

TOWNSHIP OF EASTAMPTON
LAND USE PLANNING BOARD MINUTES
Wednesday January 20, 2010
7:30PM

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
	<u>X</u>	<u> </u>	Mr. Alexander
	<u>X</u>	<u> </u>	Mr. Blair
	<u> </u>	<u>X</u>	Mr. Campbell
	<u>X</u>	<u> </u>	Mr. Chieco
	<u>X</u>	<u> </u>	Mr. Johnstone
	<u>X</u>	<u> </u>	Mr. Searfoss
	<u>X</u>	<u> </u>	Mr. Springer
	<u> </u>	<u>X</u>	Mr. Shemley
	<u>X</u>	<u> </u>	Mr. Taylor
	<u>X</u>	<u> </u>	Mr. Rodriguez
	<u> </u>	<u>X</u>	Mr. Nagler
	<u>X</u>	<u> </u>	Mr. Hardt, Esq.
	<u>X</u>	<u> </u>	Ms. Jamanow, Engineer
	<u>X</u>	<u> </u>	Secretary-Jill Torpey
	<u> </u>	<u> </u>	

2. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY SECRETARY:

This meeting is being held in compliance with the Open Public Meetings Act, Chapter 231, Public Laws 1975 and that certification of this notice is on file in the office of the Township Clerk .

Advance written notice of this meeting was posted on the bulletin board in the Municipal Building; was mailed to Burlington County Times; was filed with the Clerk of Eastampton Township and was mailed to all persons who requested and paid for such notice.

3. PLEDGE OF ALLEGIANCE

4. WELCOME TO GUESTS

5. NOMINATION OF CHAIRMAN

Mr. Blair nominates Mr. Johnstone as Chairman. Mr. Alexander seconds the motion.
 Roll Call-all are in favor.

A. SWEARING IN OF CHAIRMAN

6. NOMINATION OF VICE-CAHIRMAN

Mr. Springer nominates Mr. Taylor as Vice Chairman. Mr. Chieco seconds the motion.
 Roll Call-All were favor.

A. SWEARING IN OF VICE CHAIRMAN

7. NOMINATION OF SECRETARY

Mr. Blair nominates Jill Torpey as secretary. Mr. Springer seconds the motion.
 Roll Call-All were in favor.

8. **NOMINATION OF ATTORNEY**

A motion Mr. Springer nominates Fred Hardt as Attorney. Mr. Blair seconds the nomination.

Roll Call-All were in favor.

9. **NOMINATION OF ENGINEER**

A motion is made to nominate Nancy Jamanow of Environmental Resolutions, Inc. Mr. Blair seconds the motion.

Roll Call-All were in favor.

10. **APPROVAL OF 2010 MEETING DATES-SEE ATTACHED**

A motion is made to approve the meeting dates.

1st-Mr. Blair, 2nd-Mr. Rodriguez

Roll Call-All were in favor.

11. **APPROVAL OF MINUTES – Regular Meeting of Planning Board – September 16, 2009 and Executive Session September 16, 2009**

A motion is made to approve both minutes.

1st-Mr. Taylor, 2nd-Mr. Blair

Roll Call-All were in favor except Mr. Johnstone who abstained.

12. **APPROVAL OF RESOLUTIONS**

Resolution PB # 2009-9, Clearwire US, LLC approval for a use and height variance with a waiver of the site plan submission and approval requirements.

A motion is made to approve the resolution.

1st-Mr. Blair 2nd-Mr. Rodriguez

Roll Call-All were in favor except Mr. Alexander, Mr. Springer who abstained.

Resolution PB# 2009-10, Mustapha Okusal approval for variance for a garage for his trucks and truck parking

A motion is made to approve the resolution

1st-Mr. Taylor, 2nd-Mr. Blair

Roll Call-All were in favor except Mr. Alexander, Mr. Johnstone, Mr. Springer who abstained

COMMUNICATIONS: Growmark is requesting an amendment to their resolution for an approval for a change in the height of the tank.

Mr. Haines the attorney for Growmark states that they already received approval for 4 tanks to hold liquid fertilizer. They thought he would be 30' but two of the tanks will be 35'. The resolution states that the tanks will be 30' feet so they are requesting an amendment to the resolution. He doesn't think the tanks will be over 35' but asks that they receive approval for them to be no larger than 50' because that's what the ordinance allows.

Jeff Draper and Nancy Jamanow are sworn in by Mr. Hardt. Ms. Jamanow states that the ordinance allows the height of up to 50' and the tanks meet the bulk requirements. Mr. Draper states that the tanks have a life of about 30-40 years. The tanks that are there now are about 35'

so the new tanks should be hidden. Mr. Haines asks Mr. Draper is this is standard height and he says yes unless you're at a commercial refinery.

Mr. Hardt states that they aren't asking for anything more than the ordinance allows and they don't need another site plan. They probably would've received approval the first time around.

The application is open to the public. As there is no public, the public portion is closed.

Mr. Johnstone states the change is within what the ordinance allows.

A motion is made to approve.
1st-Mr. Blair, 2nd Mr. Alexander
Roll Call-All were in favor.

13. APPLICATIONS:

NEW BUSINESS

2010-1

**Sung Lim Church
115 Buddtown Road
Southampton, NJ**

**B 600 L 2.06
1341 Monmouth Rd
Eastampton**

The Applicant is seeking a variance for a third freestanding sign at the church, a variance to allow a sign 3'x3' and any other variances or waivers required.

REPORTS

Survey, pictures of sign

This application will be held over until the February 17, 2010 meeting

1. ANY OTHER BUSINESS-

Mr. Springer, Mr. Blair, Mr. Rodriguez, Mr. Taylor, Mr. Johnstone are sworn in

2. MATTERS TO BE PRESENTED BY THE PUBLIC-

None

3. MATTERS TO BE PRESENTED BY THE ENGINEER

— None

4. MATTERS TO BE PRESENTED BY THE PLANNER

None

5. MATTERS TO BE PRESENTED BY THE SOLICITOR

___None

6. MATTERS TO BE PRESENTED BY THE BOARD

REDEVELOPMENT STUDY

Mr. Hardt states that it wasn't necessary to have someone from the county here. This sets forth certain land for re-development. The board must report back to council if the board feels the need for re-development. If there is no outcry from the public there will be a motion to adopt the resolution and send it back to council. The proposed area is off of W. Railroad Ave by the landfill.

The application is open to the public. With no public in attendance the public portion is closed.

Mr. Johnstone asks if there are any other comments to identify the area for re-developmet. Mr. Hardt states the landmass under consideration must meet special criteria to develop. Mr. Johnstone asks if this is in connection with surrounding towns and Mr. Hardt states no.

Nancy Jamanow states that Barbara Fegley is the Planner for Mount Holly and their landfill was not declared for re-development. Eastampton is the first to do so.

Mr. Hardt states they can send a copy of the report to surrounding towns however everyone wants to be the lead dog, but Eastampton wants to be 2 steps ahead of everyone.

Mr. Johnstone states their job is to determine if the area is in need of re-development and report back to council. The board recommends this area is in need of re-developmet.

A motion is made to approve the resolution.

1st-Taylor, 2nd-Mr. Chieco

Roll Call-All were in favor except Mr. Alexander, Mr. Rodriguez and Mr. Springer who abstained.

Mr. Hardt states the permit extension act was extended to 12/31/12.

Mayor Springer states the new governor issued a bunch of executive orders and asks if anybody knows about them. Ms. Jamanow states that she was talking to Mr. Haines but they didn't have the chance to get into it too much. Ms. Jamanow also states that she and Mr. Blair had a meeting with Sharbell last Thursday and they are starting construction on the amended site plan. They will be coming in for construction permits so they should see action soon.

Mr. Blair states that he and Ms. Newcomb, on advise of the Township Manager, had a meeting with a couple of gentlemen about opening a Saddle Shop in the old Aquatic Gardens building. They were putting in an offer this past Friday to buy it "as is". They would sell equestrian and pet supplies. They have a website saddleshop.com.

7. ADJOURNMENT

A motion is made to adjourn the meeting

1st-Mr. Springer, 2nd-Mr. Rodriguez

Roll Call-All were in favor.

**Jill C.
Torpey** _____
Secretary to Land Use Board

Please call Jill C. Torpey if you are unable to attend this meeting at 267-6633 or 267-5723 x203.

Please forward your email address to planning@eastampton.com