

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

**Monday December 1, 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>X</u>	<u> </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> </u>	<u>X</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
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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 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

4. 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.

Dorion Morgan is the attorney for the church; Pastor Jerome Johnson is the only witness to be sworn in and is sworn in by Mr. Serlin.

Mr. Morgan gives background on the church. It has been in existence since 1921 and has locations throughout New York, New Jersey and West Virginia. Mr. Johnson has been the Pastor in New Jersey for 6 years. Prior to Eastampton, they have been in Burlington City, Beverly and Mt. Holly.

Normal services are Sunday with Sunday School from 9:45am to 10:30am and service 11:30am to 1:30pm. There are approximately 35-40 people. Tuesday evenings they have prayer and Bible Study from 7pm to 8:30pm. Wednesday is the youth group from 7pm-8pm. On the 2nd Friday, they have youth events with 35-40 people from 7:00pm to 9:30pm. All holiday services will be on Sundays.

Ms. Arcari asks if they have anything during the day? They do not.

Mr. Morgan states that this is a church and it is a historical beneficial use. He asks for provisions of a use variance to be waived. It would not be detrimental to the area or the zoning plan.

There was discussion on how many people would be there at the most. Pastor Johnson stated that at the most 60 people and only adding about 12 to 13 cars.

The board clarifies that there are 73 spaces that have to be shared with the rest of the strip center. They cannot allocate parking spaces just for the church. The board asks if they have been by at night to see what the parking situation is like. Pastor Johnson states there are very little cars at night. They have a 3 year lease with the landlord. Mr. Morgan stated that with one parking space for every three seats, no more than 13 parking spaces would be used and there are 73 total spaces available for the property.

Mr. Blair states that if they receive approval there are still other approvals to get through his office. A plan would need to be submitted with occupancy load and what the seating is going to be like.

There was a lengthy discussion on how many spaces the church would be able to use and it was decided that really only the landlord could out in his lease that gets what spaces.

Mr. Blair asks why are they moving to Eastampton?

Pastor Johnson states that they have been using the space since April and did not know that they needed approval to do so. The lease started in April and they have a 3 year lease with the landlord.

Mr. Blair states that if they are going to be doing any food handling they would need approval from the Burlington County Health Department.

Ms. Arcari asks about the trash and Pastor Johnson states that they are in charge of their own trash.

The application is open to the public at 8:29pm. With no one from the public wishing to be heard, the public portion is closed at 8:29pm.

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

On weekends, congregational activities are permitted between 9am and 12am

On the weekdays, congregational activities are permitted from 6pm to 11pm

No more than 75 congregants with 25 parking spaces to be used

Applicant must obtain all other outside approvals

Applicant must provide board secretary with a copy of the lease

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

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

Since the applicant has already occupied and is using the space, they ask for an At Risk Permit.

A motion is made to approve an At Risk Permit.

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

Roll Call-All were in favor.

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 preliminary and final subdivision approval.

The applicant has requested that the application be carried to the January 21, 2015 meeting.

Mr. Serlin stated that Mr. Burns spoke to him about having a special meeting on this application but Mr., Burns did not get back to him on any dates, so he is not going to inquire about one.

Ms. Arcari states that basically the county wants the traffic islands on both side removed. She has a meeting scheduled with the county later this month.

1. **ANY OTHER BUSINESS**-None
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**
Mr. Taylor thanks everybody for their service this year.
6. **ADJOURNMENT**

A motion is made to adjourn the meeting at 8:42pm

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

Roll Call-All were in favor.

Jill C. Torpey
Jill C. Torpey
Land Use Planning Board Administrator

