

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

**Wednesday September 19, 2012**  
**7:30PM**

**Oath of Office**

Mr. Serlin sworn in Anthony Zeno as Alternate II

**1. Roll Call**

<b>ATTENDANCE:</b>	<b>PRESENT</b>	<b>ABSENT</b>	
	<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>          </u>	<u>X</u>	Mr. Nagler, Class III
	<u>X</u>	<u>          </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>X</u>	<u>          </u>	Engineer, Stacey Arcari
	<u>X</u>	<u>          </u>	Secretary, Jill C. Torpey
	<u>          </u>	<u>          </u>	
	<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 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.

3. **PLEDGE OF ALLEGIANCE**

4. **WELCOME TO GUESTS**

5. **MINUTES**-Regular meeting 6/20/12

A motion was made to approve the minutes.

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

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

6. **RESOLUTIONS**

**Resolution 13-2012-** Mustafa Okusal for Preliminary/Final Site Plan

A motion was made to approve the resolution.

1<sup>st</sup>-Mr. Campbell, 2<sup>nd</sup>-Mr. Taylor

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

**Resolution 14-2012-**ORDINANCE AMENDING ARTICLE X-SIGNS, SECTION 540-51 PROVIDING FOR SIGNS TO IDENTIFY RESIDENTAIL NEIGHBORHOODS IN THE R-H ZONING DISTRICT

**Resolution 15-2012-**ORDINANCE AMENDING THE TOWNSHIP CODE CHAPTER 540 "DRIVEWAYS"

7. **COMMUNICATIONS-**

**Resignations of James Shemeley and Richard Renzulli**

Mr. Johnstone informs the board of the resignation of James Shemeley and Rich Renzulli. He wants to thank them for the tenure and tenacity of serving on the board.

**Correspondence from Chuck Petrone, Attorney for Mustafa Okusal on the status of applying for his "other" approvals as required on Page 6 of Ms. Arcari's review letter and set forth as of condition of approval for Preliminary/Final Site Plan.**

This is just confirm that per the approval Mr. Okusal has complied and has started the process of obtaining the other prior approvals needed for the work he wants to do at his property.

**Discussion Amending Article X of the Township Code-Signs, Section 540-51 providing signs to identify residential neighborhoods in the R-H Zoning District.**

Mr. Czernecki states that the code is silent on this. Usually the sign is approved at Sub-division approval but the Eastampton Mews did not do that. They came to council about getting a neighborhood sign. Mr. Czernecki states that he went out and measured other signs. There is a sketch of the sign the Mews wants to put up. The ordinance would have to be amended.

Ms. Arcari has a question on whether the setbacks would be from the right of way or the edge of the pavement. Ms. Drumm states that normally it is from the right of way. Mr. Czernecki states that it would be from the edge of the pavement.

There was a question on fees if the town's professionals have to get involved and Mr. Czernecki states that they have a general operating budget they can use.

A motion is made to approve the resolution

1<sup>st</sup>-Mr. Campbell, 2<sup>nd</sup>-Mr. Taylor

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

**Discussion Ordinance amending the township code chapter 540 "Driveways"**

Mr. Czernecki states that a resident came in and questioned the impervious coverage. The town changed the formula for 3% for accessory structures. Driveways shouldn't be part of that. The town fixed that. Driveways should be no more than 8% and that is with a 2 car driveway with 2 aprons. 3 car driveways are becoming more common and they town thought this was a good opportunity to address it. Impervious coverage will stay at 35% including driveways with driveways being at 8% and accessory structures at 3%.

A motion is made to approve the resolution

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

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

**APPLICATIONS:**

**OLD BUSINESS**

**2012-4**

**The True Church Of Christ  
1333 Monmouth Rd  
Eastampton, NJ 08060**

**1333 Monmouth Rd  
Eastampton, NJ  
C-1 Zone  
Block 300 Lot 30**

The Applicant seeks a Site Plan for a 576 square foot addition.

**REPORTS**

Site Plan dated 7/12/12 and survey dated 6/29/12

Mr. Richard Nocella is the attorney for the Applicant and the Gregory Simmons is the engineer. Bishop Moses Gordon from the church and Mr. Simmons are sworn in by Mr. Serlin. Mr. Simmons is accepted as an expert by the board.

The Applicant is applying for minor/major site plan for a 570 square foot kitchen/meeting room addition. Property is at 1333 Monmouth Rd and is on about 4.67 acres. It is a flag lot with some fresh water wetlands.

It is a 2400 square foot existing church and proposing a 16'x36' addition of a meeting room and kitchen. The façade of the addition would match with the existing façade and there would be no new parking for the congregation. The intent would be for the congregation to use the meeting/room. There would be no I increase in the number of people using the addition and would not be used for events. The kitchen will be 10'x16' with the remainder being the meeting room. There will be no new employees.

Mr. Johnstone asks for the Applicant to explain the normal use of the church, service times and the people in attendance. Mr. Simmons states that there are about 25-30 people in the congregation and 20 parking spaces. They are not anticipating needing extra parking spaces as the space will primarily be used by the congregation after service.

As to the review letter form Ms. Arcari. Mr. Simmons states that they are requesting that the stone driveway have the ability to be an asphalt driveway and to re-locate it to loop around the back of the

church. Drainage would not impact any neighboring or existing property. As to number 3-6 the Applicant agrees.

Under Zoning in the review letter the parking lot is in the rear and this is an existing non-conforming use. For #2, this is an existing condition with no sidewalks on the property or across the street. #3 The existing lighting is functional and is adequate. No new lighting is proposed except for at the door and that will be installed according to building code. The parking area is lit with flood lights at an angle facing into the parking lot and overhead lights in the parking lot. The lights are on photo cells. #4 was addressed earlier. #5 will show landscaping buffering and show additional landscaping in the parking area as appropriate. For #6 the congregation is 25-30 people and there are 20 parking spaces that is sufficient. Addition is for current congregation not to add members to the congregation. The use on the site is the church use and a food pantry that is open Monday, Tuesday and Thursday that at us open from 10am to 2pm. The church is not used for anything else. #7 they have shown the existing and #8 there is no area to provide more landscaping the way the parking lot is laid out. They will provide landscaping as needed.

There is an existing handicap ramp at the southwest corner. This is not complaint and there will be a new one at the new entrance. They will comply with the professional's recommendations. The new ramp will have access to the new addition and the existing portion of the church. It will be the primary entrance for ADA. A stop sign and drop bar will be added to the exit on Monmouth Rd. The applicant would like to be able to do a stone driveway and possibly asphalt at a later date. Mr. Blair recommends that they get approval from the local fire marshal.

There will be emergency exit doors on the addition. There are services held on Wednesday and Friday evenings from 7:30pm-9pm, Sunday from 9:30am to 1:30pm and the food pantry on Mondays Tuesdays and Thursdays from 10am to 2pm. There may be fellowship services on Saturdays on occasion but it will not be rented out for weddings/functions. The property will be for the use of the congregation and all activities will end by 11pm.

The application is open to the public. With no one from the public

in attendance the public portion is closed.

A motion is made to approve the application with the following conditions:

1. Buffers will be added
2. Waivers for the sidewalk as requested are granted and for the façade
3. They will provide a general utility plan
4. The driveway loop will be reviewed by the township engineer
5. No activities after 11pm
6. The driveway spur will be abandoned
7. Landscaping will be reviewed by yr. township engineer

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

Roll Call- All were in favor

**CONCEPTUAL**

**Saed Issa  
1207 Monmouth Rd  
Eastampton, NJ 08060**

**1201 Monmouth Rd  
Eastampton, NJ  
Block 503 Lot 301 Q1201**

The Applicant is going to present an idea for the board's opinion for a Deli/Sandwich shop at the above address.

Mr. Serlin informs Mr. Issa that what is said here is non-binding as it is an informal application.

Mr. Issa states he just purchased another store at 1201 Monmouth Road. It used to be Curves. It is 1500 square feet and has 2 bathrooms. He owns the computer shop too. His concept is to open a hoagie shop, deli, sandwich shop, salads. There currently is 9 parking spaces. His current customer load is 2-3 customers per day. Most of that business is conducted off site. He is looking to have 2/3 tables in the shop. He believes there are enough parking spaces to support this. The Curves had about 200 members.

Ms. Newcomb, Zoning Officer, states that she sent the applicant here because in his initial letter to her with his projected use of the space she felt it was too broad and that parking would be a problem.

She states that the uses are not necessarily prohibited but he projected multi uses. Ms. Newcomb states some of the uses are a grocery area sit down tables, take out area.

Mr. Czernecki states that in developing the Town Center they struggled with the parking issues. However he states that flexibility with parking works best. The townships main concern with that property is the condition it is in. Mr. Issa states he would clean it up because he wants it to look nice also. Mr. Czernecki said he reached out to Mr. Bozzi and he has no concerns. Mr. Issa states based on his customer comments he thinks the business would be a success. It will most likely be a deli. He had a lot of ideas in the beginning but they have since narrowed it down.

Ms. Newcomb states that if Mr. Issa does move forward that he be specific on the application. Also if he's a corporation is would need an attorney. Mr. Serlin states that it seems like that what Mr. Issa is proposing to do is in compliance with what the property is approved for. Mr. Czernecki states he thinks it should be at a staff level whether Mr. Issa needs to apply to the board for approval. Mr. Serlin states that when he applies for permits to be specific in those and that could determine whether he has to come back

Ms. Newcomb asks where is she with enforcement if parking becomes an issue or hours become an issue what does she have to refer to enforce it. Mr. Taylor states it would fall back to what was originally approves when built. Mr. Czernecki states that parking is a natural constraint but is not something that should be an issue. Mr. Johnstone states that the goal is to develop that whole area and when that happens there will be additional parking. We just don't know what the time frame for that is.

The board wishes Mr. Issa luck.

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**

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

Mr. Taylor states that he cannot find a list of meeting dates on the website that tell the dates of the meeting. All it says is that it the 3<sup>rd</sup> Wednesday of the month. Ms. Torpey states that the Clerk puts the dates on every year after the re-org meeting. She will find out exactly where on the website that goes.

**6. ADJOURNMENT**

A motion was made to adjourn the meeting.

1<sup>st</sup>-Mr. Campbell, 2<sup>nd</sup>-Mr. Chieco

Roll Call-All were in favor.

Jill C. Torpey

*Jill C. Torpey* \_\_\_\_\_

Secretary to Land Use Board