

**TOWNSHIP OF EASTAMPTON
LAND USE PLANNING BOARD MINUTES
Wednesday June 15, 2016
7:30PM**

Mr. Johnstone called 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		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, David Serlin
		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 welcomed all guests to the meeting.

4. **MINUTES**

Reorganization meeting-January 20, 2016

Regular meeting-May 18, 2016

A motion is made to approve the minutes.

1st-Mr. Bayles, 2nd-

Roll Call-All were in favor on the May 18, 2016 minutes. Mr. Johnstone abstained on the January 20, 2016 minutes.

5. **RESOLUTIONS**

Resolution 9-2016-A Resolution of J & L Retail Lot, LLC for a variance pursuant to N.J.S.A. 40:55D-70d(1) to permit a retail store on Block 800 Lot 10 (2611 Route 206)

A motion is made to approve the minutes.

1st-Mr. LaRusso, 2nd-Mr. Casella

Roll Call-All were in favor.

6. **APPLICATIONS:**

NONE

1. ANY OTHER BUSINESS-None

2. MATTERS TO BE PRESENTED BY THE PUBLIC

The public portion of the meeting is open at 7:34pm.

Rich Arbocus of 1347 Monmouth Rd. He states that he and his wife own the landscaping company on Monmouth Rd. He states that he used be zoned commercial but around 10 years ago or so it was changed. He states that he came to a council meeting with signatures from his neighbors that didn't want it changed. He states he came late in the game. He says if he knew the impact he would have gotten involved sooner. He asks the board to consider changing it back to right the wrong.

Mr. Johnstone says he only speaks for himself, but to do a reexamination it is a detailed process. You have to consider the whole area as a group, not just one parcel He also states that he believes the reasoning for the change was to build up retail in the area. He states that the board can't take one person personal interest into consideration.

Mr. Arboca states that the property is for sale and he is not looking to sell right away.

Mr. LoRusso states that if it does get changed, it could always be more restrictive and work against him.

The board advises that it is most likely possible that whomever he sells to would still have to come for a use variance and a site plan.

With no one else from the public present, the public portion is closed at 7:57Pm.

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 what their availability is for a Special Meeting on July 6, 2016 and what is the earliest they can be here. Mr.

Serlin states he is waiting to hear back from Fieldstone's attorney to see if a special meeting is necessary. He states it may be possible to do what they need to do at the regular meeting July 20. Mr. Johnstone asks the board members if they would rather have two meetings in July or one. Mr. Chieco states he prefers one because it is July and people have vacations. The board is in agreement.

It is decided that if a special meeting is needed, it will be July 6, 2016 at 7pm. She will wait to hear back from Mr. Serlin before she notices.

6. **ADJOURNMENT**

A motion is made to adjourn the meeting.

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

Roll Call-All were in favor.

Jill C. Torpey

Jill C. Torpey_____

Land Use Planning Board Administrator