

TOWNSHIP OF EASTAMPTON
LAND USE PLANNING BOARD MINUTES

Wednesday October 10, 2012
7:30PM

Mr. Johnstone called the meeting to order at 7:32pm.

1. Roll Call

| ATTENDANCE: | PRESENT | ABSENT | |
|--------------------|-------------------|-------------------|------------------------------|
| | <u>X</u> | <u> </u> | Mr. Rodriquez, 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> </u> | <u>X</u> | Ms. Drumm, Class IV |
| | <u>X</u> | <u> </u> | Mr. Johnstone, Class IV |
| | <u>X</u> | <u> </u> | Mr. Chieco, Class IV |
| | <u>X</u> | <u> </u> | Mr. Taylor Class IV |
| | <u> </u> | <u>X</u> | Mr. Jones, Alt I |
| | <u>X</u> | <u> </u> | Mr. Zeno, Alt. II |
| | <u>X</u> | <u> </u> | Solicitor, David Serlin, Esq |
| | <u> </u> | <u>X</u> | Engineer |
| | <u>X</u> | <u> </u> | Secretary, Jill C. Torpey |
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1. 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 18, 2012 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, 2012.

2. PLEDGE OF ALLEGIANCE

3. WELCOME TO GUESTS

4. **COMMUNICATIONS-** Discussion for amending Township Code Section 540-98 regarding redevelopment criteria for Transect District (T1) and Village Core

Township Manager Czerniecki apologizes for coming back with this but there are two items that missed their attention. The plan is conceptualized to be 4 stories along Woodlane Road and there will be a building wall. The 4 stories will just be in the front buildings so they can accommodate retail on the first floor. The rest of the buildings will stay 3 floors. The other item is the parking in the rear. That can't be true for all buildings because there will be some interior buildings. These are the only two modifications.

Mr. Johnstone states he has seen the mockups and he believes these changes are consistent with the Master Plan. He stated where the CVS is there is a drop off so the 4 story buildings will actually look like 3 stories.

Mr. Chicco asked if the buildings will be set back like the CVS.

Township Manager Czerniecki states no they will sit closer to the road but there will still be setbacks they will have to abide by.

Mr. Campbell asks how high the Sharbell buildings are.

Township Manager Czerniecki states they are almost 40 feet but that's because they have a sloped roof. These buildings will have a flat roof.

Mr. Taylor states that it is a maximum building height of 52 feet.

Mr. Nagler suggests that that the terminally "county road" should be changed to "County Road 630" should for some reason it not be a county road at some point.

It was clarified by Township Manager Czerniecki that parking will be screened at the rear of the lot but not each parking lot.

5. **RESOLUTIONS**

Resolution 16-2012- ORDINANCE AMENDING TOWNSHIP CODE SECTION 540-98 REGARDING REDEVELOPMENT CRITERIA FOR TRANSECT DISTRICT (T1) AND VILLAGE CORE

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

6. **Resolution 17-2012-TRUE CHURCH OF CHRIST CHURCH FOR MINOR SITE PLAN APPROVAL FOR AN ADDITION OF A KITCHEN AND MEETING ROOM**

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

APPLICATIONS:

NONE

1. **ANY OTHER BUSINESS**
2. **MATTERS TO BE PRESENTED BY THE PUBLIC**
3. **MATTERS TO BE PRESENTED BY THE ENGINEER**
4. **MATTERS TO BE PRESENTED BY THE SOLICITOR**

Draft Rules and Regulations for the Eastampton Township Land Use Planning Board

Mr. Serlin states that he has submitted a draft copy of rules and regulations. It is something that Burlington Township adopted Years ago and he modified it to fit Eastampton.

Mr. Johnstone states that it will go back on the agenda for the next meeting for further discussion, which is scheduled for December and then a final version can be voted on at the re-organization meeting in January 2013.

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

A motion was made and approved to adjourn the meeting at 7:47pm.

Jill C. Torpey

Jill C. Torpey _____

Secretary to Land Use Board

