

**Township of Lumberton
Land Development Board
Regular Meeting
July 16, 2009**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Thursday, July 16, 2009 at 7:02p.m.

Chairman Bennett read the following statement:

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner:

On January 2, 2009 advance written notice of this meeting was posted on the bulletin board in the main lobby in the Town Hall; was mailed to the Burlington County Times and the Courier Post; was filed with the Clerk of Lumberton Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Land Development Board, all meetings shall begin at 7:30 p.m. and no new matter shall be initiated after 11:00 p.m., except where the Land Development Board, by majority vote of those present, shall specifically authorize the extension of the meeting beyond 11:00 p.m.

Those testifying before the Board on any application are required to be sworn in. The Board's Engineer and Planning Consultant have taken an oath upon their agreement and their testimony on an application is under oath on a continuing basis.

Roll Call

Citizen Member	Thomas Ammerman Robert Bennett, Chairman Thomas Bintliff Sheldon Evans (Absent) Beverly Marinelli Robert Morton (Absent) John Pagenkopf (Absent)
Representatives of Governing Body	James Conway, Jr. Lewis Jackson
Alternate #1 Alternate #2 Alternate #3 Alternate #4	Nancy Bleznak Craig Potter Doug Alba (Absent) Ed Borm
Solicitor Consulting Engineer & Planner	Peter Emmons, Esq., Gibbs, Gregory & Emmons Gregory J. Sullivan, P.E., P.P., Remington, Vernick & Arango
Board Secretary	Catherine Borstad

Minutes

Regular minutes for June 18, 2009 meeting.

Mr. Jackson suggested that Mr. David Frank and Mr. Daniel Kennedy have a chance to review the minutes before approving them.

Motion was made by Mr. Jackson, seconded by Mr. Conway to continue the approval of the June 18, 2009 meeting minutes until the next month meeting. The vote was unanimous and the motion carried.

Correspondence

There was none.

Resolutions

- a. 2009-11 Adams, Jane & Murphy, Donald, Block 38, Lot(s) 5 and 8.02-Stacy Haines Road. Preliminary and Final Major Subdivision. Approved.

Motion was made by Mr. Conway, seconded by Ms. Marinelli to approve Resolution 2009-11. The vote was unanimous and the motion carried.

- b. 2009-12 Sta-Seal, Block 14, Lot 2.01 - 13 Maple Avenue. Minor Site Plan Approval for Scale House. Approved.

Motion was made by Mr. Jackson, seconded by Mr. Conway to approve Resolution 2009-12. The vote was unanimous and the motion carried.

- c. 2009-13 Radwell International, Block 15.04, Lot 2.05 - 111 Mt. Holly Bypass. Use Variance for retail space. Approved.

Motion was made by Mr. Ammerman, seconded by Ms. Marinelli to approve Resolution 2009-13. The vote was affirmative with the exception of Mr. Conway, Mr. Jackson and Ms. Bleznak, who abstained, and the motion carried.

Items for Action

- a. ***Mt. Holly Garage II, LLC (Miller Ford)
Block 7, Lot 8
1592 & 1596 Route 38
Sign Variance for additional Freestanding Sign (7:43 -8:00)***

Mr. Conway and Mr. Jackson stepped down.

Mr. George Morris, Esq., present representing applicant.

Mr. Morris stated that this application is for a sign variance to install one additional sign to the site.

Chairman Bennett asked Mr. Sullivan if the application can be deemed complete. Mr. Sullivan stated that he has requested some additional information from the applicant, which may be provided with testimony. Chairman Bennett asked Mr. Morris if they will supply that information. Mr. Morris stated yes.

Mr. William H. Nicholson, P.E., sworn to provide testimony.

Mr. Nicholson stated that the proposed sign will be located 10' back from the right-of-way line, which will be in compliance with the setback requirements. He stated that there are currently four (4) free-standing signs on the property. Mr. Nicholson stated that there is a lot of frontage at the property and the additional sign will not have any adverse effect on the area. He stated that the new sign will read "Lincoln-Mercury".

Mr. Emmons asked what the amount of frontage is. Mr. Nicholson stated that there is approximately 860' of frontage.

Mr. Emmons asked what the distance between the existing signs. Mr. Nicholson stated that the proposed sign will be approximately 110' east of the main entrance to the site, 140' from the existing "Ford" sign and approximately 120' west of the "Used Car" sign.

Mr. Sullivan asked how many parking spaces the sign will use. Mr. Nicholson stated that it will be located between two (2) parking spaces. Mr. Sullivan suggested some kind of barrier to protect the sign.

Ms. Marinelli asked if bollards could be placed in front of the sign to protect it.

Mr. Sullivan asked if the sign will be illuminated.

Charles Miller, owner, sworn to provide testimony.

Mr. Miller stated that the top of the sign is illuminated.

Mr. Jackson asked Mr. Miller to explain to the Board the reasoning for adding the Lincoln-Mercury dealer to the facility. Mr. Miller stated that it is a great opportunity to add the franchise and to expand his business. He stated that Lincoln-Mercury is manufactured by Ford.

Mr. Sullivan suggested bollards or something to protect the sign. Mr. Nicholson stated that they will place the sign between two spaces and protect the sign with bollards.

At this time Chairman Bennett opened the meeting up for public comment. There being none, this portion of the meeting was closed.

Ms. Marinelli made a motion, seconded by Mr. Potter, to approve the sign variance with the conditions stated at the meeting. The vote was unanimous and the motion carried.

Mr. Conway and Mr. Jackson returned to the board.

***b. Lion Self Storage, LLC (Formerly A-1 Pallet)
Block 16, Lot 1.02
691 Main Street
Preliminary and Final Major Site Plan (8:00-9:45)***

Exhibits marked (A1 - A7)

Mr. George Hulse, Esq., representing applicant.

Mr. Robert Stout, P.E. & L.S., Stout & Caldwell Engineering located at Route 130, Cinnaminson, NJ, sworn to provide testimony.

Chairman Bennett asked Mr. Sullivan if the application can be deemed complete. Mr. Sullivan stated yes.

Mr. Hulse stated that this is a project in a re-development zone on Main Street. He stated that the proposal is a two-phase project. He stated that the first phase being an adapted re-use of the existing office and warehouse to a climate controlled storage facility as well as individual storage units. Mr. Hulse stated that all of the landscaping and site improvements will be done with phase one. He stated that phase two will consist of the construction of two proposed 6,000 square feet (SF) office building located at the front of the property with the intended parking requirements. Mr. Hulse stated that this property has been abandoned for at least four years and is an eye sore today.

Mr. Hulse stated that he will need to look into the COAH requirements. He stated that phase two is not projected to begin for about five years.

Mr. Stout stated that this is a 7.67 acre property located on the westbound side of Main Street. He stated that this is a two phase project. He stated that the first phase will consist of relocating the main entrance to the center of the property and creating a small parking area for the self storage facility, with approximately twelve (12) parking spaces. He stated that the entire exterior of the building will be completely renovated. He stated that the existing building is in two different sections; the front section which is approximately 12,000 SF will be renovated for climate control and self storage. He stated that the rear section of the existing building, which is 26,000-27,000 square footage (SF) would not be used at this time.

Mr. Sullivan asked if the rear section of the building would be left unfinished inside. Mr. Stout stated yes.

Ms. Marinelli asked how the exterior would look. Mr. Stout showed a plan of how the exterior will look. Mr. Sullivan asked if this exterior plan has been submitted to the Board. Mr. Stout stated no. Mr. Sullivan asked what the color scheme would be.

Mr. Frank Smith, Applicant, sworn to provide testimony.

Mr. Smith stated that the color scheme is green and tan.

Mr. Smith stated that the existing building has an addition that is approximately 6,000 SF which will be removed.

Mr. Conway asked if the back of the building that is not being used for climate control, would be used for any type of storage. Mr. Smith stated that the demand will dictate what they do for the rest of the building. He stated that if the demand for climate control exists they will expand the climate control. Mr. Smith stated that if it does not, they propose possible record storage on the site.

Chairman Bennett asked if they go with record storage, would it be in-rack storage with sprinklers. Mr. Smith stated that whatever is necessary to accommodate that use, will be done.

Mr. Hulse stated that when they met with the Redevelopment Committee, they discussed in detail several possible uses for the back portion of the building. He stated that record storage was one of the possible uses.

Mr. Smith stated that the front portion of the building will include an office where people would sign their lease.

Mr. Conway asked if a manager would be staying on the premises. Mr. Smith stated no.

Mr. Smith stated that in addition to the office, they are proposing to have a pack-n-ship

store where they would pack items and send off for people. He stated that they would also like to propose a copy and fax center, selling of moving and shipping, document shredding and possibly have PO boxes available. Chairman Bennett asked if the PO boxes would be available to the public 24 hours. Mr. Smith stated no that they would only be accessible during the hours of the office.

Mr. Sullivan stated that all of these uses were not expressed in the documents that were received by the Board.

Mr. Sullivan has concerns regarding the traffic coming in and out with the PO boxes. Mr. Conway asked if the parking facility that is proposed will cover the uses. Mr. Stout stated that there will be one employee on site and one manager that would be in and out. He stated that would leave approximately ten spaces to be utilized which is sufficient for these uses.

Mr. Stout stated that the back portion of the building has a potential of vehicle storage. Mr. Stout stated that there will be some outside storage as well as potential for inside storage. Mr. Smith stated that the vehicles would consist of cars, boats, RV's, ATVs and motorcycles. He stated anything that people would park in their driveways.

Mr. Smith stated that another possible use would be a truck and trailer rental.

Chairman Bennett asked if the U-Haul and vehicle storage would be visible from the street. Mr. Smith stated no.

Mr. Smith stated that a portion of the storage units will be constructed with phase one.

Mr. Conway asked if pads would be available for all vehicles. Mr. Smith stated yes, and that the pads would be done with Phase one.

Ms. Marinelli asked where the vehicles would be stored. Mr. Smith stated that any vehicle would be parked on the pads behind the storage buildings.

Mr. Smith stated that another potential use on the site would be an e-bay drop off site. He stated that customers could bring their items to the office and the office would sell the item on e-bay for customer.

Ms. Bleznak asked what type of retail is proposed. Mr. Smith stated that it would consist of boxes and shipping supplies. Ms. Bleznak asked if the U-Haul rental would take place out of the office. Mr. Smith state yes.

Mr. Smith stated that another possible use on site would be a consignment auction.

Mr. Stout stated that everything to the front of the existing building and to the property line will be removed; bushes, weeds, growth and trees will be cleared. He stated that all of the site work will be done with Phase One.

Chairman Bennett asked if the storage facilities are prefabricated. Mr. Stout stated that they are steel frame type modular buildings.

Mr. Stout stated that they will install sidewalk, lighting and landscaping along the front of the property in phase one.

Chairman Bennett asked what type of material would be used for the sidewalks. Mr. Stout stated concrete.

Chairman Bennett asked what type of lighting would be along the front. Mr. Stout stated that it would be ornamental type lighting.

Chairman Bennett asked if that would be coordinated with the professionals. Mr. Stout stated yes.

Chairman Bennett asked what the hours of operation will be. Mr. Stout stated that the office and the climate control units would be accessible from 8:00 a.m. to 6:00 p.m. Monday-Friday. Chairman Bennett asked what the hours would be for the e-bay. Mr. Stout stated 8:00 a.m. -6:00 p.m.

Mr. Smith stated that tenants would have access to their stuff when the office is closed with a coded gate from the hours of 6:00 a.m. to 10:00 p.m. He stated that there is a 24 hour access option for tenants, which costs more.

Chairman Bennett asked if there is a perimeter fence around the property. Mr. Smith stated yes, that there is an existing 6' chain-link fence which will be maintained on three sides of the property. He stated that they will install a 6' high ornamental fence in the front of the property that will run parallel to Main Street.

Chairman Bennett asked if the lighting would be on all night. Mr. Smith stated yes for security reasons.

Mr. Stout stated that phase two would consist of two 6,000 SF office buildings with parking in the rear of each building. He stated that there will be shoe-box style lighting around these buildings.

Chairman Bennett asked if the lighting would affect any existing buildings on Main Street. Mr. Stout stated no that shoe-box style lighting is directed down.

Ms. Marinelli had concerns about the landscaping in the front of the building. Mr. Stout stated that there will be landscaping in the front of the ornamental fence. Ms. Marinelli stated that she would like to see more landscaping in the front of the site.

Mr. Sullivan stated that the intention is to make the front pedestrian friendly. Mr. Sullivan stated that there are still issues that need to be worked out from engineering and planning standpoint.

Mr. Conway stated that the applicant is here for approval of phase one; they would come back for phase two. Mr. Hulse stated that they are asking for approval of phase two also so that they can market the site.

Mr. Conway stated that they will not be able to approve phase two without the necessary plans. Mr. Conway stated that the applicant does not know what phase two is exactly going to be yet. Mr. Sullivan stated that phase one may have issues with parking.

Mr. Hulse stated that they are taking the consignment auction off the table. They are not going to proceed with that use.

Mr. Hulse stated that a list was comprised during the meeting with the Redevelopment Committee. He stated that the parking is efficient for the uses that were discussed.

Chairman Bennett asked what would be the time frame for phase two. Mr. Hulse

stated that the problem is that they cannot market phase two without approval. Mr. Hulse stated that the time frame for phase two is about five years. He stated that they would come back before the Board when they were ready to build phase two.

Mr. Conway suggested that the ornamental lighting be held off until they know the elevations of phase two.

Mr. Conway stated that the intent is to have a Main Street frontage. Mr. Stout stated that the approval would be for two 6,000 SF pad sites. Once they market the site, they would come back to the Board with the necessary elevations, etc. Mr. Conway stated that to market the site all that is needed is the approval for the two pad sites.

Chairman Bennett asked how the applicant is marketing the space. Mr. Stout stated that they have not gotten that far yet. Chairman Bennett asked if there were any concepts of what the target market would be for these pad sites. Mr. Stout stated office or medical.

Ms. Marinelli stated that since the property is close to the hospital, there may be opportunities of medical office space.

Mr. Stout stated that the applicant owns the Red Lion self storage in Southampton Township and another facility in Belmar. The property in Belmar was an old furniture warehouse located in a redevelopment zone that the applicant developed.

Ms. Marinelli had concerns regarding the landscaping. Ms. Marinelli asked how tall the storage buildings will be. Mr. Hulse stated approximately 10' tall. Mr. Conway stated that when the buildings in phase two go in, they will act as a buffer.

Mr. Hulse stated that the intention is to provide landscaping along the roadway as part of phase one. He stated that the intention is to have an entrance that is pleasing to the eye.

Mr. Stout stated that the sign is located just to the north of the entrance. He stated that it is approximately 20' off the main drive.

Chairman Bennett asked if you be able to see storage units through the windows of the building. Mr. Smith stated yes.

Mr. Emmons asked the applicant to explain the reasons to the Board to allow the change of use to a self storage proposed. Mr. Hulse stated that self storage units are blossoming throughout the county. He stated that there is a demand for these types of services in all communities. This type of service is a neighborhood type of service to be provided to the community and businesses. Mr. Hulse stated that with change of lifestyles and people living in condos and apartments, they need places to put their belongings. Mr. Hulse stated that this property has been vacant for at least five years and no one has come forward with any proposal for this site. He stated that it is his opinion that this use fits perfectly in the overall concept of the Redevelopment Plan.

There was discussion on the landscaping. Mr. Sullivan stated that sidewalk is done with phase one and the ornamental lighting are done with phase two. Mr. Emmons asked if the applicant would agree to any landscaping being worked out with Mr. Sullivan. Mr. Hulse stated yes.

Mr. Hulse stated that the possible uses for the back of the building will be determined by the market.

Mr. Emmons stated that it was his understanding that the use of the back building

would be back before the Board with phase two.

Mr. Sullivan stated that it is hard to determine if there is adequate parking if they do not know the uses.

Mr. Hulse stated that all of the possible uses are going to be storage related. He stated that there will not be any type of retail store located in the back of the building. They are not changing the nature of the use. He stated that it would either be climate controlled storage, vehicular storage, record storage or something of that nature. He stated that people are not going to come to this facility and spend a lot of time.

Chairman Bennett had concerns if the back building is going to be used as record storage. Mr. Hulse stated that if it is going to be used as record storage, it will have a sprinkler system.

Mr. Emmons stated that the rear of the building renovation on the inside is part of phase one. Mr. Hulse stated yes. He stated that it will be storage related. Mr. Emmons stated that there are two employees for phase one, which includes the rear renovation. Mr. Hulse stated yes.

Mr. Emmons asked about the signage on the property. Mr. Stout stated that there will be two signs. One is a free standing sign that is approximately 12' wide, 10' high monument sign. Mr. Stout stated that the sign will match the building. It was suggested that the sign be limited to 5'-7' high. Mr. Conway suggested that the applicant agree to work with the Board on the sign.

At this time Chairman Bennett opened the meeting up for public comment. There being none, this portion of the meeting was closed.

Mr. Emmons stated that there is a recommendation to remove the electronic component of the sign and lower the sign to 5'-7' tall.

Mr. Emmons stated this Board is hearing this application as a consultative body. He stated that a resolution will be prepared based on what this Board's findings are. He stated that the resolution will be to recommend and accept this application or to reject this use completely.

Mr. Emmons stated that the resolution would be for preliminary and final approval of phase one and a preliminary approval for phase two so the applicant can market the property. He stated that the applicant is proposing tan with green trim color, the sidewalk is to be provided in phase one, and ornamental lighting in phase two, the Board would recommend to the Committee to change the uses on the site from the redevelopment Ordinance to permit this type of use. Shade trees to be installed along Main Street to be done in phase two, landscaping to be done in phase one in conformance by recommendation by the Board's engineer. Sign to be limited to 5'-7' in height and non electronic.

Chairman Bennett stated that the applicant agreed to comply with the Board Engineer's report.

Mr. Emmons stated that COAH requirements will be worked out with the Committee and redeveloper.

Mr. Ammerman asked if phase two does not happen how the Board will be assured that the lighting will be done. Ms. Borstad stated that a time frame could be tied into their bond.

Chairman Bennett asked how many years would be anticipated for completion of phase

one. Mr. Hulse stated one year.

Chairman Bennett asked if the Board wanted to make a recommendation of a time frame for the lighting and shade trees to be completed in phase two. Mr. Conway suggested a three year time frame.

Mr. Ammerman asked what the size of the pad sites would be. Mr. Emmons stated that the buildings are a maximum of 6,000 SF each, but could go smaller.

Mr. Conway asked what the size of the office inside the building would be. Mr. Stout stated approximately 1,000 SF.

Chairman Bennett asked if customers would have 24 hour access to the PO boxes. Mr. Smith stated no.

Motion was made by Mr. Jackson, seconded by Ms. Marinelli to approve the application. The vote was unanimous and the motion carried.

Old Business

- a. 20 Maple Ave, LLC., (Cave Holdings)

Public Comment

There were none.

Comments from Professionals

There were none.

Comments from the Board

A. Bill List

Motion was made by Mr. Jackson, seconded by Ms. Marinelli to approve the bill list. The vote was unanimous and the motion carried.

Adjournment

Motion was made by Mr. Jackson, seconded by Ms. Marinelli to adjourn at 9:47 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board