

**Township of Lumberton  
Land Development Board  
Regular Meeting  
June 30, 2009**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Thursday, June 30, 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 (Absent) Sheldon Evans Beverly Marinelli Robert Morton John Pagenkopf (Absent)
Representatives of Governing Body	James Conway, Jr. (Absent) Lewis Jackson (Absent)
Alternate #1 Alternate #2 Alternate #3 Alternate #4	Nancy Bleznak (Absent) Craig Potter Doug Alba 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

**Items for Action**

**a. *Radwell International***  
***111 Mt. Holly Bypass***  
***Block 15.04, Lot 2.05***  
***I-2 Zone***  
**Amended Site Plan & Use Varianc**

Mr. Thomas Eberhart, Esq., representing applicant.

Exhibits marked (A1-A3)

Mr. Eberhart stated that this is an amended final site plan approval. He stated that they have previously received site plan approval for a warehouse expansion. He stated that this is an amendment to the site plan for the installation of a trash compactor system and a small retail store within the existing building. He stated that the retail portion is more industrial in nature than retail. He stated that they will be selling the same stuff that they ship from their warehouse currently. He stated that this is not the type of store that generates people off the street. He stated that the store is specialized to the current use.

Chairman Bennett asked Mr. Sullivan if the application is complete. Mr. Sullivan stated yes.

Mr. Jack Buehler, sworn to provide testimony.

Mr. Morton asked if the compactor is for general trash or cardboard. Mr. Buehler stated both.

Mr. Emmons asked if using the loading dock causes a variance situation. Mr. Sullivan stated no.

Chairman Bennett asked if it will cause ingress or egress problems. Mr. Sullivan stated no.

Mr. Russell Badbury, Controller of Radwell, sworn to provide testimony.

Mr. Badbury stated that Radwell is a wholesale distributor of industrial electronic components. He stated that currently they distribute the components through on site sales and through a website. He stated that they are requesting a use variance for a retail store inside the existing building. Mr. Bradbury stated that the retail store will serve as a customer pick-up site. He stated that they would also repair products that they sell. He stated that currently customers come into the main building and the receptionist directs them from there. Mr. Badbury stated with the proposed store, customers would be entering directly into the store. He stated that the store will be right in front for the convenience of the customers. Mr. Bradbury stated that the store will be staffed with product specialists that will be able to handle questions the customers have. He stated that the intent is to have the staff person in the store assist the customers with the computer and help walk them through the website.

Mr. Emmons asked if the items that are sold are solely the company's products. Mr. Badbury stated yes.

Mr. Bradbury stated that as soon as the customer turns into the driveway they will see where to go into the building.

Chairman Bennett asked how many square feet the store will be. Mr. Bradbury stated 825 square feet.

Mr. Bradbury stated that they do not manufacture customized parts for customers. He stated that they are reselling components that are manufactured by bigger companies.

Ms. Marinelli stated that this store enhances customer service for the company. Mr. Bradbury stated that the store will help enhance the customer service.

Mr. Bradbury stated that they sell new components that come directly from manufacturers. He stated that they also repair the components.

Mr. Emmons asked Mr. Sullivan if there is any problems with the sign. Mr. Sullivan stated that he will look into it. Mr. Emmons stated that a condition of approval will be that the applicant conform to the sign recommendations.

Chairman Bennett asked if they are already doing what the store will function as. Mr. Bradbury stated yes. Chairman Bennett asked if they anticipate more people coming to the facility by opening up the store. Mr. Bradbury stated that they are hoping that more local customers will come into the store and take advantage of the customer pick-up. He stated that it is not their envision that they will become like a hardware store nor is their intention to compete with a hardware store.

Mr. Emmons asked if the handicap parking will need curbing. Mr. Sullivan stated that they are proposing handicap spots with the appropriate curb cuts.

Mr. Eberhardt stated that they have an excess of the required parking.

Mr. Ammerman asked what the hours of operation will be. Mr. Bradbury stated that the store would be open up from 8:00 a.m. until 6:00 p.m.

Mr. Potter asked how many employees will be staffed at the store. Mr. Bradbury stated that there are three Products Specialists, one is the store manager and the other two will work in the store. Mr. Potter asked how many will be at the store at one given time. Mr. Bradbury stated all three.

Mr. Emmons asked if these employees are existing or is there an increase in the number of employees at the site. Mr. Bradbury stated that they are existing employees.

Mr. Emmons stated that if there is a COAH obligation the applicant will have to comply.

Mr. Morton asked if there will be signs designating certain spaces. Mr. Sullivan stated that there are signs directing people for the store. Mr. Morton asked if there is special parking designated for just the retail store. Mr. Bradbury stated yes. He stated that whatever is required they will comply.

Mr. Carl Gaskill, Professional Engineer, with Frail Engineering in Salem, NJ, sworn to provide testimony.

Mr. Gaskill stated that the plans have been prepared in accordance with the township zoning and ordinance regulations.

Mr. Gaskill stated that the adjoining company (FMP) that shares a common driveway with Radwell has a similar store for customer service.

Mr. Eberhart asked Mr. Gaskill if there is anything in the plan that would impair the public welfare or impair the current zoning ordinances. Mr. Gaskill stated no.

Mr. Gaskill stated that the traffic will be right in and right out of the site with no problems.

Mr. Eberhart asked Mr. Gaskill if there would be any negative effect on the neighbors. Mr. Gaskill stated no. Mr. Eberhardt asked Mr. Gaskill if this use is consistent with the industrial usage. Mr. Gaskill stated yes.

Mr. Gaskill stated that from a planning standpoint this is an extension of customer service, and they are providing a convenience to what is being provided now. He stated that this store will help direct customers better.

Mr. Eberhart asked Mr. Gaskill if he believe this will be a benefit to the Township. Mr. Gaskill stated that it is his opinion that a service that provides a local use and need is beneficial to the township.

Mr. Morton asked if there is any change to the sign package. Mr. Gaskill stated that there is directional signage. Mr. Gaskill stated that there is no commercial sign. He stated that if they decide they need a commercial sign, they would come back before the Board.

Ms. Borstad stated that the store was open for a short time and there was a banner up that has been removed. She stated that they were advised that if they wanted another sign they were to include it with this application or they would have to come back before at a later time. Mr. Eberhart stated that there is no intention to add any additional signs. He stated that if there is a future intent, they would look into it at that time. He stated that there may be an intention to change one of the previous signs, but will come back before the Board if they decide to do so.

Mr. Evans asked on a typical day how many customers come. Mr. Bradbury stated that the normal average is 2-3.

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

Chairman Bennett asked when the applicant plans on opening the business. Mr. Eberhart asked if the applicant could start the construction immediately. Mr. Emmons stated that no approvals are permitted until after the appeal period. He stated that something could be added to the resolution if the Board wishes to do so.

Ms. Borstad suggested the applicant submit the construction permit to the construction office.

Ms. Marinelli stated that this is a special case. Mr. Emmons stated that it can be up to the Board's discretion.

Motion was made by **Mr. Potter (not sure who's voice this is)**, seconded by Ms. Marinelli to permit a deviation from the Board's policy to complete the project and then open. The vote was unanimous, and the motion carried.

Mr. Eberhart stated that on a verbal approval, the applicant would seek the permits, do construction and then open after construction is complete and inspections have taken place.

Mr. Emmons advised the applicant that if there is an appeal that it is on them.

Mr. Sullivan stated that he needs to see a striping plan showing handicap parking.

Chairman Bennett asked what type of products would be sold out of the facility. Mr. Eberhardt stated that the applicant repairs and refurbishes products.

Mr. Emmons stated that this is an application for use variance in I-2 zoning district to open an 825 SF retail store in the existing building and to amend the site plan to add a trash compactor. He stated that the compactor will be in an enclosed loading dock space. Applicant has testified that the retail store is convenient for his customers and business. Applicant has been advised that if the sign does not conform to township code, the applicant will redesign. Applicant is proposing ADA handicap spots and curb cuts to be added to the property for the store. Hours of operation are Monday-Friday 6 a.m. to 8 p.m. Applicant is advised if there is a COAH obligation they shall meet that. Applicant's planner has testified of the use of the site and that adjoining properties have similar facilities. Applicant has testified that no additional traffic lighting or signage will be added and that there is no negative impact on the zone.

Mr. Sullivan had an issue with the retail size and future owners.

Ms. Marinelli suggested limiting the retail to the 825 square feet. Chairman Bennett stated to the applicant that they would have to come back before the Board if they wanted to expand the square footage. Mr. Emmons stated that Mr. Sullivan has concerns for future owners.

A motion was made by Ms. Marinelli, seconded by Mr. Morton to approve the use variance as stated. The vote was unanimous and the motion carried.

### **Adjournment**

Motion was made by Ms. Marinelli, seconded by Mr. Ammerman to adjourn at 8:30 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts  
Land Development Board Secretary