

**TOWNSHIP OF EASTAMPTON
 LAND USE PLANNING BOARD MINUTES
 Wednesday October 19, 2016
 7:30PM**

Mr. Johnstone calls the meeting to order at 7:30pm.

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
	X	_____	Mr. Apgar, Class I
	X	_____	Mr. Blair, Class II
	X	_____	Mr. Springer, Class III
	X	_____	Mr. Bayles, Class IV
	X 7:33pm	_____	Mr. Chieco, Class IV
	X	_____	Mr. Johnstone, Class IV
	_____	X	Mr. Casella, Class IV
	X	_____	Mr. Taylor, Class IV
	X	_____	Mr. Sweeney, Class IV
	X	_____	Mr. Cooper, Alt I
	_____	X	Mr. LoRusso, Alt II
	X	_____	Solicitor, Denis Germano
	X	_____	Engineer, Stacey Arcari
	X	_____	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 20, 2016 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 25, 2016

2. PLEDGE OF ALLEGIANCE

3. **WELCOME TO GUESTS**

Mr. Johnstone welcomes all guests to the meeting.

4. **MINUTES**

Regular Meeting-July 20, 2016

Regular Meeting-August 17, 2016

Regular Meeting-September 21, 2016

A motion is made to approve the minutes with the changes noted to the July meeting.

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

Roll Call-All were in favor except Mr. Springer abstained to the September minutes, Mr. Taylor abstained to the August minutes and Mr. Cooper abstained to the July minutes.

5. **RESOLUTIONS**

Resolution 14-2016-A resolution amending resolution 12-2016 granting variances pursuant N.J.S.A. 40:55D-70c(1)(b) and N.J.S.A. 40:55D-70c(2) on the application of Sheryl and Ray Markley for Block 1300 Lot 31 (13 W. Mill Creek Rd) to construct single family residence to grant additional variances to permit revised side yard setbacks.

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

Resolution 15-2016-A resolution granting preliminary and final site plan approvals on the application of Eastampton Place West Urban Renewal, LLC for Block 300 Lot 13 (1171 Woodlane Rd)

Mr. Bayles asked since he wasn't at the meeting, the parallel parking on Woodlane Rd., would there be enough room for a car to drive past while the other is parking.

Ms. Arcari states that it is a traffic calming feature.

Mr. Bayles asked if the speed limit could be reduced.

Ms. Arcari and Mr. Johnstone state that it is a county road and if it does not meet the motor vehicle guidelines, and traffic and engineer study would have to be done. The police department cannot just go and lower it.

Mr. Springer states Mark Remsa from the county is aware of the townships concerns but there are no promises made it will be lowered.

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

6. APPLICATIONS:

2016-8

**J & L Amish Depot
242 S Groffdale Rd
Gordonville, PA 17529**

**2611 Rte 206
B 800 L 10
BP Zone**

The applicant is seeking preliminary and final site plan approval for proposed Amish Depot retail and warehouse facility.

Mr. Germano swore in Jason Sciuлло and Jacob King.

Ron Sierzegia is the attorney for the applicant.

Mr. Sierzegia hands Ms. Torpey the avadidt of notice and 200 foot list.

Mr. Sciuлло goes over his qualifications and is accepted as an expert witness.

Mr., Sciuлло states A1 is color rendering of the site plans. A2 is blown up color version.

The interior of the building will be 13,048 square feet and under roof will be 15,000 square feet. In addition to the building will be a driveway onto Route 206 and a ring around road throughout the site. Outside there will be outdoor furniture and equipment. They have added landscaping. Mr. Sciuлло states their intent is 2 the project in 2 phases. Phase 1 will not require DEP approval and they will not start Phase 2 until they obtain DEP approval.

Mr. Sciuлло states right now the applicant leases space in Columbus Market and is looking to get into this site in early spring. He states that the only variance was the use variance and they have that approval. He states that the parking meets the standards. He states there will not be a lot of landscaping up against the road as not to block the view from the street. They do not expect any problems to the approvals for well, septic and utilities.

Mr., Sciuлло goes over Ms. Arcari's letter and states that they agree with most of it, with a few exceptions. AS to the where the dumpster is being placed, it will

be big enough for recycling and trash. There was a drafting area with the storm water going in to the wetlands. If they do not get the DEP approval they will come back to the board as necessary . They agree with the rest of Ms. Arcari's letter completely.

Ms. Arcari asks about the sign. It will be a façade sign that will come from the current building. It will be down lit and shielded as not to show the element.

There was discussion with landscaping be added to the gravel area. It was decide that display equipment and furniture will be there, landscaping will impede the movement when needed.

The application is open to the public at 8:07pm.

Kathy Newcomb, the Zoning Officer, asked if there was going to be limitation on how much product can be outside.

Mr. Johnstone states there is nothing set and most of the members have seen what id outside at Columbus and they are ok with it.

Mr. Blair states it will be display purposes, not storage.

Dave the fire official states they just ask the applicant to install a dry pip at the front of 206 and the corner.

Mr., Sciullo states that this is a volunteer agreement they are ok with because while it is not required it is for public safety.

With no one else from the public wishing to be heard, the public portion is closed at 8:10pm.

A motion is made to approve preliminary and final site plan with no variances or design exception and the conditions that will be outlined in the resolution.

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

Roll Call-All were in favor.

Mr. Sciullo asks for an adverse waiver to begin sit work for Phase 1.

A motion is made to approve the adverse waiver.

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

Roll Call-All were in favor.

2016-9

Robert & Shannon Neff
7 Goodman Ln
Eastampton, NJ 08060

7 Goodman Ln
B 1401 L13
RU-L Zone

The applicant is seeking a bulk variance for side yard setback to build attached garage 22x24x14.

The applicant is asking the board to adjourn the application until the December 5, 2016 meeting with no further notice required.

A motion is made to carry the application until the December meeting with no further notice.

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

Roll Call-All were in favor.

1. ANY OTHER BUSINESS-N/A
2. MATTERS TO BE PRESENTED BY THE PUBLIC
3. MATTERS TO BE PRESENTED BY THE ENGINEER-N/A
4. MATTERS TO BE PRESENTED BY THE SOLICITOR-N/A
5. MATTERS TO BE PRESENTED BY THE BOARD

Ms. Torpey asks the board to hold onto the Neff application and bring to the next meeting. She also reminds the board there is no November meeting. It is combined with December and is the 1st Monday of December.

6. ADJOURNMENT\

A motion is made to adjourn the meeting at 8:17pm.

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

Roll Call-All were in favor

Jill C. Torpey

Jill C. Torpey_____

Land Use Planning Board Administrator