

RESOLUTION 2023- 8

**TOWNSHIP OF WILLINGBORO PLANNING BOARD RESOLUTION
MEMORIALIZING THE GRANT OF CONDITIONAL USE APPROVAL AND SITE
PLAN WAIVER FOR PROPERTY KNOWN AS 26 CREEKVIEW ROAD, BLOCK 16,
LOT 7**

WHEREAS, POLICEMEN’S BENEVOLENT ASSOCIATION LOCAL #105, INC. (hereinafter, the “Applicant”), submitted an application to the Township of Willingboro Planning Board (hereinafter, the “Board”), for conditional use approval and site plan waiver, for the property known as Block 16, Lot 7 on the Official Tax Map of the Township of Willingboro, being commonly known as 26 Creekview Road (hereinafter, the “Site”), and

WHEREAS, the Board held a public hearing on the application at its regular meeting on Monday, May 8, 2023, for which the Applicant provided adequate notice in compliance with N.J.S.A. 40:55D-12; and

WHEREAS, the Applicant was represented by Frank Crivelli, Esquire; and

WHEREAS, the Board reviewed and considered the materials submitted by the Applicant, including the application form and January 4, 2023 filing letter from Mr. Crivelli containing information about the Applicant organization and its planned use of the subject property; and

WHEREAS, the Applicant presented sworn testimony from William Sullivan, the President of PBA Local #105, supplemented by the legal arguments of Applicant’s counsel; and

WHEREAS, Mr. Sullivan testified that:

- a. He has been President of PBA Local #105 for the past six years.
- b. The Applicant is a not-for-profit fraternal organization, and has operated since 1954, to serve the needs of its members and to facilitate their participation in community and charitable events and causes.
- c. PBA Local #105 has outgrown its current offices in Trenton and is seeking new, larger accommodations for their members’ meetings and to provide them with wellness services such as counseling and assistance with health, mental health and substance abuse issues.
- d. The Applicant expects to utilize the Site principally on weekdays between 9 and 5, averaging about seven people daily handling business matters. Officers’ meetings are held on the second Monday of the month, between about 5 and 6:30 p.m., and typically draw between 30 and 40 attendees. The Executive Board, consisting of under 20 members, may also meet on a different weeknight once a month.
- e. The Applicant may infrequently hold events on the weekend. Those are generally charitable events, run in conjunction with local charities and civic organizations. The Applicant has always partnered with charities in its host towns, and would do so in Willingboro.
- f. The Applicant is always mindful of being a good neighbor. If a proposed meeting or event is too large or otherwise not suited to the Site, they will hold that event elsewhere.

- g. The Applicant proposes some interior renovations, such as removing an existing bar to create additional meeting space. No material changes are proposed to the Site's exterior. Street access will be unchanged. The parking area may be spruced up, and the waterfront area will be cleaned up. The Applicant is open to input from the Township's professionals on any modifications.
- h. The Site's 95 parking spaces will be more than adequate for Applicant's expected parking demand.
- i. In response to questions raised during a discussion of the Site's stormwater management system, Mr. Sullivan noted that the system was believed to be functioning satisfactorily, but that the Applicant would evaluate it and was open to input from the Township's professionals regarding the suitability of potential modifications or improvements.

WHEREAS, the Board after due consideration of the testimony and documentary materials described above, makes the following findings of fact:

1. The Site is located in the R-3 Residential Zoning District, and is improved with a currently-vacant building that formerly served as the VFW Hall.
2. The Applicant has been organized as a not for profit "501c8" fraternal organization since 1954.
3. Applicant's over 5,000 members are all current or retired police and correction officers from all parts of the State and representing all genders and diverse backgrounds. Applicant chose the subject Site to be its headquarters because it is geographically convenient for the members and it is large enough to afford the Applicant the additional space it needs for meetings and for its expanding offering of "wellness" services to its members, including counseling, mental health and substance abuse assistance.
4. Applicant proposes some interior changes to the building, specifically the removal of an existing bar to create additional meeting space. No changes are proposed to the Site access circulation or stormwater management facilities, although Applicant does intend to clean up the building's exterior and the overall site including its waterfront area, and is willing to get the input of the Township's professionals regarding possible modifications or improvements to the Site's exterior and infrastructure.
5. The Applicant presented evidence to address each of the applicable conditions contained in Sections 370-17 and 370-81 of the Land Use Ordinance.
6. A central component of the Applicant's operation is sponsoring and supporting charitable and civic causes, and working with its host communities for the betterment of the community. The Applicant indicated that it would follow that model of civic and charitable engagement in Willingboro.

7. One person spoke during the public comment portion. Patricia Harvey Lindsay expressed concern that the general public would not have the same access to use the building as it did when it was the VFW Hall. Mr. Sullivan stated in response that the Applicant has always worked cooperatively with its neighbors and with the agencies and charities in the towns where they operate and will continue to do so.

NOW THEREFORE, upon consideration of the evidence presented, the Willingboro Township Planning Board finds that the Applicant has satisfied the conditions for the grant of conditional use approval pursuant to Sections 370-17 and 370-81 of the Willingboro Land Use Ordinance. The Board further finds the request for site plan waiver is appropriate as the Applicant proposes only interior changes to the building on the Site and no material changes to the Site's access, circulation, parking or stormwater management. The Board concludes that the application will promote the general welfare of the community through the operation of a facility for the Applicant's fraternal not-for-profit service organization at a location and in the manner designated by the Township's Zoning Regulations, and accordingly the Board upon motion made by Chairman M. Nock and seconded by K. McIntosh hereby APPROVES the application of POLICEMEN'S BENEVOLENT ASSOCIATION LOCAL #105, INC. for conditional use approval and site plan waiver, subject to these Conditions:

- A. Applicant will prepare and provide to the Township's professionals, a written evaluation of the existing parking facilities and exterior lighting at the Site, and will work with the Township's professionals to explore reasonable modifications and improvements to those facilities.
- B. Applicant will prepare and provide to the Township's professionals, a written evaluation of the existing stormwater drainage at the Site and will work with the Township's professionals to explore the feasibility of making reasonable modifications or improvements to those facilities. The Applicant shall not be compelled to make any improvements which would oblige the Applicant to bring the facilities into compliance with the State's new stormwater management regulations; but shall comply with those standards if required as a result of improvements which Applicant chooses to make.
- C. Applicant shall obtain all other required approvals.
- D. Applicant shall be bound by all representations made on its behalf at the hearing; and
- E. Applicant shall satisfy Conditions A-C, above, prior to and as a condition of, the issuance of any other Township permit or approval.

Board Member	YES	NO	N.V.	A.B.	MOT	SEC
S. ANDERSON	X					
K. DAVIS Vice Chair	X					
S. WHITFIELD	X					
K. MCINTOSH	X					X
M. TURNER	X					
M. NOCK, Chair	X				X	
X – Indicates Vote NV – Not Voting AB – Absent MOT – Motion SEC - Second						

Adopted July 10, 2023



MARTIN NOCK CHAIR

Attest: 

DONALD ST, HILAIRE
PLANNING BOARD SECRETARY