

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

**Wednesday February 19, 2014
7:30PM**

Oaths of Office (Ralph Taylor-Vice-Chairman)

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
	_____	_____	Mr. Rodriguez, Class I
	_____	_____	Mr. Blair, Class II
	_____	_____	Mr. Zeno, Class III
	_____	_____	
	_____	_____	Mr. Chieco, Class IV
	_____	_____	Ms. Drumm, Class IV
	_____	_____	Mr. Johnstone, Class IV
	_____	_____	Mr. Bayles, Class IV
	_____	_____	Mr. Taylor, Class IV
	_____	_____	Mr. Czerniecki, Alt I
	_____	_____	Mr. Sweeney, Alt II
	_____	_____	Solicitor, Denis Germano
	_____	_____	Engineer, Stacey Arcari
	_____	_____	Secretary, Jill C. Torpey
	_____	_____	

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. MINUTES-Re-organization meeting January 15, 2014

A motion was made to approve the minutes.

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

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

5. APPLICATIONS:

2014-1

**Epicore Network
2 Lina Lane
Eastampton, NJ**

**2 Lina Lane
Eastampton, NJ
Block 800 Lot 9.04
BP**

The Applicant is looking for preliminary and major site plan approval to allow construction, in phases, of a new industrial building and associated site improvements.

Robert Kingsbury is the attorney for the applicant.

Dante Guzzi, Engineer, William Long, owner and Sam Demore, Production Manager are sworn in by Mr. Germano.

Mr. Long states that this business had been at this site for 16/17 years. It is light manufacturing for products that go into shrimp agriculture. They sell their product to 29 countries. They have been growing steadily. They need more floor space. The first phase would be an expansion for the warehouse. As for the second phase expansion, they are not sure yet what they want to do.

Mr. Kingsbury asked Mr. Long if they need additional parking. Mr. Long states no, they have enough.

Ms. Arcari asks Mr. Long to talk about general site operations.

Mr. Long states they are open 8:30am to 5pm. They do sometimes get busy and will remain open until 7-8pm and occasionally they are there until 10pm. There are 15 employees. They are not expecting to hire new employees

Mr. Demore speaks to truck traffic. There are 2-3 trucks a day. There is not a lot of trucking traffic. UPS and FEDEX is used periodically. Rarely are there multiple trucks at the same time. There is not massive truck traffic. They use sea containers of 20 to 40 feet.

Mr. Blair asks about the chemicals. Mr. Long states they use nutrient rich chemicals. They do not use hazardous related chemicals. They are inspected by the USDA.

Mr. Czerniecki asked if they were being asked to approve the full foot print or just phase I. Mr. Long states that Phase I would start right away and the at they wouldn't do Phase II until 3-5 years from now.

The board had concerns on voting final for Phase II if the applicant isn't even sure what they are going to do with that. It is decided that the board will vote on preliminary and final site plan for Phase I and preliminary site plan for Phase II. The applicant agrees with this.

There was a little discussion on what really is the "front" of the building and that the plan shows it is on Route 206 but that isn't the true front of the building. The rear portion of the building had a loading dock and main entry door.

Mr. Chicco asked about including cross access easements on both lots.

Mr. Blair asked about the primary entrance in the back adjacent to the loading dock. He states that could be an issue with ADA because you cannot isolate that. Mr. Guzzi states that he can eliminate that and they would end up with 5 spaces instead of 7. Ms. Arcari states they would need a variance.

Ms. Newcomb asked about the sea container on the property. Mr. Demore states that currently that is temporary storage. Ms. Newcomb states that this is an on-going issue with the gym. Mr. Demore states that the temporary need for storage will go away when this application is approved.

Mr. Taylor asks if Phase II will have a loading dock and it will not.

Ms. Arcari asks if they are planning on extra parking spaces for Phase II. They are only looking at one extra for both phases.

All other agency approvals would be required as a condition of this approval.

Mr. Germano states that he provided a notice of maintenance obligation and if there were any issues with it.

Mr. Kingsbury states that the deed restrictions can cause problems conveying ownership. Mr. Germano states this is not deed restricted.

Ms. Newcomb asked when they anticipated starting construction. Mr. Long states in late spring. Ms. Newcomb also asks that copies of all outside approvals are sent to the construction office.

Mr. Sweeney asks if wetland discovery was done and it was and there are none.

Ms. Newcomb asked about the outside lighting. Mr. Long states that there are sconces on parking lot side, not the 206 side and there are on photo cell.

The application was open to the public. With no public being present, the public portion is closed.

A motion is made to approve preliminary and final site plan for Phase I and preliminary site plan for Phase II with variances for a landscape buffer and for side yard variance along Route 206 and side yard variance along Lina

Lane, plans to be revised to reflect changes from the meeting, the applicant must post performance and maintenance guarantees as well as inspection escrow, and approval of all other outside agencies as required by law.

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

Roll Call all were in favor.

6. **ANY OTHER BUSINESS**-None

7. **MATTERS TO BE PRESENTED BY THE PUBLIC**-None

8. **MATTERS TO BE PRESENTED BY THE ENGINEER**-

None

9. **MATTERS TO BE PRESENTED BY THE SOLICITOR**-

None

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

Mr. Czerneicki stated that there is an informational meeting for the public on parks in the township he would like to invite the planning board to. He states they will have another crack at it when the board amends the Master Plan.

Mr. Taylor states he was not at the January meeting and thanks the board for the nomination to Vice-Chairperson.

11. **ADJOURNMENT**

A motion is made to adjourn the meeting at 8:36pm

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

Roll Call-All were in favor.

Jill C. Torpey

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Land Use Planning Board Administrator