

**TOWNSHIP OF EASTAMPTON**

**LAND USE PLANNING BOARD MINUTES**

**Wednesday July 21, 2010  
7:30PM**

**1. Roll Call**

<b>ATTENDANCE:</b>	<b>PRESENT</b>	<b>ABSENT</b>	
	<u>X</u>	_____	Mr. Alexander
	<u>X</u>	_____	Mr. Blair
	<u>X</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</u>	Mr. Nagler
	<u>X</u>	_____	Solicitor, Fred Hardt
	<u>X</u>	_____	Engineer, Nancy Jamanow
	<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-** Mr. Johnstone welcomes all guests to the meeting.

**5. APPROVAL OF MINUTES-** June 16, 2010 regular meeting,  
May 19, 2010 Executive Session

Mr. Searfoss, states that for the June 16 minutes if there was a vote he would have had to abstain because he works closely with Mark at the DEP and Mr. Alexander states that they are not given enough time to review things.

A motion is to approve the June minutes with changes and the May Executive Session minutes.

1<sup>st</sup>-Mr. Searfoss, 2<sup>nd</sup>-Mr. Blair

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

## **6. APPROVAL OF RESOLUTIONS**

### **Resolution #2010-9Boilermakers Local 28-Site Plan Approval**

A motion is made to pass the resolution after some comments from the board members.

1<sup>st</sup>-Mr. Blair, 2<sup>nd</sup>-Mr. Rodriguez

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

## **7. COMMUNICATIONS**

## **8. APPLICATIONS**

### **NEW BUSINESS**

**2010-4**

**Ryan Kennedy  
1357 Monmouth Rd  
Eastampton, NJ**

**1357 Monmouth  
Eastampton, NJ  
B-400 Lot-18  
Zone R-A**

The Applicant is seeking a Bulk Variance to build a new detached garage (30'x40' pole barn) on farm 12' from side yard set back where 50' is required.

#### **Reports**

Survey section indicating proposed placement, presentation of proposed structure and placement, description of hardships, other requested or required application materials

Ryan Kennedy and Roger Kennedy are sworn in by Fred Hardt. Mr. Kennedy states that there are about 40 acres and he and his wife Jill moved here about 5 years ago. There is an 11 stall barn and they board horses. It is a successful horse farm. Now they wish to turn their attention towards the house. They wish to put in the garage to house farm equipment. All the farm equipment is now "in the open." The garage is not intended to house livestock.

Mr. Kennedy goes over the pages of his application: page 2 is a computer rendering of the garage, page 3 is an actual photo of what the builder has built in the past, page 4 is proposed floor plan, page 5 is a cross section of the pole barn. Page 6 is a survey. Page 7 is placement without compliance of the 50' setback. Page 10 are the hard ships.

Mr. Hardt asks what a pole barn is. Mr. Kennedy states it is when pole are sunken into the ground supported by a footing with a membrane instead of a foundation. There is an existing barn on the property that is also a pole barn and is 108x136. The new garage will match as much as possible. Even though he has 40 acres it is an odd shaped lot and he wants the garage close to the house for security purposes. There are several trees that will have to be removed but he has had a landscape architect out to the property and none of the trees to be removed are special or desirable trees. The back pasture is woods, pasture and a riding ring. The house

and hay barn are over a hundred years old and were there when he bought the property. The house doesn't meet the current set back and it is pre-existing non-conforming.

Kathy Newcomb, Zoning Officer is sworn in by Mr. Hardt. Ms. Newcomb states that she met with Mr. Kennedy and took a tour to the end of the property. The hay barn is not weather tight. The hay barn would be a tight fit to also house the equipment. The neighbor on the right was like an old junk yard. Last year there were a lot of complaints about it and he has cleaned it up. That family used to own the Kennedy property. In speaking with him he is glad the Kennedy's now own the property. It is now an unusual lot as it has 3 frontages.

The application is open to the public. There is no public present. The public portion is closed.

Mr. Johnstone states that Mr. Kennedy has done a very thorough job with his application, better than most. This was very helpful. Mr. Blair also thought he did a very good job.

Mr. Kennedy states for the record that he met and spoke with Ms. Newcomb and Ms. Torpey several times and they were very helpful.

A motion is made to approve the application.

1<sup>st</sup>-Mr. Rodriguez, 2<sup>nd</sup>-Mr. Chicco

Roll Call-All were in favor.

Ms. Newcomb asks if a special wavier can be made for Mr. Kennedy to proceed at his own risk.

A motion is made to allow Mr. Kennedy to proceed with construction at his own risk.

1<sup>st</sup>-Mr. Alexander, 2<sup>nd</sup>-Mr. Searfoss

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.

1<sup>st</sup>-Mr. Campbell, 2<sup>nd</sup>-Mr. Searfoss

Roll Call-All were in favor.

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](mailto:planning@eastampton.com)

