

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

**Wednesday June 18, 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>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>          </u>	<u>X</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. APPROVAL OF RESOLUTIONS**

**Resolution 11-2014**-Fieldstone Associates, LP for site plan approval variances and design waivers to construct mixed use

A motion is made to approve the resolution.

Mr. Johnstone just wants to clarify that the rear buffer is going to be left to the discretion of the board engineer.

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

Roll Call-All were in favor except Ms. Drumm

**Resolution 12-2014**-Essex Enterprises, LLC for a use variance to permit 63 residential homes with no commercial use

A motion is made to approve the resolution.

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

Roll Call-All were in favor except Ms. Drumm, Mr. Rodriguez, Mr. Zeno and Mr. Sweeney.

## 5. APPLICATIONS:

**2014-3**

**CRV Precast Construction  
1361A Monmouth Rd  
Eastampton, NJ 08060**

**1361A Monmouth Rd  
Eastampton, NJ 08060  
RA Zone**

The applicant is seeking retro active site plan and use variance approval for a construction office and material storage building of approx. 9,500 square feet with a parking lot, paved driveway and various outbuildings.

Mr. Rodriguez and Mr. Zeno recuse themselves from this application as they are council members.

Paul Dietrick is the attorney for the applicant. Scott Smith is the Land Surveyor and Planner and Thomas Carroll is the owner of the property. Mr. Carroll and Mr. Smith are sworn in by Mr. Serlin.

Mr. Dietrick states that an addition was built to the existing building. The property is about 3-4 acres. The driveway is off Monmouth Rd. There are other various improvements. This additional and improvements are hidden from the road. The addition will become the office spaces so that the current building stays as the warehouse and there is not the office staff and public walking through it. Mr. Carroll states that they got rid of 1800 tires and 14 junk cars that were on the property.

This addition was built approx.. 1 ½-2 years ago.

The site had approval in 2001 for building a building and other site improvements. Some of the site improvements were done but the structure was not built. The old storage trailer was dilapidated. The trailer was 1/3 of the size of the previously approved structure.

Mr. Carroll oversees the operations of the business. The manufacture precast concrete. Most of their business is in New York. The precast is delivered to a site and they rent cranes to remove off the trailers and onto the building. The work on 1 story buildings up to 40 story buildings. The approval is in 2011 was to Carwin Construction. This is a smaller successor company. Mr. Carrolls business partners have passed away. Mr. Carroll takes full responsibility for this addition being put up illegally.

Employees will park at the site and drive to New York in company vehicles. They are on their way to New York by 5:30-6am. They come back and go home in their personal vehicles. There is a secretary and a yard man that works about 4 hours a day. There is an accountant and Mr. Carroll. However Mr. Carroll is trying to get away from the business.

Mr. Smith states that in 2001 they received approval for a 45x72 pole barn. Between 2003-2006 some of the parking issues were addressed as well as lighting and drainage. Landscaping was not installed. The ADA compliance needs to be addressed.

Mr. Blair states that Mr. Carroll has cooperated with his office since this issue was brought to his attention. To this day, the "illegal" addition is not occupied.

Kathy Newcomb, Zoning Officer, states that the business license states Luis Rivera as owner of CRV Precast.

Mr. Carroll states that Mr. Rivera owns the business but that he owns the property.

Mr. Czerneicki asks what will happen to the prior approvals.

After discussion, it is decided that prior approval will be formally withdrawn.

The applicant agrees with the comments in Ms.Arcari's letter.

The application is open to the public at 8:26pm. With no one from the public wishing to speak, the public portion is closed.

A motion is made to approve the pre-existing non-conforming use. The applicant must post all bonds and escrows, all other approvals that are required and comply with the comments in the engineers report.

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

Roll Call-All were in favor.

Mr. Rodriguez and Mr. Zeno return to the meeting.

**2014-4**

**Ryan & Jill Kennedy  
1357 Monmouth Rd  
Eastampton, NJ 08060**

**1357 Monmouth Rd  
Eastampton, NJ  
RA Zone**

The applicant is seeking a variance for front and side yard setbacks for future renovations/additions.

Joe McKernan is the architect for the project. He and Jill Kennedy are sworn in by Mr. Serlin.

The is a pre-existing non-conforming use. They are asking for a variance for front yard and side yard setbacks. The property is about 38.8acres.

They are asking for approval for a 910 square foot addition and a patio/pergola and an enclosed porch. Only the addition will built right away. The other items will be built in the future but it was suggested to applicants asks for any and all approvals they may need at this time, so they would not have to come back for those approval in the future.

The right side yard setback is not changing.

The left yard setback tapers from 90 feet back to 93 feet.

The applicant agrees to everything in Ms. Arcari's letter.

The front yard setback is 3 feet from the front porch.

Ms. Newcomb states they were here a few years ago and received approval for an out building.

There will be a family room on the first floor and bedroom on the upper floor.

Ms. Arcari states that this is the first time the neighboring properties have come to the board at the same meeting for approval for something.

Mr. McKernan states they did receive a letter of no interest from the county planning board.

The application is open to the public at 8:43pm. With no one from the public present, the public portion is closed.

A motion is made to approve the application with the applicant complying with the comments in the engineers report and the items the intend to building in the future will not exceed what is on the plan tonight and approved.

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

Roll Call-All were in favor.

The applicant asks for an at risk permit.

A motion is made to approve an at risk permit.

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

Roll Call-All were in favor.

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**

Ms. Torpey explains that she received an email from Chuck Petrone, the attorney for Mr. Okusal, tonight at 7pm. Mr. Pertrone asks that since Mr. Okusal is having difficulty securing the performance bond that he board grants him another extension. The board is reminded that the application has been ongoing since 2009. Mr. Okusal received a Use Variance for a business operation he was running without approvals. He was granted several extensions for him the come back for site plan. The board, after the several extensions, voided the approval. Mr. Okusal then filed another application for Use Variance and Site Plan. He again received approvals. He also asked for several extensions from the board again and they were granted. He was supposed to have everything in place by September of 2013. In January of 2014 has asked for another extension. The board granted a final extension of July 1, 2014 for him to secure his funding.

The board is hesitant of granting another extension. The board does not want to shut down any business in town, however, Mr. Okusal continues to run his business, yet has not complied to any requirements of the board, even with them granting extensions.

The board discusses if he can do the work in stages and therefore, receive funding a little bit at a time.

Mr. Serlin will send a letter on the board's behalf to Mr. Petrone stating that Mr. Okusal must appear before the board and provide in writing how he intends to fulfill his obligations.

**6. ADJOURNMENT**

A motion is made and approved to adjourn the meeting.

Roll Call-All were in favor.

Jill C. Torpey

**Jill C. Torpey**

Land Use Planning Board Administrator