

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

**Wednesday October 15, 2014
7:30PM**

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> </u>	<u>X</u>	Mr. Zeno, Class III
	<u> </u>	<u> </u>	
	<u>X</u>	<u> </u>	Mr. Chieco, Class IV
	<u>X</u>	<u> </u>	Ms. Drumm, Class IV
	<u>X</u>	<u> </u>	Mr. Johnstone, Class IV
	<u>X</u>	<u> </u>	Mr. Bayles, Class IV
	<u>X</u>	<u> </u>	Mr. Taylor, Class IV
	<u> </u>	<u>X</u>	Mr. Czerniecki, Alt I
	<u>X</u>	<u> </u>	Mr. Sweeney, Alt II
	<u>X</u>	<u> </u>	Solicitor, David Serlin
	<u>X</u>	<u> </u>	Engineer, Stacey Arcari
	<u>X</u>	<u> </u>	Secretary, Jill C. Torpey
	<u> </u>	<u> </u>	

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 15, 2014 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 20, 2014.

2. PLEDGE OF ALLEGIANCE

3. WELCOME TO GUESTS

Mr. Johnstone welcomes all guests to the meeting.

4. **APPROVAL OF MINUTES**-Regular session June 18, 2014

A motion is made to approve the minutes with the correction Mr. Taylor was absent.

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

Roll Call-All were in favor.

5. **COMMUNICATIONS**

Chuck Petrone will be appearing to give a status update concerning the extension he asked for on June 18, 2014 for M & M Trucking

Mr. Petrone had a prior commitment preventing him of getting here until about 8pm, so he will be heard after the application.

Mr. Sweeney rejoins the board for this discussion

Mr. Petrone states that in July they received a loan commitment and are waiting for SBA approval. Hopefully the bank will approve and then will go back to SBA. He states Mr. Okusal is sick and his son is running the business. The bank needs an extension from the board. Mr. Petrone does not anticipate any complications.

Ms. Arcari if they get approval what kind of time frame are they looking at? She states that you can't do a lot of the work in the winter.

Mr. Petrone states that there is other site work that can be done.

Mr. Blair states this project has been dragging since the beginning. He is using the property with 14 trucks on it and using it without having done site work.

Mr. Petrone has no argument to that.

Mr. Blair states that he is also selling used cars.

Ms. Knewcomb states there is a lack of communication coming from Mr. Okusal.

Mr. Blair states he has the best of both worlds. He is getting money but not paying money out.

Mr. Petrone states the one difference is now they have something from the bank. He states that they are verbally committed to 1.1 million.

A motion is made to grant for SBA to give approval by December 31, 2014 and June 30, 2015 for construction to start and approval from Hopewell Valley or a cease and desist order will be sent.

Also used car sales must cease.

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

Roll Call-All were in favor.

6. **APPROVAL OF RESOLUTIONS**

Resolution 13-2014-CVR Precast Concrete, LLC to grant a Variance to permit the expansion of a nonconforming use in Block 400, Lot 15 and Minor Site Plan approval

A motion was made to approve the resolution

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

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

Resolution 14-2014- Jill & Ryan Kennedy to grant a front yard variance and a side yard variance for Block 400, Lot 18 for the construction of a living room/bedroom area addition to the residence, a pergola and porch

A motion was made to approve the resolution.

1st-Mr. Blair, 2nd-Ms Drumm

Roll Call-All were e in favor except Mr. Taylor and Ms. Drumm who abstained.

7. APPLICATIONS:

2014-5

**Glorious Church of God in Christ
PO Box 278
Rancocas, NJ 08073**

**3 Compass Rd, # 2
Eastampton, NJ 08060
PO Zone**

The applicant is seeking a D Use Variance to allow a place of Worship.

Mr. Serlin stated that the church asked to be carried to next month because they did not notice for this meeting.

2014-6

**Holgate Dev. , LLC
PO Box 3833
Cherry Hill, NJ 0834**

**1349 Woodlane Rd
Eastampton, NJ
TCM2 Zone**

The applicant is seeking variances and subdivision approval.

Mr. Sweeney recused himself from this application because he lives within 200 feet of the property.

Mr. Serlin states that Holgate was previously Essex and Mr. Burns has provided a letter on the name change.

Mr. Serlin states that only the Use Variance was granted in May not the density variance. The applicant thought the density was already granted. Mr. Burns states that when they meet to adopt resolution in December 1, 2014 they can provide testimony on the density variance. Mr. Burns states that they are asking for preliminary and final subdivision approval and due to time constraints they are able to comply with 95%.

Ms. Arcari stated that the plans specifically say “preliminary. She states that there are a lot of issues that need to be resolved. The township rods and COAH are Council issues.

Mr. Burns states that Ms. Fahey has stated that the COAH requirement has been met. He will address all the issues he can tonight.

Mr. Johnstone asks if the D%5 variance has to be noticed to the public. Mr. Serkin states they can clean up the procedural issues December 1.

Mike Leib from Ryan Homes is sworn in by Mr. Serlin. All others are still under oath from the previous meeting.

Mr. Burns states they received a number of approvals in May 2014.

John Pagenkopf goes over the exhibits. A-1 is Ariel photograph illustrating the new community. There will be 55 townhomes and 8 single family dwellings (SFD). A-2 is photos of the architectural of the SFD. A-3 is photos of the townhomes.

Mr. Pagenkopf states the site is well suited for the use and the density. There is no negative impact to the Master Plan. The density is going from 5.5 to 6.7. There is no commercial element as they don't want to compete with the other commercial sites nearby and he doesn't think the lack of commercial will harm this plan.

Mr. Burns states that providing open space to the homeowners creates the density variance.

The existing house has been renovated.

Ms. Arcari states the townships architectural standards have to be met.

Ms. Pagenkopf is going to testify on the bulk variances for the townhomes. They can comply where needed but then they will need to go over the open space areas.

Ms. Knewcomb, Zoning Officer, asks if there is going to be fencing along Woodlane Rd.

Mr. Pagenkopf states that is not their intention.

Mr. Johnstone states it is not the towns desire to have fencing there.

Mr. Pagenkopf that they ordinance requires rear yard alley access for garages but 28 have front entry garages.

There will be some pads that have up to 7 townhomes in a row.

Ms. Arcari asks about access. Will they have to access through the homes to go from front to back?

Mr. Pagenkopf states there will be open spaces between the 2 pads. Some have unfinished area behind the front entry garage some will have finished areas behind the front entry garage.

Ms. Arcari states the alleys can't be used for circulation.\

Ms. Drumm asked in relation to the 7 in a row, have you looked at other townhomes in town?

Mr. Pagenkopf states that they looked at Sharbell and they have no more than 4 in row. He states that is not standard in any other town. That 7 in a row is common.

Ms. Drumm states that while they say they have met with other town officials on this, it is really a Planning Board decision.

Mr. Burns states that it is important to bring up because a lot of time, effort, money and extensive testimony was invested for the use variance at the May meeting. He states that he believes the other township officials support this plan and want it.

Mr. Kornick states that the SFD will have basements and the townhomes will be on slabs. There will be an internal road system to Starr Drive. The main entrance will be across from Rochelle Drive. The roads will be 24 feet wide. There will be parallel parking provided. He states this exceeds RSIS standards. There will be a sand bottom infiltration basin in the rear. It will be extended detention with a slow release. It will not be fenced because of the PSE&G easement.

Mr. Rodriguez states that Sharbell has a basin it gets high during big storms and can take a long time to go down. He thinks a fence may be a good idea.

Mr. Kornick states that a fence would be a restriction in emergency situations.

As to the traffic counts, in the AM peak there was 9 in and 38 out. In the PM peak there was 32 in and 16 out. The lights along the roadways will be acorn. It was asked by the board if they can add additional lighting mid blocks. The applicant states that it might be difficult to get lights in between the driveways. People may install motion lights on their properties.

Ms. Arcari asks if they are landscaping the open areas and wants their thoughts on a community garden.

Mr. Kornick states that they hadn't planned it.

Mr. Burns states that with the community garden, people lose interest over time and there are restrictions what can be done in the opened spaced areas.

Mr. Parcell states that with the landscaping less is more. Sometimes people don't take pride in the public landscaping.

Mr. Taylor asked about a timeline in construction. Are they going to do in phases?

Mr. Kornick states that they will build a model and the Sharbell entrance will not be used as a construction entrance. They will bond in phases and there will be a temporary sales trailer. Also a temporary sign will be added.

Ms. Arcari asked about the curb line at 4 foot. She said it is usually 5 or 6 feet.

Mr. Kornick states he is not opposed to 6 feet.

The roadways will be dedicated and need official approval from the Town Council on that.

There will be a retaining wall that will be 4 feet at its highest grade and they cannot legally deed restrict the garages. The road signage and coloring will be consistent with Sharbells.

The application is open to the public at 10:15pm.

Tom Sweeney of 113 Starr Drive. He asks if this is a public meeting. Ms. Torpey states that it is. Mr. Sweeney states that he did not receive notice.

The matter of the notice id discussed. The applicant noticed for the September 2014 meeting on their own without talking to the secretary of the board professionals. Mr. Burns states he was told by someone as long as he got the information in, they would be on the September agendas. Ms. Torpey states that when she came back from vacation that there were plans there and Mr. Korncik came to drop off additional plans. She told Mr. Kornick the earliest they would be scheduled is October 2014. Mr. Kornick stated that he was going to deliver Ms. Arcaris set the next day. Ms. Arcari states she did not get the aplcaiton until about 5 days before the September meeting.

With no one else from the public wishing to be heard, the public portion is closed at 10:31pm.

After more discussion it is deteremned that the board can't take action on his application and that it was an informal presentation. The application will be carried to the December 1, 2014 and the applicant will notice for such.

1. ANY OTHER BUSINESS

Mr. Taylor cannot understand how the applicant and their professionals are not aware of the towns architectural standards.

2. MATTERS TO BE PRESENTED BY THE PUBLIC-None

3. MATTERS TO BE PRESENTED BY THE ENGINEER-None

4. MATTERS TO BE PRESENTED BY THE SOLICITOR-None

5. MATTERS TO BE PRESENTED BY THE BOARD-None

6. ADJOURNMENT

A motion is made and approved to adjourn the meeting.

Jill C. Torpey
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Land Use Planning Board Administrator