

EASTAMPTON TOWNSHIP LAND USE PLANNING BOARD

JULY 18, 2007

MINUTES

Chairman Blair called the meeting to order at 7:30 p.m.

Requirements of the Sunshine Law. Notice of this meeting was transmitted to the Burlington County Times and Courier Post on January 9, 2007 and posted on the Municipal Building Bulletin Board.

Pledge of Allegiance. Everyone participated.

Chairman Blair welcomed the guests.

Roll Call: PRESENT: Mr. Alexander, Mr. Blair, Mr. Campbell, Mr. Chieco, Mr. Hartman, Mr. Searfoss, Mr. Springer, and Mr. Taylor

ABSENT: Mr. Johnstone, Mr. Nagler, and Township Engineer Nancy Jamanow and Mr. Elliott

ALSO PRESENT: Land Use Solicitor Fred Hardt, Land Use Administrator Linda Lovins, Township Planner, Barbara Fegley and Township Engineer Dave Latini

Minutes:

Motion by Mr. Campbell, seconded by Mr. Springer to approve the May 25, 2007 Minutes. All voted in the affirmative. Mr. Searfoss abstaining.

Mr. Searfoss did not make motion to accept minutes.

Mr. Chieco asked to revise the typo on page 2 track to tract.

Resolutions:

Motion by Mr. Springer, seconded by Mr. Alexander to adopt the following Resolution:

2007-13

RESOLUTION ON PROPOSED AMENDMENT
CREATING A BUSINESS PARK (BP) DISTRICT
WITHIN THE ZONING ORDINANCE OF THE
TOWNSHIP OF EASTAMPTON, BURLINGTON
COUNTY, NEW JERSEY

All voted in the affirmative with Mr. Searfoss abstaining.

Motion by Mr. Springer seconded by Mr. Taylor to adopt the following Resolution:

2007-14

RESOLUTION ON A PROPOSED
AMENDMENT CREATING A PLANNED
OFFICE (PO) DISTRICT WITHIN THE
ZONING ORDINANCE OF THE TOWNSHIP
OF EASTAMPTON, BURLINGTON
COUNTY, NEW JERSEY

All voting in the affirmative with Mr. Searfoss abstaining.

Motion by Mr. Alexander, seconded by Mr. Taylor to adopt the following
Resolution:

2007-15

RESOLUTION ADOPTING A MUNICIPAL
STORMWATER MANAGEMENT PLAN AS AN
ELEMENT OF THE MASTER PLAN FOR THE
TOWNSHIP OF EASTAMPTON, BURLINGTON
COUNTY, NEW JERSEY

All voted in the affirmative with Mr. Springer and Mr. Searfoss abstaining.

New Business

- CVS Application for Site Plan Approval For Minute Clinic and Bulk Variances for sign on Block 900.01, Lot 12.04

The following professionals were present on behalf of CVS and sworn in by Mr. Hardt:

Renu Shevade attorney for CVS was present.

Gabrielle John Massa Architect for the State of New Jersey

Donna Jeskey NP and Manager of Operations for Minute Clinic Representative

Jim Erickson Icon Identity Solutions.

Chairman Blair stated that he received the Administrative Officer checklist and everything is in order.

Ms. Shevade explained that they would like to take 183 square feet of space on the interior and convert it to a small health center. It is a retail health center.

Ms. Jeskey represents Minute Clinic, a wholly-owned subsidiary of CVS and they operate clinics or health centers within CVS pharmacies. They are currently operating in North and Central Jersey and are looking to expand into South Jersey.

Mr. Hardt asked what they are going to do. Ms. Jeskey responded that it is staffed by Nurse Practitioners who can diagnose treat and write prescriptions. It

will have limited services such as earaches, sore throats, rashes, etc. The clinic does accept insurance. They follow established guidelines. Hours of operation are 8 a.m. - 8 p.m. M-F and 10 a.m. - 4 p.m. on Saturdays and Sundays.

Mr. Hardt stated that this seems to be a normal and customary practice and can be treated as a permitted use.

Mr. Searfoss asked if this type of organization needs to be licensed from the State of New Jersey. There is a medical supervisor that does have to be licensed that and he is licensed.

Mr. Latini asked if there is any change in the intensity of the use from the store regarding parking and traffic. Ms. Jeskey stated that their primary users are the people that already shop there. Ms. Jeskey stated that these clinics have typically not increased traffic.

Mr. Springer asked if there is any arrangement to bus people in for treatment. Ms. Jeskey stated no it is first come first serve.

Gabrielle John Massa went over the constructibility of the minute clinic. He advised that there will be two small rooms which are 8 x 10 each and do not extend to the outside of the building.

Mr. Massa stated that according to the square footage of the building there are 44 parkingspaces needed. The currently lot has over 60 right now. Mr. Taylor asked if there will be any additional entrances. Mr. Massa stated that there was not.

Jim Erickson testified that they are proposing two signs, one interior and one exterior. The exterior sign will replace the sign that is now there that says food mart.

The inside of the store interior illuminated window sign will replace the bank sign currently in the window.

The food mart sign is 13.5 square feet. The new sign is 20 square feet total. The reason for the change is that it is the logo for Minute Clinic.

Chairman Blair explained that this is a total increase of 6.5 feet on the total allowable signage.

Mr. Latini pointed out that these signs are non-conforming signs which would increase the nonconforming use. Mr. Hardt was not sure if it was a D variance or C variance. The non conforming nature may make it a D but Mr. Hardt will treat it as a C variance.

Ms. Shevade stated that the size of the sign is for advertising purposes.

Mr. Hardt stated that the engineer concerns can be treated as one motion as they all relate to signage.

Mr. Hardt stated that the food mart sign should be treated differently from the trademark sign.

Ms. Shevade stated that this project provides a service to the residents.

Mr. Chieco asked if the sign is a constant sign. The CVS representatives stated that it is.

Mr. Campbell clarified that the reason it is larger because minute clinic has more words than the food mart sign it is replacing.

Motion by Mr. Chieco, seconded by Mr. Alexander for siteplan approval on minute clinic with bulk variances for sign. All voted in the affirmative with Mr. Hartman abstaining.

- Township of Eastampton Subdivision on Block 600, Lots 2, 2.02 and 4

Mr. Hardt stated that this is a re-do of a previously approved subdivision which was not perfected due to it not being filed with the County Clerk.

Mr. Hardt swore in Mr. Latini.

Mr. Latini advised that the County is willing to sign the official copies submitted for recording. Mr. Hardt has also prepared the resolution which can be adopted tonight which will move it ahead even more expeditiously.

Motion by Mr. Searfoss, seconded by Mr. Springer on Block 600 lots 2 2.02 and lot 4 to approve the subdivision. All voted in the affirmative with Mr. Hartman abstaining.

Motion by Mr. Searfoss, seconded by Mr. Alexander to adopt Resolution 2007-16 . All voted in the affirmative with Mr. Hartman abstaining.

- Request from Township Council for recommendation to add an additional use of continued care retirement community to BP zone

Ms. Fegley stated she has concerns because BP prohibits residential use. There are also parking issues. Ms. Fegley stated that possibly they could make it a conditional use.

Mr. Hardt suggested that the board go back to Council with a request that they are asking the engineer to come up with standards.

Mr. Blair would like the professionals to meet regarding conditional uses. Mr. Chieco suggested this matter also be referred to a committee for clarification.

Comments from Board Members, Solicitor, Engineer and Secretary.

Mr. Hardt stated that a new ruling from Judge Sweeney states that the Mayor and Council member must excuse themselves to the public seating in certain instances. Mr. Hardt stated that if you have a combined site plan and use variance on the same night, those individuals would have to excuse themselves. Chairman Blair stated that the board can choose to separate the applications as a standard policy.

Mr. Campbell asked if the sovereign bank sign in CVS is an existing non-conforming use. They stated that it was.

Mr. Hardt introduced his partner Pam.

Motion by Mr. Hartman , seconded by Mr. Blair to adjourn at 8:15 p.m. .All voted in the affirmative.

Respectfully submitted,

Linda M. Lovins
Land Use Administrator