

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

**Wednesday May 21, 2014  
7:30PM**

**1. Roll Call**

<b>ATTENDANCE:</b>	<b>PRESENT</b>	<b>ABSENT</b>	
	<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>          </u>	<u>X</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>X</u>	<u>          </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 welcomed all guests to the meeting.

4. **MINUTES**-Regular Meeting February 19, 2014

A motion was made to approve the minutes

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

Roll Call-All were in favor except Mr. Bayles, and Mr., Johnstone who abstained.

5. **APPROVAL OF RESOLUTIONS**

**Resolution 10-2014**-Epicore Networks USA, LLC for preliminary and final site plan approval with bulk variances to construct a 12,000 sqft office/warehouse building with appurtenant improvements in two phases.

A motion is made to approve the resolution

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

Roll Call-All were in favor except Mr. Bayles and Mr. Johnstone who abstained.

6. **APPLICATIONS:**

**2014-2**

**Fieldstone Associates, LP  
1065 Route 22 West  
Bridgewater, NJ 08807**

**1302 Woodlane Rd  
Eastampton, NJ 08060  
TCO Zone of T1**

The applicant is seeking site plan approval and a waiver to permit vinyl siding on exterior and any other variances and waivers deemed necessary by the board.

Jeff Brennan is the attorney for Fieldstone.

Victor Barr, Jr., Architect, Arthur Corsini, Jr., a Fieldstone Principal, David Horner, Traffic Engineer and Gary B. Civalier, a Civil Engineer/Planner are sworn in by David Serlin.

Mr. Brennan states that Fieldstone is the contractor/purchaser of the property. This property is in the TCO Zone and it is part of the redevelopment plan. There will be 5 buildings. 4 Buildings will be exclusively residential. The 5<sup>th</sup> building will be residential/commercial. The commercial will be about 5600 square feet. There is a total of 117 residential unit proposed.

They are here for preliminary and final site plan approval with 2 waivers for height of plantings and a waiver for the siding. They would like to have vinyl siding on the buildings. The applicant is also unsure if a variance will be necessary for the height of the buildings in the front. They will seek relief if they have to.

Mr. Corsini goes over the history of the company.

Mr. Corsini goes over the different elevations of the buildings. The 1 bedroom/1 bathroom will rent for \$1200-\$1350. The 2 bedrooms/2bathrooms will rent for \$1450-\$1600. There will be some additional charges for garages. They intend to attract young professionals and entrapanuers. This is proposed to be upscale, luxury living. Its location to the joint military base will also attract military families. They anticipate attracting very few families with children. There will be 9 foot floors, granite counter tops, wood and tile carpeting with carpet, side by side appliances and individual security systems. There will be pre-designated parking spaces. The balance will be un-assigned. The applicant agrees to build a child

playground area. There will also be pocket parks. The complex will be self-managed but they will have a 24 hour emergency contact number. They prefer to have the leasing agent live on site if they can. There will be a central location for trash and recycling. It will be secured and accessed with a four digit key code. Trash will be collected bi-monthly and recycling weekly. They will offer valet trash service for an additional fee. A 3<sup>rd</sup> party contractor will be hired for snow removal.

Mr. Civalier states that the existing site is about 12.04 acres with an existing pond. It is currently overgrown and vacant. They have decided to enlarge the existing basin to conform to DEP standards. Run off from CVS and other pad site drain into the basin. The water and sewer will be a loop system that will tie into the main. The lighting will not affect the adjacent properties. As to plantings they are proposing 18'-24' inch plantings where the ordinance requires 24'-36' plantings.

As to the building heights, the applicant is asking for a design waiver because what is bringing the elevation over what is allowed by ordinance, they feel is just ornamental. The board and the applicant go over this issue. It is decided that should there be a fire, this feature would not affect fire fighter access to the roof to extinguish the fire. This was submitted to the fire marshal and they are just waiting for his comments. It will be a fully sprinklered site.

Mr. Blair states that with mutual aid through other towns, 'Westampton just purchased a ladder truck, so that should be able to help fight fires, if necessary.

Mr. Chieco asked about the streetscape on Woodlane Road. There will be 8 spaces with grass in between the parking and sidewalk.

Mr. Johnstone states they are looking for a walkable area. There will be parallel parking. Ms. Arcari states it will be the same that is out front of Sharbell.

The pump station will have a licensed operator. There will be chain-link fence that Mount Holly MUA has requested.

There was discussion on the buffering on the back of the lot. The homes on Kensington in the winter can see the lights from CVS. It is asked if 2 rows of buffers can be provided. The applicant states the plan calls for one row but they agree to work with the board engineer on this.

David Horner was previously sworn in and was qualified as an expert in traffic engineering. He looked at the areas of greatest impact at the peak times. This really wouldn't affect the signaled intersection. If the county needs new timing changes, they will take care of that. The level of traffic is in the acceptable range. The Boulevard access meets RSIS standards. There will be parking for the businesses in the front. The plan will show designated spaces. There was discussion about traffic flow through the CVS parking lot. Mr. Johnstone states that site was designed with this in mind.

Mr. Czernecki asked if they will be going to the council for title 39 and they will be.

There were questions with traffic turning off of Monmouth and Woodlane. Mr. Johnstone states that when CVS was built, it was taken into consideration that this pad site would one day be developed.

Victor Barr, Architect, is sworn in by Mr. Serlin. He goes over the renderings of the architectural plans. The buildings will be 4 stories and 52 feet. . The mechanicals will be on the roof behind the properties and the public utilities will be buried. There will be no elevators and there will be ADA compliant apartments on the first floors.

The applicant is asking for a waiver for the vinyl siding because they feel it will be a smoother transition from commercial to residential.

Mr. Corsini stated that they use vinyl at their other locations and there is less maintenance with the vinyl. They really need to just power wash it. With the hardi plank, you have to re-stain or re-paint it. Mr. Johnstone is not in favor of the vinyl. He prefers the hardi plank which is more durable.

Ms. Arcari asks if the applicant is going to bond the entire site at one time or in phases. The applicant states that they are going to do it all at one time.

Ms. Arcari states the plans were revised and they no comply with the paving and the parking addresses the ADA compliant issues. A monument sign will be at the main entrance.

The application is open to the public at 9:09pm Jim Sullivan of 71 Kensington Dr is sworn in by Mr. Serlin. His property backs up to the site. He can't tell by the presentation how much open space there will be.

Mr. Civalier states that there work will not go past the streams that are indicated on the plan.

Joe Mary of 75 Kensington Dr is sworn in by Mr. Serlin. He asks about the existing fence and to see whose it is and asks the owners to take it down.

Kathy Mary of 75 Kensington Dr is sworn in by Mr. Serlin. She would like to see evergreens that go above 8 feet. She also asked about the pump station.

The applicant responds that is dictated by MHMUA.

Justin Negraral of 67 Lansing was sworn in by Mr. Serlin. He asked about the trees. He asked if 2 rows can be planted because you can see the lights thru them in the winter time.

Mr. Serlin states that if this is approved they will work with the board engineer on that.

The public portion was closed at 9:23pm.

Mr. Czerneicki asked if they planned to do construction work on the weekends. The applicant responded that they hope so. The construction times would have to comply with the noise ordinance. The applicant also does not know at this time what retail stores would be in there.

A motion is made for preliminary and final site plan approval with the following conditions: The height of the buildings shall not exceed 52 feet, a design exception is granted to permit shrubs having a height of between 18 feet and 24 feet, a design exception is granted to permit vinyl siding on building 2 through 5, the deed be consolidated and record a deed of easement between the applicant and CVS subject to review by the board attorney and engineer, to work with the engineer on the landscaping plan, widened the sidewalk along Woodlane rd as deemed necessary by the board engineer, a copy of all submissions to NJDEP be provided, the applicant will apply for Title 39 enforcement with the Council.

1<sup>st</sup>-Mr. Bayles, 2<sup>nd</sup> Mr. Czerneicki  
Roll Call-All were in favor.

**2014-3**

**Essex Enterprises LLC  
PO Box 3833  
Cherry Hill, NJ 08034**

**1349 Woodlane Rd  
Eastampton, NJ  
TCM2**

The applicant is seeking a use variance to permit 62 residential homes. No commercial use is proposed.

Mr. Serlin states the applicants have met with the board before and this is essentially the same application. That testimony can be incorporated for the record and they can add new testimony. The site plan will be saved for a later date.

Mr. Rodriguez and Mr. Zeno recused themselves as being councilmembers and Mr. Sweeney recused himself as it is a conflict of interest for him since he lives within 200'.

Jim Burns is the attorney for the applicant. He states there are new bulk variances that relate to the site plan. They are adding 29 townhouses so now there will be 55 townhouses and 8 single family detached homes. There is no commercial proposed with this.

Mr. Serlin states that if they are approved tonight that approval will become part of this approval.

Exhibit A-1& A-2 are marked into evidence and is an overall rendering. They are going to add 3.92 acres of the property to the west. They are going to maintain the one existing home on the site. The front load houses will have the garage in the front; the rear load houses will have the garage in the rear.

There will be a 40 foot right of way. The basin at the north side of the property is PSE&G's.

Mr. Johnstone asked about the traffic flow. The applicant states that it will flow better than what was previously approved.

Mr. Serlin asked if density is being increased and it is from 5.5 to 6.7.

Exhibit A-3 is the floor plan for the townhomes, A-4 is the front elevation for the townhomes that are front loaded and A-5 is the front elevation for the single family units.

Mr. Serlin suggest focusing on the use variance and saving the traffic study for site plan.

The use variance is due to the lack of commercial.

Mr. Burns states that they incorporated the public comments on the revised plans.

Mr. Burns states that this revised application creates bulk variances to reduce lot depth, front yard setbacks, and impervious lot coverage and lot depth for the townhouses. Mr. Pagenkopf goes over the need for these variances.

There was discussion on the open space. That will be maintained by the homeowners association.

Mr. Blair asked about the common area behind the homes and fences. Will it abut to the Sharbell property line.

Mr. Pagenkopf says these are fee simple lots and are subject to the town ordinances.

Mr. Blair thinks it's a good idea to leave rear access and to alleviate unmaintained areas behind fencing. If it backs up to Sharbell then the owner would be responsible.

Mr. PAgenskopf states it is up to the homeowners association.

The application is open to the public at 10:22pm.

Tom Sweeney of 113 Starr Dr is sworn in by Mr. Serlin. He states it looks like the applicant listened to the public. He asks if the Knight property was not available last time.

Mr. Burns states they were contacted by the owner. He states the 1<sup>st</sup> plan showed a new single family house. Now it is staying as it is. The owner has health issues and needs to day. They are under contract to update it.

The application is closed to the public at 10:26pm.

A motion is made to grant the use variance with the following conditions, Previous testimony is incorporated into this testimony, the granting of the use variance will not cause substantial detriment to the public, and the only variance being grated is to eliminate the commercial component and shall consolidate block 600 lots 5.02, 5.03, 6 and 6.01

1<sup>st</sup>-Mr. Taylor, 2<sup>nd</sup> -Mr. Chieco  
Roll Call-All were in favor.

1. **ANY OTHER BUSINESS-**

Mr. Rodriguez states that the economic development committee met with Mr. Russo and he goes over the outcome of that.

Ms. Torpey states that she will be having surgery on May 29, 2014. She will be out for about 2 ½ weeks and will return part time in the middle of June. She will have access to her work computer from home and will check on a regular basis starting a couple days after the surgery. Also the township clerk knows how to get in touch with her if necessary.

Mr. Czerneicki states they are having a park planning presentation and all are invited to attend.

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**

6. **ADJOURNMENT**

A motion as made and approved to adjourn the meeting.

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