

**TOWNSHIP OF EASTAMPTON  
 LAND USE PLANNING BOARD MINUTES  
 Wednesday May 18, 2016  
 7:30PM**

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

**1. Roll Call**

<b>ATTENDANCE:</b>	<b>PRESENT</b>	<b>ABSENT</b>	
	<b>X</b>	_____	Mr. Apgar, Class I
	<b>X</b>	_____	Mr. Blair, Class II
	<b>X</b>	_____	Mr. Springer, Class III
	<b>X</b>	_____	Mr. Bayles, Class IV
	<b>X</b>	_____	Mr. Chieco, Class IV
	<b>X</b>	_____	Mr. Johnstone, Class IV
	<b>X</b>	_____	Mr. Casella, Class IV
	<b>X</b>	_____	Mr. Taylor, Class IV
	<b>X</b>	_____	Mr. Sweeney, Class IV
		<b>X</b>	Mr. Cooper, Alt I
	<b>X 7:33PM</b>	_____	Mr. LoRusso, Alt II
	<b>X</b>	_____	Solicitor, David Serlin
	<b>X</b>	_____	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 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-December 7, 2015

A motion is made to approve the minutes with the correction of Roll Call.

**5. COMMUNICATIONS**

Discussion on referral from Eastampton Township Council on ordinance 2016-6 on township code section 540-98 regarding redevelopment criteria for transect district (T1) village core.

Discussion on Fieldstone Plan-next to CVS

Mr. Serlin states this is a referral to the board from council. This is for the site next to CVS for them to purchase additional property. The building length will change from 300 feet to 375 feet and it will be 12 units per acre.

The board makes a motion to that this is consistent with the Master Plan and recommends council adopt the minor modification. They direct Madame Secretary Torpey to send a letter to the Township Manager.

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

Roll Call-All were in favor except Mr. Apgar and Mr. Springer who abstain.

Mr. Apgar and Mr. Springer recuse themselves from the application.

**6. APPLICATIONS:**

**2016-2**

**J& L Retail Lot  
2885 Route 206  
Columbus, NJ**

**B-800 L-10  
2611 Route 206  
BP Zone**

The Applicant is seeking a use variance and conceptual site plan to construct a 12,420 square foot Amish furniture retail sales center with interior showroom and exterior display area.

David Kazer is the attorney for the applicant.

Jacob King is the owner and he is sworn in by Mr. Serlin. Mr. King has a business at the Columbus Market. The sell sheds, gazebos, and indoor and outdoor furniture. He has been at the marker 9 years and in business 23 years.

The business will be open during the winter season from Thursday thru Saturday and during the spring/summer season from Wednesday thru Saturday. Their hours will be 7:30am to 4:30pm and when open on Wednesdays from 10am to 4pm. They will receive deliveries in the morning on Mondays and Tuesdays.

Mr. King states there will be no making of the furniture/sheds in side. The larger one will go straight to the customer and smaller ones will come to the store.

Mr. King testifies there will be 80-100 customers per day on the weekends but not all at one time. On the weekday there will about half of that.

Jason Scullo is the engineer and he is sworn in by Mr. Serlin. He presents a conceptual site plan. He goes over the location of the property. The property is on Route 206 and is about half wetlands. A LIO will be obtained by the state.

Mr. King states there will be a showroom inside but there will be an outside display area with the larger outdoor items. These items will be on crushed stone.

Mr. King was asked why he wants to move to Eastampton. He states he wants to own his building as opposed to renting.

Mr. Scullo states there will be 27 parking spaces and this should be sufficient. He also states this is a good use for the property because of the wetlands nothing larger can go in without disturbing wetlands and there is no public water or sewer. He states that only the area north can be developed but they have no plans to do that right now.

Ms. Arcari asks if there will be outside fencing.

Mr. King states that there will not be and they do not have an issue with theft at the market.

Mr. Johnstone asked if there will be a sprinkler system installed.

Mr. Scullo states that building code will dictate that and he and Mr. Blair have a discussion of the code and the sprinkler system.

Mr. Serlin states that this is just a concept site plan. The final plan may not be exactly like this but they will meet the general requirements. Tonight's approval is for the Use Variance only.

The application is open to the public at 8:30pm. With no one from the public wishing to be heard, the public portion is closed at 8:30pm.

A motion is made to approve the Use Variance for a 12,360 square foot retail furniture building and that a site plan will be submitted for approval.

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

Roll Call-All were in favor except Mr. Apgar and Mr. Springer who abstained.

Mr. Apgar and Mr. Springer return to the meeting,

**ANY OTHER BUSINESS**-None

**1. MATTERS TO BE PRESENTED BY THE PUBLIC**

The meeting is open to the public at 8:34pm. With no one from the public present, the public portion is closed at 8:35pm.

**2. MATTERS TO BE PRESENTED BY THE ENGINEER**-None

**3. MATTERS TO BE PRESENTED BY THE SOLICITOR**-None

**4. MATTERS TO BE PRESENTED BY THE BOARD**-None

**5. ADJOURNMENT**

A motion is made to adjourn the meeting at 8:35pm.

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

Roll Call-All were in favor.

Jill C. Torpey

**Jill C. Torpey**\_\_\_\_\_

Land Use Planning Board Administrator



