

**TOWNSHIP OF EASTAMPTON
PLANNING BOARD MINUTES
REORGANIZATION**

**Wednesday January 19, 2011
7:30PM**

Fred Hardt, Esq. administers oaths to all newly appointed and re-appointed Land Use Planning Board members.

Madame Secretary, Jill C. Torpey, calls the meeting to order at 7:30pm.

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
	<u>X</u>	<u> </u>	Mr. Rodriguez, Class I
	<u>X</u>	<u> </u>	Mr. Blair, Class II
	<u>X</u>	<u> </u>	Mr. Campbell, Class IV
	<u>X</u>	<u> </u>	Mr. Nagler, Class III
	<u>X</u>	<u> </u>	Ms. Drumm, Class IV
	<u>X</u>	<u> </u>	Mr. Johnstone, Class IV
	<u> </u>	X resigned	Mr. Searfoss, Class IV
	<u>X</u>	<u> </u>	Mr. Chieco, Class IV
	<u> </u>	X	Mr. Taylor, Class IV
	<u> </u>	X Excused	Mr. Shemeley, Alt. I
	<u>X</u>	<u> </u>	Mr. Renzulli, Alt II
	<u>X</u>	<u> </u>	Solicitor, Fred Hardt
	<u>X</u>	<u> </u>	Engineer, Nancy Jamanow
	<u>X</u>	<u> </u>	Secretary, Jill C Torpey
	<u> </u>	<u> </u>	

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 ALLEGIANCE

4. WELCOME TO GUESTS-Madame Secretary Torpey welcomes all guests to the meeting.

5. OATHS

6. NOMINATION OF CHAIRMAN-

Madame Secretary Torpey entertains a nomination for a chairperson.
A motion is made to nominate George Johnstone as Chairman
1st-Mr. Nagler, 2nd-Mr. Blair
Roll Call-All were in favor.

A. SWEARING IN OF CHAIRMAN-George Johnstone is sworn in by Fred Hardt, Esq.

7. NOMINATION OF VICE-CHAIRMAN

Chairman Johnstone entertains a nomination for a Vice-Chairperson.
A motion is made to nominate Ralph Taylor a Vice-Chairperson.
1st-Mr. Nagler, 2nd-Mr. Rodriguez
Roll Call-All were in favor.

A. SWEARING IN OF VICE CHAIRMAN-Ralph Taylor is not present at this meeting and will be sworn in at the February 16, 2011 meeting.

8. NOMINATION OF SECRETARY

Chairman Johnstone entertains a nomination for Secretary.
A motion is made to nominate Jill Torpey as Secretary.
1st-Mr. Blair, 2nd-Mr. Chieco
Roll Call-All were in favor.

9. APPOINTMENT OF ATTORNEY

Chairman Johnstone entertains appointments for Attorney.
A motion is made to appoint Frederick Hardt, Esq. as Planning Board Attorney
1st-Mr. Nagler, 2nd-Mr. Blair
Roll Call-All were in favor.

10. APPOINTMENT OF ENGINEER

Chairman Johnston entertains appointments for Engineer.
A motion is made to appoint Nancy Jamanow of Environmental Resolutions, Inc.
1st-Mr. Blair, 2nd-Mr. Rodriguez
Roll Call-All were in favor.

11. APPROVAL OF 2011 MEETING DATES-SEE ATTACHED

A motion is made to approve the 2011 meeting dates.
1st-Mr. Blair, 2nd-Mr. Nagler
Roll Call-All were in favor.

12. APPROVAL OF MINUTES – Regular Meeting of Planning Board – December 6, 2010

A motion was made to approve the minutes with the following correction:
On page two paragraph 3 it should read “Mr. Stout from Stout and Caldwell...”
1st-Mr. Campbell, 2nd-Mr. Chieco
Roll Call-All were in favor except Ms. Drumm and Mr. Renzulli who abstained.

13. APPROVAL OF RESOLUTIONS

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

A motion is made to approve the resolution with corrections.

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

Roll Call-All were in favor except Ms. Drumm and Mr. Renzulli who abstained.

Resolution #2011-1-Epicore- 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

A motion was made to approve the resolution with corrections.

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

Roll Call-All were in favor except Ms. Drumm and Mr. Renzulli who abstained.

Resolution #2011-2- Alethea Cleantech Advisors, LLC- 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

A motion was made to approve the resolution with corrections.

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

Roll Call-All were in favor except Ms. Drumm, Mr. Renzulli and Mr. Nagler who abstained.

COMMUNICATIONS: Zoning Officer Kathy Newcomb would like to address the board on the Mustapha Okusal application, Block 400 Lot 13 1369 Monmouth Rd.

Zoning Officer Kathy Newcomb states that they came for Use Variance in September of 2009. The approval was subject to Site Plan approval. They were supposed to come back in April of 2010 with Site Plan. They did not. They came in July and October to explain why they were not ready for Site Plan. In October they were told they had to have Site Plan for the January 2011 meeting or the business would have to cease. She would like to know what happens now because this has never happened before. Mr. Hardt says one of two things can happen. They can be notified they have not complied and their approval can be dismissed if they do not meet the conditions and the Use Variance will be lost. Or they can terminate the approval and the Use Variance now. Mr. Johnstone states he hates to make them go through this again because their were reasons they granted the Use Variance in the first place. He thinks Mr. Hardt should send the letter. Ms. Newcomb has a concern that there is a for sale sign at the property and she thinks the Applicant may think since he trying to sell it he doesn't have to move forward with the Site Plan. She stated that she and Ms. Torpey have reached out to the Applicant's attorney several times to no avail. Mr. Johnston wants the board's opinion on how they think it should be handled. It is decided that Mr. Hardt will send a letters to the applicant and his attorney that an application for site plan must be filed in time for the February 2011 meeting or they will not be in compliance with the approval of the Use Variance.

A motion is made to allow Mr. Hardt to write the above mentioned letter.

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

Roll Call-All were in favor.

14. APPLICATIONS:

NEW BUSINESS

2010-7

**Ed Pasture
714 Henderson Rd
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.

The Applicant wishes to withdraw his application.

Mr. Hardt explains that the board is the only one that can officially withdraw an application and a motion must be made.

A motion is made to withdraw the application.
1st-Mr. Renzulli, 2nd-Mr. Rodriguez
Roll Call-All were in favor.

2011-1

**Paris Art Label Co.
217 River Ave
Patchogue, NY 11772**

**Block 600 lot 7
1308 Woodlane Rd
Eastampton, NJ
Zone TCD**

The applicant is seeking a use Variance and Preliminary/Final Site Plan Approval

REPORTS

Variance and waiver requests, preliminary and final site plan dated 12/21/10 prepared by Stout & Caldwell Engineers, LLC

Mr. Hardt marks all items into evidence. Robert Stout and Nancy Jamanow are sworn in by Mr. Hardt. John Gillespie is the Attorney for Paris Art Label. This is the former GSELL building on Woodlane and Monmouth Roads. Mr. Gillespie states Ms. Jamanow's completeness letter dated 1/12/11 was very helpful. The waivers they requested were recommended except the architectural.

Mr. Renzulli asked what the difference was between Paris Art Label and Princeton Printing? Vincent Rodda and Ron Tarantino Are sworn in by Mr. Hardt and state that both are label companies Princeton Printing bought Paris Art Label in 2006. Mr. Johnstone asks Ms. Jamanow if there are any pre-existing conditions that need to be corrected and Ms. Jamanow states none that she is aware of.

A motion is made to deem the application complete and approve the waivers.

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

Roll Call-All were in favor.

Mr. Nagler and Mr. Rodriguez step down due to that they are Council Members and this is a Use Variance.

Mr. Tarantino presents the board members with samples of the types of labels they make. They have been in business for about 20 years and their main customers are Revlon, Victoria's Secret, Estee Lauder and they are the sole supplier to Elizabeth Arden. Right now they have 35 employees but hope to expand to about 50. The day shift is from 7am to 3pm with 30 employees and the night shift is 3:30pm to 1:30am Monday through Thursday with 4 employees. Before they bought Princeton Label they made about 2 1/2-3 million dollars after they purchased it they made about 4 1/2 million dollars. In 2010 they made 8 million dollars. The current facility is too small. VP's from the companies do come to see them. They make sure the facility is clean at all times. The quality has to be perfect and you can "eat off the floor". Truck traffic would be about 1 tractor trailer about every week, week and a half. Most of the product and supplies comes and goes by FEDEX and UPS.

They have been looking for a location for about a year and what makes this location so good is most of the employees live close by. Mr. Rodda explains how he did a zip code search and found most of his employees live in South Jersey. He was even told by some that if they went farther north of the current facility some couldn't stay with the company. Mr. Blair asked if they are planning to hire 15 new people would they hire locally and Mr. Tarantino is OK with that. Ms. Drumm asks if this building can accommodate the growth and Mr. Tarantino states they have more than enough room and with the land they have they can expand if they need to in 8-10 years. Mr. Blair asked if they would be doing any interior renovations. Mr. Tarantino states they are going to bring the building up to code and make it presentable. Also Mr. Rodda states they are going to put in new carpet, flooring, doorways and HVAC. They hope to open within 2011. As for the noise element that should not be a problem. Mr. Rodda stated the noise is limited to the inside and Scott Carew visited the Robbinsville location and stood outside and could not hear any noise on the outside. The FEDEX and UPS deliveries would occur during normal business hours. The tractor trailer deliveries would consist of shipments that weighed over 500-600 pounds. There would be no shipping at night.

Robert Stout from Stout and Coldwell is in agreement with Ms. Jamanow's report except there are some variances to go over. On the site there are two main roads. The truck traffic will enter through the rear of the facility which is Monmouth Road. They need a variance for building size, lot area and the height of the building. Also for parking. They are one space short for parking according to the code. The Applicants don't expect the parking to be an issue because they only plan to have 50 employees maximum and this is not a business where customers are coming on daily. If need be they will

address the parking issue in the future. There were some discussions on a 3 ½ foot high fence to run along the property line and re-landscaping the front. Mr. Johnstone would like the fencing removed once the landscaping is re-done to give the property a more open flow. Mr. Caldwell said the fence would be there for security. Mr. Hardt asked about a cross easement and the Applicant stated that long term they are OK with addressing the fencing issues. Also 7000 square feet of asphalt will be removed and landscaping will be done with planted areas and this will advance the visions of the TC Zone. There was also discussion on having an “access” sidewalk with an access gate to connect the other properties along Woodlane Road. The parking issue against the apartment complex was brought up and this will be supplemented with greens and also an appropriate type of light will be used in that area. There are no storm water issues on the property.

Mr. Blair asked if the building is fire suppressed and it is. Also he asked what is being done with the fuel storage tank and that is being removed. He also suggested the Applicant contact the Fire Marshall and they will. There was some discussion on the placement of the trash dumpster. It needs to be where it is so the tractor trailers can maneuver in the parking lot. It also needs to be the ordinance requirements of 15’ from the building. The Applicant’s are not sure if it is sewer or septic, but Mr. Blair suggested if septic they contact the Board of Health and if sewer the contact MUA. There were discussions on the type of lighting and the building itself. Mr. Caldwell states there is very little lighting and new lighting will be going up, possibly 11 new lights. He presented a 3D composite rendering. Discussion took place on the color of the brick and the vertical sections on the building. Mr. Johnstone would like to see red. Also a question came up about a sign. It hasn’t been designed so it will not be part of the approval tonight. Ms. Jamanow states as long as it meets code it will go through Mr. Blair’s office. There will be no sign at the rear entrance. There was also discussion on the size and placement of the sidewalk. Mr. Campbell likes the way it looks on the plan but Ms. Jamanow states it must meet the ordinance requirements. As for the fencing it was thought it would be tan but it was decided it would be white and the same height with the lattice to be consistent with Sharbell. Also the employees will enter by the side door.

Ms. Jamanow states that the Applicants’ addressed the negative and positive criteria, they are using the parcel for its best possible use, it is in keeping with the TC use, and she is recommending the Use Variance and is approving the façade.

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

Mr. Hardt states the board would be approving Bulk and Use Variance and Site Plan with conditions of moving the dumpsters, working out the color of the brick Chairperson and professionals as well as the loss of the vertical elements, abiding by the comments in the engineers report, the fence being 5’ solid with 1” lattice white vinyl, a parking variance, a variance for the fence height in the front yard, and being able to deviate with what greenery/shrubbery is required by ordinance for along Woodlane Road.

A motion is made to approve the application with the conditions mention by Mr. Hardt.

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

Roll Call-All were in favor.

1. ANY OTHER BUSINESS-

Mr. Hardt explains that Scott Williams is present to go over the waivers and completeness of the Mosque application. Ms. Jamanow states that this is the Knight office building next to Sharbell. Mr. Williams states that the Tax Collector Certification has been requested and he does not understand why the Clerk signature block is needed on the plans. Ms. Jamanow states that it is need for completeness. The drainage area map they request a waiver and they request a waiver for the solid waster management. Ms. Jamanow states a waiver is not requested. Also the rear architectural elevation they plan to handle with testimony. Mr. Blair states that they have and pay professionals to handle this before the meetings and he does not know why we are here tonight for this. We don't handle waivers and completeness with a secondary meeting, that's what we have our staff for. Mr. Hardt states this will be taken up at the meeting. Ms. Jamanow states statutorily a letter is issued within 45 days.

2. MATTERS TO BE PRESENTED BY THE PUBLIC-None

3. MATTERS TO BE PRESENTED BY THE ENGINEER

Ms. Jamanow has requested some changes to the ordinances for the codification. It is nothing earth shattering. Section 88 is on site plan and subdivisions. 103 has some substantial changes. TCO was never adopted. Other changes are lot and block numbers are being used instead of business names. There is also a proposal to allow drive thru restaurants where the CVS is. Mr. Johnstone was opposed to this as were some other board members. There was discussion of this was for a Dunkin Donuts to come into town but the board felt that it would open it to any drive thru restaurant being allowed to come into town. After mush discussion it was decided to recommend to council to remove the language about drive thrus and/or window services from page 6, 8 and 9 of 19.

A motion was made to adopt the ordinance changes and send back to council.

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

Roll Call-All were in favor.

5. MATTERS TO BE PRESENTED BY THE SOLICITOR-

None

6. **MATTERS TO BE PRESENTED BY THE BOARD-**

Ms. Jamanow, Mr. Hardt and Ms. Torpey thank the board for their appointments/nomination. Mr. Blair welcomes the new board members. Ms. Torpey informs the new board members that they will need to take a mandatory training class within 18 months. She will follow up with them on this. Mr. Nagler informs the board that Mark Searfoss has resigned and that Leon Jones, who is in the audience, will be appointed to Planning Board at the next council meeting and sworn in here at our next meeting. He also inform the board that James Shemeley made it through his surgery just fine and is in rehab for the next 4 weeks.

7. **ADJOURNMENT**

A motion was made to adjourn the meeting.
1st-Mr. Campbell, 2nd-Mr. Renzulli
Roll Call-All were in favor.

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