



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

December 18, 2020

Willingboro Township Zoning Board of Adjustment
Municipal Complex
One Salem Road
Willingboro, New Jersey 08046

ATTN: Reyan Frank, Zoning Board Secretary

Re: NE Willingboro, LLC
Conditional Use and Minor Site Plan – Review #3
Block 2 Lot 7.01
Location: 4340 US Highway Route 130
Zone: B-1 (Primary Business)
Our File: HWLZ0002.01

Dear Board Members:

This review letter is being generated in response to additional information received in relation to the above-referenced application for Conditional Use and Minor Site Plan approval. The additional information submitted relative to this application is as follows:

- History of code violations for this site from October 3, 2006 to December 1, 2020.
- Planning Board Resolution of approval #8-2006 for the "Grand Marketplace" dated September 25, 2006
- Township Resolution #2012-185 recommending a revision to the redevelopment plan for Block 2, Lot 7.01
- Planning Board Resolution from 2013 (unsigned) for the "Grand Marketplace" dated February 11, 2013
- Letter prepared by Remington & Vernick Engineers titled, "Confirmation that the 'Grand Market Place' Site (Block 2, Lot 7.01), is still an area 'In Need of Redevelopment'", dated December 17, 2012
- Letters prepared by Taenzer, Ettenson, Stockton & Aberant, dated November 2, 2006; December 27, 2012; and January 9, 2013
- Letter prepared by Calzaretto & Bernstein, LLC, dated January 9, 2013
- Performance Guarantee Estimate prepared by Remington & Vernick Engineers dated November 30, 2006
- Declaration of Easements, dated November 18, 1998.

S:\Willingboro\ZONING BOARD REVIEWS\2.01 - Conditional Use & Minor Site Plan #3 - 12-16-20.docx



Willingboro Township Zoning Board of Adjustment
Re: NE Willingboro, LLC
Conditional Use Variance and Minor Site Plan– Review #3

December 18, 2020
HWLZ0002.01
Page 2

We have reviewed the submitted material with respect to its relevance to the above application. The resolutions of the Planning Board indicate that in 2006, a preliminary site plan approval was granted for this property to permit renovations to the shopping center and the parking areas, subject to conditions. It is unclear whether all of the conditions of that prior preliminary approval were satisfied, and it would appear that the previous approval has since expired. In addition, over the past 14 years, there have been numerous code violation citations given to this property, ranging from issues such as a need for resurfacing of the parking lot and fixing pot holes, to addressing excessive trash and debris on the premises, and to the stormwater management basin overflowing onto the parking lot. It is not clear to what degree any previous issues have been addressed or abated.

At the December 2, 2020 Willingboro Zoning Board Meeting, the applicant's engineer, Mr. Renauro, provided testimony that he would review the existing pavement condition and recommend patch repairs. Additionally, Mr. Renauro testified that he would review the existing stormwater management basin and recommend alterations or repairs to the basin to ensure that it functioned properly. At this point, no plans have been submitted that identify specific repairs to the parking lot or stormwater management basin.

Our review comments are provided below:

1. The applicant should be prepared do discuss the current status of all outstanding code violations relative to this site.
2. The applicant should be prepared to discuss any and all prior conditions of site plan approval. It does not appear that all required improvements were installed, but some improvements may have been.
3. Resolution 8-2006 references a Pavement Rehab Plan on page 6 of the resolution. The applicant should provide said plan if available and discuss if the plan includes regular maintenance or resurfacing requirements.
4. The applicant should provide testimony regarding the status of any outstanding performance or maintenance bonds associated with prior approvals.
5. We note that the 12/17/12 letter from Remington & Vernick Engineers indicates that the subject property is categorized as an "area with improvements which exhibit faulty design, dilapidation, obsolescence, or are detrimental to the safety, health, morals, or welfare of the community." Additionally, it indicates that the area continues to meet the criteria to be considered in need of "redevelopment" due to the following:
 - a. Expanses of the parking facility exhibit surface course deterioration ranging from vegetated longitudinal cracking to instances of complete deterioration as noted from the presence of "pot holes"
 - b. Deteriorated parking area curbing and missing sidewalk blocks occurring in bordering parking area islands.



Willingboro Township Zoning Board of Adjustment
Re: NE Willingboro, LLC
Conditional Use Variance and Minor Site Plan– Review #3

December 18, 2020
HWLZ0002.01
Page 3

- c. Faded parking lot striping.
- d. Lack of islands delineating rows.
- e. Lack of interior parking area trees and landscaping
- f. Lack of parking area screening along Route 130 corridor frontage.

The applicant should provide testimony how their proposed plan addresses these issues that have been identified since 2012.


- 6. The resolutions of the Council and the Planning Board reference that around 2006, a settlement agreement resulting from litigation over the development of the property was reached between the Township and a potential redeveloper. The applicant should be prepared to address the terms of that settlement agreement and how they may impact this application.
- 7. The Declaration of Easements indicates that an “easement for ingress and egress” is established between lots 7.01 and 7.04 for access to and from Sunset Road. The applicant should discuss how the proposed application impacts said easement.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.


If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,

CME Associates



Bennett Matlack, PE, CME, CFM
Zoning Board of Adjustment Engineer



Christopher Dochney, PP, AICP
Zoning Board of Adjustment Planner

BM:GC:pg
cc: Zeller & Weiliczko, LLP – Zoning Board Solicitor
NE Willingboro, LLC – Applicant
SR3 Engineers – Applicant’s Engineer
Shropshire Associates, Inc. – Applicant’s Traffic Engineer
Control Point Associates, Inc. – Applicant’s Surveyor
Clint B. Allen, Esq. – Applicant’s Attorney