

TOWNSHIP OF EASTAMPTON
LAND USE PLANNING BOARD MINUTES

Monday December 6, 2010
7:30PM

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
	<u>X</u>	_____	Mr. Alexander
	<u>X</u>	_____	Mr. Blair
	<u>X 7:31</u>	_____	Mr. Campbell
	<u>X</u>	_____	Mr. Chieco
	<u>X</u>	_____	Mr. Johnstone
	<u>X</u>	_____	Mr. Searfoss
	<u>X</u>	_____	Mr. Springer
	<u>X</u>	_____	Mr. SHEMELEY
	<u>X</u>	_____	Mr. Taylor
	<u>X</u>	_____	Mr. Rodriguez
	<u>X 7:42</u>	_____	Mr. Nagler
	<u>X</u>	_____	Solicitor, Mr. Hardt
	<u>X</u>	_____	Engineer, Ms Jamanow
	<u>X</u>	_____	Planner, Ms. Fegely
	<u>X</u>	_____	Secretary, Jill 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-Chairman Johnstone welcomes all guests to the meeting.

5. APPROVAL OF MINUTES- October 20, 2010

A motion is made to approve the minutes.

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

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

6. APPROVAL OF RESOLUTIONS

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

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

Resolution #2010-11-Bozzi Builders-3 townshomes and 2 residential condos

Ms. Jamanow did not have enough time to get her review comments in about the resolution. The resolution will be tabled until the next meeting.

7. INFORMAL APPLICATIONS

Paris Art label Co.
217 River Ave
Patchogue, NY 11772

1308 Woodlane Rd
Eastampton, NJ

The Applicant is coming for a conceptual meeting for what they would like to do at the GSELL building.

John Gillespie, Vincent Rodda and Ron Tarantino, Jr are here to speak about their company moving to the old GSELL location. They would like to put a printing company there and they feel that this building is a good use. They are family owned from Long Island and the current location is in Robbinsville, NJ with about 9,000 square feet. This location has 17,000 square feet of warehouse and about 2,000 square feet of office space. There would be no odor or noise. Right now about 80% of their operation is making labels for Revlon products, Lorel and Natures Valley. Most of their shipments are by FEDEX or UPS and there will be about 1 tractor trailer per week going in and out of the property. Right now they have about 30-40 employees but hope to expand to about 50. There are 2 shifts of 7am to 4pm and 7pm to 2am. Most people work the 7-4 shift. The labels are pressure sensitive so the building will be climate controlled.

Let the record reflect Mr. Campbell arrived at 7:31pm. The outside they intend to make look like a park setting with trees and such. The entrance area will be neat and the inside will be spotless. They make about 500 million labels for Loreal and Loreal comes in and does a "white glove" inspection. There can be no dirt or dust. You will be able to "eat off the floors" They were also awarded to be the sole label supplier for Elizabeth Arden.

Mr. Stout from Stout & Caldwell states that the front will be updated completely and the rear will be employee parking. They will level off the 2 loading docks and add additional landscaping on the east side. Where there are residential homes beside them they will upgrade the landscaping. On the west where there are commercial properties they will put up a solid PVC type fence with additional landscaping. In the back off Monmouth they will keep the evergreens.

Mr. Blair states that this is an unique property with dual street fronts. On the second street front can they put additional landscaping? Also he had a question about if there is a fire suppression system in the building. There is a dry pipe system in it and they will address the additional issues of landscaping on Monmouth.

Let the record reflect that Mr. Nagler arrived at 7:42pm.

Ms. Jamanow had some questions about extending the sidewalk along Woodlane. Can they do this to add additional access to the local restaurants if the employees want to walk to it.

Mr. Johnstone stated they wanted to build up this area as part of the Town Center.

Mr. Alexander added that with the Town Center Master Plan they prefer brick not stucco. Can they do a Georgian type style with a brick façade?

Mr. Johnstone also commented on the area used by the employees in the front, how will this work for entertaining clients? He also states they are looking to draw from the daytime workforce for the Town Center concept.

Mr. Tainting stated that a lot of VP's come down to go out for lunch/dinner and also they are 1 of 3 label suppliers for Estee Lauder and they are a 7 billion dollar company.

8. APPLICATIONS

Old Business

2010-5

Alethea Cleantech Advisors, LLC
84 Front St, Ste 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 a 8' high chain link fence.

Reports

Site Plan, Landscaping & Lighting Plan, Soil Erosion & Sediment Control/Detail, Construction Detail Mr. Springer and Mr. Nagler Step down. Mr. Hardt marks everything into evidence and M. Johnstone explains for the record, the councilmember's must step down as this is a Use Variance and by law this use has been deemed an inherently beneficial use. Robert Buckman is the attorney for the Applicant. Evan Hill, George Coatzie and Lance Landgraff are sworn in by Mr. Hardt

Mr. Buckman states that this application is for a ground mounted solar farm on about 15 acres of vacant farmland. There is about 93.30 feet of frontage. The ingress/egress will be from Route 206. This is well through the approval process. They Applicant's agree with all items in Ms. Jamanow's review letter.

Mr. Coatzie is the founder of the company in 2008. He has been in the energy industry for 15 years. He worked for "dirty" energy for about half that time and renewable energy for the other half. Solar power is less than 1% of world power and they hope to change that. The whole community would benefit from more stable energy and in the long term it will help keep cots down. Mr. Coatzie this is 1 of 6 applications they have started in NJ. Some are proposed on 100 plus acres, this one is on 16 acres with 11 of that being developable. This property does not have water or sewer on it and a commercial business would need that. Also they could supply energy to businesses directly adjacent to this property but not to residential houses. Ms. Jamanow asks about the 5 projects they have going in New Jersey and no others have been before any boards yet not have any applications been submitted to boards. They are preparing the second application to be submitted. Community benefits were discussed and the Applicants discussed the education side of those benefits.

Ms. Fegely asked about sites in the BP district and they looked at around but nothing met the milestones they need to meet. Discussion took place on the mounted panels themselves. They will be a fixed tilt system with the orientation to the south. They will be no more than 7 feet from the ground and the back wiring will be concealed. An eight foot fence is being proposed for security and will be black vinyl coated. There will be no barbed wire. There were photos shown and discussed with the line of site from 206. Landscaping will be supplemented from the engineer's and planners comments.

Mr. Taylor asked how much maintenance this requires and the Applicant explains if there's a problem someone will come to the site but most of the maintenance will be done remotely. The maintenance under the panels will be very minimal and will be using a special seed mix. There was extensive discussion on the landscaping and whether a berm should be used and what time of landscaping mixed should be used. The Applicant and the Ms. Jamanow discussed the landscaping and they will work together in this. There was also discussion if the would be a glare from the solar panels. It is explained that they are designed not to give off glare but to absorb the sunlight.

Mr. Blair brought up moving the drive access. They discuss moving this and the Applicants state they have already received DOT approval and they cannot violate the DOT permit or R.O.W. issues. Also Ms. Jamanow states they would be getting too close to the Boilermakers entrance. As for approvals, the Applicant's received the NJ DOT maintenance access permit on 12-1-10, they have a valid LOI until 2012, hope to have soil sediment soon and have a letter of No Interest from the Burlington County Planning Board.

Ms. Jamanow states that the fencing along 206 in the black vinyl will fade into the background and it won't really be noticeable. Ms. Fegley asks about the posts and tops and that will be black vinyl coated as well. Mr. Taylor asked how long ill construction take and it should not take more than six months, possible as short as four. Ms. Jamanow would like the board to consider a variance for the landscaping mix as a pure technicality in case the Applicant can't provide the exact mix called for in the ordinance.

The Application is open to the public. With no public present, the public portion is closed.

A motion is made to approve site plan, bulk and the landscaping variance with the condition to work with the board's professionals on the landscaping and all conditions Mr, Hardt mentions as the legislature has said this is an inherently

beneficial use.

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

A motion is made to approve the use variance with any and all conditions stated by Mr. Hardt.
1st-Mr. Searfoss, 2nd-Mr. Chieco
Roll Call-All were in favor.

New Business

2010-7

**Edward Pastore
714 Henderson
Lumberton, NJ**

**1330 Monmouth Rd
Eastampton, NJ
TCC Zone**

The Applicant seeks a bulk variance for height on a construction of a garage that will be 21.5 feet high.

Reports

Survey

This application is being carried over to the January 19, 2011 meeting. No new notice is required.

2010-8

**Epicore
4 Lina Ln
Eastampton, NJ 08060**

**4 Lina Lane
Eastampton, NJ
BP Zone**

The applicant wishes to subdivide the property into three lots and site plan approval to raise the roof line of the front most part of the existing Epicore building and re-configure the building interior.

Reports

Minor subdivision plan & schematic design floor plan

Mr. Springer recuses himself from the Lina Lane application because his daughter attends the gymnastics school.

David Frank is the Attorney for the Applicant. He states that there is a gym facility, a ware house and the Epicore building. There are here for subdivision and site plan. Dan Guzzi is the engineer, William Long is the CEO, William Castner and Seth Harmony, the owner and operator of the gym are sworn in. Mr. Guzzi is a licensed professional engineer and id the chairman accepts him as credible he can be certified as an expert.

Mr. Frank states that Lina Lane is an existing private road with 3 lots along it. They want to lift the roof on the Epicore building to fit processing equipment in it and reconfigure the entrance. There will be some disturbances but not enough to affect storm water drain off. They are also asking to put up a/n elevation view sign. There is a miscellaneous assortment of signs there now and all of those will go away with the new sign. It will have exterior lighting. Mr. Hardt asks Mr. Guzzi if he read the engineer’s review letter and he has and his is in agreement. The subdivision will be filed by plot.

There was discussion about the fenced in area in the front and Mr. Guzzi states that this is processing equipment. There was also discussion about the parking lot and the drive isles and what was going to be repaired and what wasn’t. Ms. Jamanow would like to see everything repaired even though that wasn’t what the applicant was going to do. The Applicant will do what ever needs to be done and will need to post bond for this. And will work with Ms. Jamanow on

this. The Applicant will also prepare a landscaping plan to comply with the landscaping ordinance.

The trash and debris around the gym area will be removed. The trailers are there for seasonal gym apparatus as the owners and operators of the gym do not think it is safe to store it in the gym when not in use. This became an issue. Ms. Jamanow stated she didn't know they were there until she did a site visit as they are not on the plan. Mr. Blair states the trailers aren't usually allowed there permanently. Mr. Guzzi states there is a loading dock there and they are not out of place with the loading dock. Seth Harmony states that there are beams and bars in there so they are not in the way and kids are not climbing all over them. Ms. Jamanow states she understands why they are there but they are not permitted. Mr. Blair states additional storage sheds need to be additional structures to the building. Mr. Harmony states that they can come back to add on to but the site is 'tight'. Mr. Frank states that if they had tags on them they would be considered vehicles. Mr. Hardt states even if they had tags that wouldn't be their use. He asks if they want time to consider their options and if they want to ask for temporary relief on this? Mr. Harmony states that they are going to come back for a solar application in the spring. Mr. Hardt states that part of the resolution is that they have to come back by April 1, 2011 on this issue. He advises the board they cannot legally act on it tonight because it was not on the plan. Theresa Harmony stands and asks for the temporary use of the trailers because a couple years ago she had \$7,000 worth of bleachers stolen. Mr. Hardt once again states the board cannot grant permanent use-only temporary use with the Applicant coming to board by April 1, 2011.

Ms. Jamanow asked about the propane tank and that tank is owned by the gas company and they have been using propane since 1981.

Mr. Hardt wants to address all waiver request and waivers are recommended.
A motion is made to deem the application complete.
1st-Mr. Blair, 2nd-Mr. Nagler
Roll Call-All were in favor.

There was more discussion on the sign. It will be on Route 206 and Mr. Blair would like it to say "Eastampton". Also there was discussion on how the sign was going to be lit. Was it going to be a floodlight or spotlight? It was decided that the spotlight from the top was the best. The material it was to be made out of was not finalized yet but the Applicant will check with the ordinance on that. The maintenance around the sign as well as the cross easements are worked out with the different companies.

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

A motion is made to approve the application with all the conditions mention by Mr. Hardt.
A motion for Site Plan and Waivers
1st-Mr. Searfoss, 2nd-Mr. Rodriguez
Roll Call-All were in favor

A motion for subdivision.
1st-Mr. Nagler, 2nd-Mr. Alexander
Roll Call-All were in favor.

9. MATTERS TO BE PRESENTED BY THE PUBLIC-None

10. MATTERS TO BE PRESENTED BY THE BOARD

Mr. Shemeley states that he will be unavailable for about the next 3 months as he is having spine surgery. Mr. Hart recommends a motion to excuse Mr. Shemeley from the meetings until he recovered from the surgery.
The motion is made and approved.

11. MATTERS TO BE PRESENTED BY THE SOLICITOR

Mr. Hardt states that no still knows what is going on with COAH. Since this is the last meeting he thanks the board for allowing him to serve as solicitor; it has been his pleasure and he wishes everyone Happy Holidays!

12. **MATTERS TO BE PRESENTED BY THE ENGINEER**-None

13. **ADJOURNMENT**

A motion is made to adjourn the meeting.
1st-Nagler, 2nd-Mr. Springer
Roll Call-All were in favor

Jill C. Torpey
Jill C. Torpey
Secretary to the Land Use Planning Board

Please call Jill if you are unable to attend this meeting at 609-267-6633 or 609-267-5723 x203. Please forward your e-mail address to planning@eastampton.com