

TOWNSHIP OF EASTAMPTON
LAND USE PLANNING BOARD MINUTES

Wednesday October 20, 2010
7:30PM

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
	_____	_____	Mr. Alexander
	_____	_____	Mr. Blair
	_____	_____	Mr. Campbell
	_____	_____	Mr. Chieco
	_____	_____	Mr. Johnstone
	_____	_____	Mr. Searfoss
	_____	_____	Mr. Springer
	_____	_____	Mr. SHEMELEY
	_____	_____	Mr. Taylor
	_____	_____	Mr. Rodriguez
	_____	_____	Mr. Nagler
	_____	_____	Solicitor, Fred Hardt, Esq
	_____	_____	Engineer, Nancy Jamanow
	_____	_____	Secretary, Jill C. Torpey

2. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY SECRETARY

The notice requirements provided for in the "Open Public Meetings Act" have been satisfied. Notice of this meeting was properly given in the annual notice which was adopted by Eastampton Township Land Use Planning Board on January 20, 2010 and the resolution was transmitted to the Burlington County Times and the Courier Post, filed with the Township Clerk and posted on the official bulletin board at the Township's Municipal Building, filed with members of this body and mailed to each person who has requested copies of the regular meeting schedule and who has pre-paid any charges fixed for such services. All mailings, postings and filings have been accomplished on February 1, 2010.

3. PLEDGE OF ALLEGIENCE

4. WELCOME TO GUESTS-Mr. Johnstone welcomes all guests to the meeting.

5. APPROVAL OF MINUTES- July 21, 2010

A motion is made to approve the minutes.

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

Roll Call-All were in favor except Mr. Springer, Mr. SHEMELEY, Mr. Taylor & Mr. Nagler who abstained.

6. APPROVAL OF RESOLUTIONS

Resolution #2010-10-Ryan Kennedy-Bulk Variance for detached garage

Ms. Jamanow and Ms. Torpey did not receive the resolution via email and Mr. Hardt did not bring the file with him so the resolution will be tabled until the next meeting.

7. COMMUNICATIONS

Mustapha Okusal
Block 400 Lot 13
1369 Monmouth Road
Eastampton, NJ

Mr. Okusal will be in to give an update of the status of the project.

Mr. Okusal could not attend the meeting. Chuck Petrone, counsel for Mr. Okusal was present on his behalf. They were here in June to give an update. They were not ready to go for Site Plan at that time. They have the Use Variance but not ready yet for Site Plan. They received the report late last week from DEP on the LOI report. The town has received their copy Mr. Springer confirmed. Mr. Okusal's engineer recommend that they not go any further on the site plan until they get some kind of comfort level from the DEP. They heard that some LOI's are approved in 2 months and some in 6 months. Mr. Petrone asks the board for another extension to submit for Site Plan.

Mr. Hardt states that he has no problem with it but the board must be in agreement. He states that they will not want to go forward without the DEP approval. That will affect the layout. Mr. Hardt suggests another 90 days. Ms. Jamanow states that they were supposed to submit for Site Plan at the April 2010 meeting. She asks why was the LOI application made in October? When was the engineer hired? Mr. Petrone states that he had just came on board when they were at the June meeting.

Ms. Jamanow asks if the business is still operating at the property. Mr. Petrone states yes under the Use Variance. Ms. Jamanow states that Use Variance was contingent on Site Plan being submitted by The April 2010 meeting. Mr. Hardt states they usually don't allow the operation. Mr. Johnstone states that they need to establish a deadline. The board discusses December and Ms. Jamanow states that that would not be enough time. Mr. Johnstone recommends the January 2011 and if they are not back for Site Plan in January 2011 the operations will have to cease. Mr. Johnstone states that they are operating in good faith.

A motion is made to extend the Use Variance contingent in the Applicant coming back before the board for Site Plan at the January 2011 meeting. If he doesn't come the January 2011 meeting the business will have to cease at the property.

1st-Mr. Searfoss, 2nd-Mr. Taylor
Roll Call-All were in favor.

8. APPLICATIONS

NEW BUSINESS 2010-5

**Alethea Cleantech Advisors, LLC
84 Front St
Suite 50
Brooklyn, NY 11201**

**2537 Route 206
Eastampton, NJ
CH Zone**

The Applicant is seeking a Use Variance and Preliminary and Final Site Plan approval for a ground mounted photovoltaic system (solar farm) and Design Wavier and/or Variance approval to allow for an 8' high chain link fence.

Reports

Site Plan, Landscape & Lighting Plan, Soil Erosion & Sediment Control Plan/Detail, Construction Details

Robert Buchman of Archer & Greiner states that there are not 7 members for the Use Variance. There may be one on the way because there of traffic on the new Jersey Turnpike. He requests that the board go forward with the other items on the agenda and carry this over to the end to see if the 7th member has arrived by then. After the Bozzi application the boards' 7 member and the gentleman from the Althea

group still hasn't arrived. After a short recess the board is informed that the gentleman from Althea is about 20 minutes away. The board states that they do not know how far away their member is and it isn't fair to ask the board to sit and wait. They can either proceed with 6 members or be carried over until December. After the Althea group takes a quick moment to discuss this, they decide to be carried over until the December meeting. No new notice or mailings will be required.

A motion is made to carry the Altheas application until the December 6, 2010 meeting.

1st-Mr. Chieco, 2nd-Mr. Nagler
Roll Call-All were in favor.

Mr. Searfoss passes out an article from the Philadelphia Inquirer on another Solar Farm in South Jersey

2010-6

Bozzi Builders
649 Powell Rd
Eastampton, NJ

1200 Woodlane
Eastampton, NJ
VCD Zone

The Applicant wishes to construct 3 townhomes and two residential condos above commercial office.

Reports

Existing conditions and demolition plan, site plan, grading plan, utility and grading plan, soil erosion and sediment control plan/notes/detail, construction details, architectural

Mr. Hardt states that A-1 is the application, A-2 is the plan and A-3 the engineers report dated 10-18-10. Mark Renza, the Applicant's engineer and Jack Smith, architect are sworn in by Mr. Hardt. Mr. Renza has testified before the board and has been qualified as an expert. Mr. Smith has not testified before the board. He has been practicing as an NJ licensed architect for 14 years. He has been involved in this project for about 4 months. He is qualified to give expert testimony. The chair recognizes this. A motion is made by Mr. Searfoss and seconded by Mr. Rodriguez to deem the application complete.

Jonas Singer is the attorney for the applicant and he has read Ms. Jamanow's review letter. Preliminary Site Plan and the Use Variance was granted last year. This project will be similar to the adjacent property to the subject site. The off street parking requirement limits the landscaping possibilities and the handicap ramp will not be a problem. The board and the engineer would like to see the planting beds rearranged to allow for future growth and the Applicant has no problem doing that. The Applicant is planning to screen the mechanical equipment and this will be at the east side and there will be an opening to service the units. There was also a revision to the plan-there will now be basements instead of a slab. Ms. Jamanow and the board would like to see the water service on Hollyville place and they will have to work that out with NJ Water to see how they want it. Ms. Jamanow suggests that they present it to them being on Hollyville Place.

As for the curb detail, they have no problem with it and the county has no problem with it. With COAH, it is in a "state of flux" but it is a condition of the preliminary approval. The signage will conform to the ordinance. As for #14 of Ms. Jamanow's letter, the Applicant has no objection to changing to match existing and Mr. Hardt states he would like to review the legal description before building.

There was a question with the height of the buildings. The preliminary was for 2 story but now it is 2 1/2 stories. It is stated that this is a better design. Now there are basements and they made the design more attractive for selling. Mr. Smith states that the 1st floor of the condos will be commercial and the 2nd floor 2 story condos. The front will be hardplank and stone siding. Mr. Singer stated that they can't comply with everything in Ms. Jamanow's review letter and that they look at Sharbell to see what they were approved for. There was lengthy discussion on the porches and their size. By definition a porch is 6'x10' and on the plan the porches are 4'x6'. Mr. Smith states because of the limitations of the site they had to go with a smaller depth. They are Ok with the width. Ernest Bozzi was sworn in by Mr. Hardt. Mr. Bozzi agreed to the 5'x8' porches.

After discussions on whether they were usable at that size it was agreed that 60% of the porches will be 5'x8'. Concerning # 6 & 7 in Ms. Jamanow's letter they have no problem with it. The same with #8. AS for #9 there was not going to be shutters but the board would like to see them. Mr. Smith says they will out them in if there is enough room. AS for item #10 and the fixed awning it is still in the design phase. It will be a nice fixed awning and will work it out with the boards' staff.

The application is open to the public. No one from the public wishes to be heard. The public portion is closed.

A motion is made to approve final Site Plan with the following conditions:

Granting a wavier for the landscaping overlay compliance

A wavier for the shutters-they will be added if they fit

The commercial awning will approved by the board's staff for a fixed awning

Wavier for the porch that 2 of them will be 5'x8' on townhouse units

The subject stands on the condition of other agency approvals and a letter from the county on parking on Woodlane Rd

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

Roll Call-All were in favor

9. MATTERS TO BE PRESENTED BY THE PUBLIC-None

10. MATTERS TO BE PRESENTED BY THE BOARD-None

11. MATTERS TO BE PRESENTED BY THE SOLICITOR-None

12. MATTERS TO BE PRESENTED BY THE ENGINEER-None

13. ADJOURNMENT

A motion is made to adjourn the meeting.

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

Roll Call-All were in favor.

Jill C. Torpey

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Secretary to the Land Use Planning Board