

TOWNSHIP OF EASTAMPTON
LAND USE PLANNING BOARD MINUTES

Wednesday March 16, 2011
7:30PM

Vice-Chairperson Ralph Taylor called the meeting to order at 7:31pm.

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> </u>	<u>X</u>	Mr. Nagler, Class III
	<u>X</u>	<u> </u>	Ms. Drumm, Class IV
	<u>X 8:01pm</u>	<u> </u>	Mr. Johnstone, Class IV
	<u> </u>	<u>XExcused</u>	Mr. Shemeley, Class IV
	<u>X</u>	<u> </u>	Mr. Chieco, Class IV
	<u>X</u>	<u> </u>	Mr. Taylor, Class IV
	<u>X</u>	<u> </u>	Mr. Jones, 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 19, 2011 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 January 23, 2011.

3. PLEDGE OF ALLEGIANCE

4. WELCOME TO GUESTS- Vice-Chairperson Ralph Taylor welcomed all guests to the meeting.

5. **APPROVAL OF MINUTES** – Regular Meeting of Planning Board – February 16, 2011

A motion was made to approve the minutes.

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

Roll Call-All were in favor.

6. **APPROVAL OF RESOLUTIONS**

Resolution 2011-5- GROWMARK FS LLC FOR APPROVAL OF AN AMENDED PRELIMINARY AND FINAL SITE PLAN INVOLVING THE REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 800, LOT 9 FOR THE RETAIL SALE OF AGRICULTURAL INPUTS.

Ms. Drumm asked about the concrete pad that was discussed at the meeting and inquired if it should be in the resolution. Ms. Jamanow stated that it is addressed in her letter and she received the plan and it is addressed on that.

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

Resolution 2011-6- AUTHORIZING AWARD OF CONTRACT FOR PROFESSIONAL SERVICES. The Chairman and Secretary are hereby authorized and directed to execute the attached contract with Nancy Jamanow, PE,PP, CME of Environmental Engineers, as Land Use Planning Board Engineer and Planner.

Vice-Chairperson Taylor states that Ms. Jamanow is stepping down and Stacy Arcari is taking her place. He also notes that the resolution has Ms. Jamanow's name in it, should it be changed now. Mr. Hardt states no because the contract is with Environmental Resolutions. It is also noted that it says Environmental Engineers in the resolution not Environmental Resolutions.

A motion is made to approve the resolution with the name change.

1st-Mr. Chieco, Mr. Jones

Roll Call-All were in favor.

Resolution 2011-7- AUTHORIZING AWARD OF CONTRACT FOR PROFESSIONAL SERVICES. The Chairman and Secretary are hereby authorized and directed to execute the attached contract with FREDERICK W. HARDT, Esq. as Planning Board Solicitor.

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

COMMUNICATIONS: Ed Fox, Burlington County Economic Development

Mr. Fox did not actually appear. He left material for the board to review. Ms. Jamanow states that he has appeared before other boards she represents and this is about what she calls the Route 206 corridor. He is looking for a resolution of endorsement from the board to council. What he has

down for other boards is to leave the information for the board to review and then act on it at the next meeting. That is what the board will do.

7. APPLICATIONS:

NEW BUSINESS

2011-4

**Masjid Shuada, Inc
2648 Route 206
Springfield, NJ 08060**

**1345-1347 Monmouth Rd
Eastampton, NJ
TCM-2 ZONE**

The Applicant wishes to withdraw their application for Site Plan approval for a Mosque and Child Care Center.

Mr. Hardt explains that the Applicant is mad at the counties review polices and a motion is needed to allow the withdraw. Ms. Jamanow states she issued a review letter also so this is a formal withdrawal.

A motion is made for the withdrawal of the application.
1st-Mr. Renzulli, 2nd-Mr. Campbell
Roll Call-All were in favor.

2011-5

**Recep Olcer
17-B Hunters Circle
Eastampton, NJ 08060**

**2505 Route 206
Eastampton, NJ
CH Zone**

The Applicant is applying for Conditional Use Variance for a Single Family residence and Commercial Truck repairs and storage.

REPORTS

Site Plan dated 12/17/10

Mr. Hardt stated that the Applicant did not get their notice in the paper in time and therefore they have asked for a continuance until next month. Mr. Hardt states if they ca not make the April meeting the application will be denied without prejudice.

He states that members of council can not vote on this.

A motion is made to continue the Application until the April meeting.
1st-Ms. Drumm, 2nd-Mr. Renzulli
Roll Call-All were in favor.

1. **ANY OTHER BUSINESS**-None
2. **MATTERS TO BE PRESENTED BY THE PUBLIC**-No public is present.
3. **MATTERS TO BE PRESENTED BY THE ENGINEER-**

Ms. Jamanow makes the announcement that she is leaving ERI and accepting a position in Evesham Township. Stacey Arcari will be coming on as the boards' engineer. She has been with ERI several years and has served on several planning boards. She would like Ms. Arcari to introduce herself and tell a little about herself.

Ms. Arcari states that she has been with ERI for a little over 6 years and has been out of college for 15 years. She represents the Cherry Hill Planning Board among other towns. She is a traffic engineer and works on other aspects. She also has worked with Ms. Drumm. She looks forward to working with the board. Vice-Chairperson Taylor states he looks forward to working with her and he thanks Ms. Jamanow for her years of service. Ms. Jamanow also states that the board is free to still call her with any questions.

Ms. Jamanow would like to point out that she received the revised plans for Growmark and they show 21 vehicles on it. She states that they talked about not having any at the meeting and she is not approving the plans with 21 vehicles.

4. **MATTERS TO BE PRESENTED BY THE SOLICITOR-**

Mr. Hardt states that no one in New Jersey has no idea what is going on with COAH. Towns are still under obligation to meet it but know knows what the obligation is.

5. **MATTERS TO BE PRESENTED BY THE BOARD**

Vice-Chairperson Taylor states that there has been discussions to change the date of the April meeting due to that being spring break week for the schools and because Chairperson Johnstone and Secretary Torpey cannot make that meeting. Ms. Torpey states that she sent out an e-mail yesterday with alternate dates of 4/13/11 and 4/27/11. The solicitor and engineer cannot make the 4/27/11 meeting but the 4/13/11 date seems to be a good date for everyone.

A motion is made to cancel the April 20, 2011 meeting and change hold a special meeting on April 13, 2011.

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

Roll Call-All were in favor.

Ms. Torpey states that she will be e-mail the Financial Disclosure Forms tomorrow. They need to be filled out every year even of nothing has changed. You must get 2 copies back to Kim White with original signatures on both by April 30, 2011.

Mr. Chieco states that he represents the Environmental Commission and they meet the 4th Wednesday of the month. He asked Ms. Torpey if there was a way to get the Planning Board applications sooner so the Environmental Commission can review them. After some discussion with him, Ms. Torpey and Ms. Jamanow it is decided that when an application comes in and Ms. Torpey sends it out to the professionals, she'll also send it out to Mr. Chieco.

Mr. Blair congratulates Ms. Jamanow but states she will be truly missed.

Ms. Drumm states to Ms. Torpey that she is taking her class this Saturday and should she get or need a confirmation? Ms. Torpey states that she received the confirmation the day she registered them. Ms. Torpey reminds her to pick up the 2 books that were paid by the township for her.

Let the record reflect Chairman Johnstone joined the meeting at 8:01pm. Vice-Chairperson Taylor informs the Chairman that the moved on a motion to cancel the April 20th meeting and hold a special meeting on April 13th.

6. ADJOURNMENT

A motion is made to Adjourn the meeting.

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

Roll Call-All were in favor

Jill C. Torpey

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