

**EASTAMPTON TOWNSHIP LAND USE PLANNING BOARD  
REGULAR MEETING SEPTEMBER 20, 2006 - 7:30 PM  
MINUTES**

Vice Chairman Mark Searfoss 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 on January 6, 2006 and posted on the Municipal Building Bulletin Board.

Pledge of Allegiance. Everyone participated in the pledge.

Vice Chairman Searfoss welcomed the guests.

Roll Call: Mr. Alexander, Mr. Blair, Mr. Campbell, Mr. Chieco, Mr. Hartman, Mr. Johnstone, Mr. Kingston, Mr. Knighten, Mr. Renzulli, Mr. Searfoss, Mr. Springer

PRESENT: Mr. Alexander, Mr. Campbell, Mr. Chieco, Mr. Johnstone, Mr. Kingston, Mr. Knighten and Mr. Searfoss

ABSENT: Mr. Blair, Mr. Hartman, Mr. Renzulli, and Mr. Springer

ALSO PRESENT: Linda Peryer, Land Use Administrator and Land Use Solicitor  
Bruce Sattin, Esq.

Motion by Mr. Knighten, seconded by Mr. Alexander to approve the Minutes for July 2006. All voted in the affirmative.

Motion by Mr. Johnston seconded by Mr. Kingston to approve the Bill Lists for August 2006 and September 2006. All voted in the affirmative.

Resolutions:

NONE.

Mr. Springer joined the meeting at this time.

New Business:

Brant Knapsack, 30 Fawn Court, Lumberton, NJ. Mr. Sattin swore in Mr. Knapsack at 7:31 p.m.

Mr. Sattin gave a brief history of this particular block and lot.

- Knapsack Use Variance Application - Block 101, Lot 4.04 for relief from height restriction.

Mr. Knapsack submitted all plans to the Construction Official Steve Murray and he had two issues – the house was too high and the egress windows. He took care of the egress window situation. Mr. Murray misinterpreted the plans to view the front of the house as actually the side. The highest peak is from the garage side which is 39 feet. Mr. Knapsack stated that the house is four feet too high and it is already built. He conformed by making the front of the

house at the right height but the Code states the front is the side that faces the road which is actually the side and is now built at 39 feet high. Mr. Searfoss asked if there were any questions. Mr. Johnstone asked how high the septic was. Mr. Knapsack stated that it was 4' high and he has inserted a retaining wall for aesthetics. Mr. Searfoss asked what stage Mr. Knapsack is in. He stated he was sheet rocking the home.

Mr. Campbell asked if the plan has changed from the original plan.

Mr. Searfoss pointed out that the PE used two different license numbers. Mr. Knapsack stated that there were two PE's and he had to give up one.

Mr. Searfoss opened to the public at 7:50 p.m. There being no public in attendance he closed to the public.

Mr. Searfoss stated that this is an unintentional oversight due to a misinterpretation of the drawings. Considering that the house is already built and that there is a high tree line around the area, it would be difficult not to approve this application. Mr. Searfoss asked for anyone else's comments.

Mr. Campbell stated that he has driven by it and you do look at the front when driving up and see the 35' elevation.

Motion by Mr. Johnstone seconded by Mr. Chieco to approve the height variance application by Knapsack to a maximum of 39' rather than the 35' that is permitted in the R-A zone on Block 101, Lot 4.04. Upon roll call vote all voted in the affirmative.

Mr. Sattin cautioned Mr. Knapsack to approve at his own risk until the 45 days from publication after the next meeting.

Old Business:

None.

Correspondence:

- Donna Kosco, ERA Advantage Realty to Linda Peryer regarding informal review; and
- Linda Peryer to Donna Kosco regarding informal review application.

Open meeting for public comment:

Vice Chairman Mark Searfoss opened the meeting for public comment. There being no public in attendance he closed to the public at 7:57 p.m.

Comments from Board Members, Solicitor, Engineer and Secretary: and

Mr. Johnstone made a comment that sometimes things are hung up on technical issues and stated that on a cautionary note do not get hung up on the technical matters as opposed to aesthetics.

Discussion took place regarding the application that was heard this evening and how to prevent

misunderstandings from happening in the future.

Mr. Searfoss asked how much input the Board has to the architectural. Mr. Sattin stated that the ordinance does not give that much authority to impose aesthetic conditions upon home owners. He stated that you can impose conditions to any variance.

Mr. Chieco stated that the Board had to be careful due to the definition of height with the grade being able to be built up as high as needed to make that requirement. Mr. Campbell stated it is similar to the same thing as was permitted on Sharbell Development.

Different scenarios were discussed.

Mr. Searfoss stated that Sharbell has broken ground and several members of the Planning Board were in attendance at the ground breaking.

Nancy Jamanow was unable to make it to the meeting tonight her father is not doing well so let's keep her in our prayers.

Linda Peryer reminded Mr. Knighten and Mr. Campbell of their upcoming training in Mount Laurel on September 30.

Linda Peryer also advised the Board that this is the last meeting she will be known as Linda Peryer. She is getting married on October 7 and will from that date forward be known as Linda Lovins.

The 2007 schedule was also discussed.

Informal hearings were discussed as they relate to the term guidance and opinion for informals. A sketch hearing was suggested.

Motion by Mr. Johnstone seconded by Mr. Knighten to adjourn at 8:45 p.m .

Respectfully submitted,

Linda M. Peryer  
Land Use Administrator