9. It appears that the hydrographs for subcatchments 4S and 5S use a default time of concentration (Tc) value of 15.0 minutes; as per TR-55, the minimum Tc to be used is 0.1 hours or 6 minutes.
10. The RCP's into and out of inlet #3B and inlet #4B do not have sufficient cover for class III RCP. Check and revise as necessary.





Westampton Township Land Development Board  
Dolan Contractors / 32 & 40 Springside Road  
Technical Engineer Review #1

February 25, 2016  
HWAL0203.12  
Page 2

11. The proposed 15-inch diameter reinforced concrete pipe downstream of inlet #1B1 will have less than 2 feet of cover within the parking area north of the proposed building, which is insufficient for class III 15-inch RCP. This pipe also has approximately 27 feet of cover beneath the berm. Check the minimum and maximum cover requirements and revise as necessary.
12. In the BMP calculations spreadsheet used to check for compliance with the groundwater recharge requirements, the "Post-D Impervious Area" should be the impervious area directly connected to the BMP being analyzed, not the total impervious area of the entire site. Accordingly, this parameter for the two (2) infiltration basins should only be the portion of the roof areas directed to them.
13. Verify BMP area, effective depth and depth of lower surface as indicated on all BMP calculations spreadsheets.
14. Adjust the leader line identifying the outlet control structure to point to the structure.

