

**TOWNSHIP OF EASTAMPTON
LAND USE PLANNING BOARD MINUTES**

**Wednesday April 13, 2011
7:30PM**

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
		X	Mr. Rodriquez, Class I
	X		Mr. Blair, Class II
	X		Mr. Campbell, Class IV
		X	Mr. Nagler, Class III
	X		Ms. Drumm, Class IV
	X		Mr. Johnstone, Class IV
		X	Mr. SHEMELEY, Class IV
	X		Mr. Chieco, Class IV
	X		Mr. Taylor, Class IV
	X		Mr. Jones, Alt. I
	X		Mr. Renzulli, Alt II
	X		Solicitor, Fred Hardt Esq
	X		Engineer, Stacey Arcari
	X		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 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

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

A motion is made to approve the minutes.

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

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

6. APPROVAL OF RESOLUTIONS-

Resolution 8-2011- Masjid Shuada, Inc to withdraw the Site Plan application for a Mosque and Child Care Center.

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

Resolution 9-2011-Recep Olcer-Request to continue the application until the April 13, 2011 meeting.

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

7. COMMUNICATIONS-Growmark for clarification and discussion on parking of the vehicles at the site.

Growmark is back for clarification on how many vehicles can be parked at the site. Jonas Singer is their attorney and Bill Nicholson is the Engineer. Mr. Nicholson they have received subsequent approval and there is a misunderstanding on how many vehicles and equipment are allowed to be parked outside. His understanding was that they would submit an inventory to the Boards Engineer. This inventory and the updated site plan showed 21 vehicles and equipment and this is not what the boards Engineer thought was approved. Mr. Hardt asks Mr. Nicholson what he and Ms. Jamanow disagree on. Mr. Nicholson states that Ms. Jamanow thinks there was only going to be 1 truck. Mr. Hardt states they discussed whether the vehicles and equipment were going to be inside or outside and testimony was that because of the snow the vehicles couldn't be removed. Mr. Singer states those were the junk vehicles and they have been removed. Mr. Jonas states that there have been 15-16 vehicles since day one. Mr. Taylor asked about parking for employees and customers. Mr. Singer states that very few customers come in and those employees park their cars and leave for the day in the company's vehicles. Mr. Blair states that he doesn't think they ever really discussed total number of vehicles. Mr. Johnstone states that the bulk of the vehicles/equipment they discussed were there because of the bad weather and they would be returned to the field. Mr. Blair also states that he was one of three township employees to visit their site in South Jersey and he saw a number of vehicles and it really didn't compute with him because it was constant with the operation. What the board doesn't want to see happen is for them you have to come before the board very amended site plan every time they acquire a new vehicle but they also don't want to see 21 vehicles turn into 450 vehicles. The Applicant has agreed that they will have no more that 30 vehicles on site and Mr. Nicholson will show the 9 future spaces on the site plan. Ms. Arcari states that was the only outstanding issue.

A motion is made to allow no more than 30 vehicles/equipment on site and the additional parking spaces will be designated on the Site Plan.

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

Roll Call-All were in favor.

8. APPLICATIONS:

NEW BUSINESS

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 marks items into evidence. He also states that this is an estate property and will not receive any money until it is sold. A condition of any approval will be that taxes be paid at the time of the settlement and no occupancy approval granted until such. Even if the approval doesn't happen the estate still owns the property and taxes will need to be paid. The board has done this once or twice before and he is recommending it this time.

Tom Scattergood is the attorney and states that Mr. Olcer is from Turkey so there may be a little bit of a language barrier. Mr. Hardt swears in Reggie Olcer who is looking to buy farm property. Mr. Scattergood enters into evidence old permits for the current single family house and the garage. These permits go back to 1961. Mr. Scattergood states that it was either a school bus company or a private bus company. He presents these for hardship reasons to show that those uses have always been there. It is determined that these uses are pre-existing non-conforming and can continue with change. Mr. Scattergood also presents a letter from the DOT from 12/21/1954 for the driveway entrances. It is determined that that approval is for a residential driveway. They would have to go back to the state for commercial approval. It has been empty for about 4 years. Mr. Hardt states that he doesn't know if he'd approve the Site Plan Waiver.

Mr. Olcer states that the property would be used for dump truck repair and that 9-10 trucks would be parked on the site. There would be 3 axle trucks and would haul stone and gravel. He lives in Eastampton and the trucks are currently parked at another property in Eastampton. There would be a mechanic employed to repair the trucks. It would be almost anything from transmission/engine work to replacing tires. The hours would be 8am to 9pm weekdays and start as early as 3am in the summer and 10am to 5pm on weekends. One truck is his and the others are friend's trucks. There was discussion on what parts would be stored and they would not be permitted to be stored outside. Mr. Hardt states that Site plan would have to be applied for so the board knows how to handle this business at this property.

The single family house is in OK condition and would have to be worked on. It has been vandalized and windows broken. The board and the Applicant discussed reasons why site plan would have to be applied for. There are DEP issues with wetlands on the lot and the DOT would have to approve

the driveway. Also the Applicant would have to address lighting , landscaping and other issues that are reviewed and discussed during the Site Plan application. The board asked Mr. Scattergood to explain all of this to his client and advise him on what costs may be. However, in general, the board does not think that this type of use is inconsistent with the area. Mr. Scattergood will go over everything with his client.

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

The board and its professionals advise the applicant that there are issues that will require site plan approval and that he should hire an engineer to go over these issues. Ms. Arcari has issues with the trucks coming in and out and there are going to be storm water issues. Because the house is existing that would e pre-existing non-conforming use and is allowed by code.

A motion is made to deny the application without prejudice on the conditional Use Variance for the Commercial trucking and storage and approve for the residence.

1st-Mr. Renzulli, 2nd-Mr. Blair
Roll Call-All were in favor.

1. **ANY OTHER BUSINESS**-None
2. **MATTERS TO BE PRESENTED BY THE PUBLIC**-No public in attendance
3. **MATTERS TO BE PRESENTED BY THE ENGINEER**-None
4. **MATTERS TO BE PRESENTED BY THE SOLICITOR**
Mr. Hardt gives his update on COAH and it is the same as it was at last month's meeting.
5. **MATTERS TO BE PRESENTED BY THE BOARD**-None
6. **ADJOURNMENT**

A motion is made to adjourn the meeting.

1st-Mr. Renzulli, 2nd-Mr. Blair
Roll Call-All were in favor.

Jill C. Torpey
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Secretary to Land Use Board

