

TOWNSHIP OF EASTAMPTON

LAND USE PLANNING BOARD MINUTES

Wednesday June 15, 2011
7:30PM

1. Roll Call

Table with columns: ATTENDANCE:, PRESENT, ABSENT. Lists names and classes (e.g., Mr. Rodriguez, Class I) with 'X' marks indicating attendance.

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-Mr. Johnstone welcomes all guests to the meeting.

5. APPROVAL OF MINUTES - Regular Meeting of Planning Board - April 13, 2011

A motion is made to approve the minutes.

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

Roll Call-All were in favor except Mr. Nagler, Mr. Rodrigueaand Mr. Shemeley who abstained.

**APPROVAL OF RESOLUTIONS-Resolution 2011-10-**Recep Olcer to withdraw the application for Conditional Use Variance for a Single Family residence and Commercial Truck repairs and storage. Mr. Hardt did not bring the resolution with him to the meeting. It will be tabled until July.

**6. COMMUNICATIONS-**Ed Fox, GAPP presentation-Mr. Fox's presentation will wait until the end of the meeting.

**7. APPLICATIONS:**

**NEW BUSINESS**

2011-7

**Robert Neff  
7 Goodman Lane  
Eastampton, NJ**

**7 Goodman Lane  
Eastampton, NJ  
RU-L**

**REPORTS**

Survey, Computer rendition of house

Mr. Hardt marks all items into evidence. Robert Neff is sworn in by Mr. Hardt. Mr. Neff states that he needs more room; he has 3 kids and a two bedroom house. Mr. Hardt asks if he received the engineer's letter and Mr. Neff states he has. In response to her letter he plans not change anything. He plans to keep it the way it has been for 50 years. As for the septic tank he plans to on pumping out and having it filled in and then capped.

Let the record reflect that Mr. Chieco arrives at 7:35pm.

Mr. Blair recommends that once this is done Mr. Neff have the county send a letter to his office dtating that he is in compliance.

Ms. Arcari asks for some backround on the property. Mr. Neff. States that it was built in 1955. There was no maintenance on the property until he bought it. He would like to tear it down and build a modular and there will be a full basement. He will maintain the existing setbacks except the side yards. He is not touching the elevation. He was not exactly sure of the height yet but it will not exceed 30 feet. The ordinance allows 35 feet and he will be under that.

The application is open to the public. Andrew Bonderhigh fro3 23 W Railroad Ave is sworn in by Mr. Hardt. He just wants to make sure the drainage doesn't impact his property. Mr. Neff states that nothing is going to change; everything will stay the same.

With no other public wishing to speak the public portion is closed.

Mr. Hardt states that the Applicant is proposing an improvement to the existing property and a side yard variance. It will be on the same foot print. It will enhance the area, he will be complying with all laws and the drainage and septic will not be a problem.

A motion is made to approve the application.

1<sup>st</sup>-Mr. Nagler, 2<sup>nd</sup>-Ms. Drumm

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

Mr. Hardt asks Mr. Neff when he wishes to start and Mr, Neff states as soon as everything is approved. Mr. Hardt recommends the board approving an at risk permit.

A motion is made to approve an at risk permit.

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

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

1. **ANY OTHER BUSINESS**-None
2. **MATTERS TO BE PRESENTED BY THE PUBLIC**
3. **MATTERS TO BE PRESENTED BY ENGINEER**-None
4. **MATTERS TO BE PRESENTED BY THE SOLICITOR**-Non
5. **MATTERS TO BE PRESENTED BY THE BOARD**

The board welcomes back Mr. SHEMELEY

6. **ADJOURNMENT**

A motion is made to adjourn the meeting.

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

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](mailto:planning@eastampton.com)**