

**TOWNSHIP OF EASTAMPTON  
 LAND USE PLANNING BOARD MINUTES  
 Wednesday July 20, 2016  
 7:30PM**

**1. Roll Call**

<b>ATTENDANCE:</b>	<b>PRESENT</b>	<b>ABSENT</b>	
	_____	_____	Mr. Apgar, Class I
	_____	_____	Mr. Blair, Class II
	_____	_____	Mr. Springer, Class III
	_____	_____	Mr. Bayles, Class IV
	_____	_____	Mr. Chieco, Class IV
	_____	_____	Mr. Johnstone, Class IV
	_____	_____	Mr. Casella, Class IV
	_____	_____	Mr. Taylor, Class IV
	_____	_____	Mr. Sweeney, Class IV
	_____	_____	Mr. Cooper, Alt I
	_____	_____	Mr. LoRusso, Alt II
	_____	_____	Solicitor, David Serlin
	_____	_____	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-February 17, 2016

Regular meeting-June 15, 2016

A motion is made and approved to approve the minutes.

Roll Call-All were in favor.

5. RESOLUTIONS

**Resolution 10-2016**-A resolution on the application of Fieldstone Associates, LP for the exceptions from architectural design standards for the mixed use residential and commercial development on Block 300, Loy 13 (1171 Woodlane Rd) to be known as Eastampton Place West

A motion was made and approved to approve the resolution.

Roll Call-All were in favor.

6. APPLICATIONS:

2016-4

**US Home Corp  
2465 Kuser Rd  
Hamilton, NJ**

**1020 J'ville-S'ville Rd  
Block 700 Lot9  
Portion Block 800 Lot 9.03**

The applicant is seeking Preliminary & Final Major Subdivision & Preliminary Site Plan to construct 452 age restricted units consisting of 334 single family dwellings and 118 semi attached dwellings with 15, 000 square feet of commercial space.

Robert Calabro from Lennar and Shawn Delaney from Bowman are sworn in by Mr. Serlin.

Mr. Calabro states he has been a project manager for Lennar for 25 years.

Exhibit A1 shows Lennar's other locations.

This property will have 334 single family houses and 118 duplexes. It will also have a 10,500 square foot clubhouse and a small commercial component. They do not have commercial tenants yet. Exhibit A2 is a side rendering.

Shawn shows exhibit A3 which is the land title survey.

Mr. Delaney gives an overview of the project. It is 147.86 acres. The property slopes from Smithville towards Powell Run.

Exhibit A4 is the phasing plan. It will be developed in 6 phases and will take several years to be completed. Phase 1 will have a pump station. There will be a pool. 2 tennis courts and 2 bocce courts.

RSIS will govern the parking requirements. 859 are required and they are proposing 1,405 spaces. This includes driveway parking, street parking and garage spaces. The clubhouse will have 76 spaces. The commercial requires 96 spaces and 110 will be provided. The loading zones will meet RSIS and the roads will be designed according to RSIS as well. There will be 3 main access points. There will be a dedicated left turn lane.

Sidewalks will be on the entire frontage of the property and extend down towards Smithville Rd and will connect at the bakery. The sidewalks will carry into the development. RSIS requires sidewalks on both sides of the road but they are proposing sidewalks only on one side. RSIS allows for the exemption of 2 sidewalks to be asked and made.

There was discussion on this. Mr. Calabro states that many of their developments only have sidewalks on one side. Mr. Blair and Ms. Arcari would like to see sidewalks on both sides.

Mr. Serlin states this is a large application and they may have to come back. A final decision can be made then, after the board is provided picture of communities with sidewalks on one side.

Ms. Arcari asks if there will be curbing throughout and there will be.

Ms. Arcari asks if the HOA maintains the lawn and snow removal. Mr. Calabro states yes but the residents can remove the snow if they want to.

Mr. Calabro states there will be walkway connections throughout the development also.

Mr. Bayles if the sidewalks will be ADA crosswalks.

Mr. Calabro states they will be.

Ms. Arcari has no issues with the slope of the driveways. She believes it is a transition.

The open spaces should be at .5% and they are providing 37 ½% open space.

Mr. Taylor asks if the things could change during the phasing.

Mr. Calabro states they are pretty set in their phasing plan. If the market demanded more of one type of the houses (single family to duplexes) they would come back to the board.

They will be providing 10 foot wide drainage easements into the storm sewer system. There is discussion on this.

The MUA will take over the pump station. They are in the approval process with the MUA. There will be a fence with vinyl slats and barbed wire at the top.

Mr. Calabro states that they are only seeking preliminary site plan approval for Phase 1. They will come back to the board for final site plan approval for Phase 1. All the phases will be done this way.

There is discussion on the landscaping and the different types of trees and shrubs being used.

Mr. Bayles asked if Maple Trees will be used because they tear up the sidewalk and curb.

Ms. Arcari comments they are using a variety of trees, including Maple.

Mr. Delaney agrees to work with the board engineer on these trees.

There is discussion on the signs. There will be 2 main signs, 2 north of the driveway and one identifying sign. The same sign will be at all entrances. If the sign is on HOA property, it must meet all set back requirements. There are no commercial signs proposed yet.

Ms. Arcari asks about the lighting for the signs.

Some will be internally lit and some will be back lit. The applicant agrees to provide the details on this.

At the traffic signal at Woodlane and Smithville Rds. there will be minor signal changes. Level C will remain.

Traffic studies were done on Thursday March 24 and Wednesday March 23 from 7am – 9am and 4-6pm and Saturday April 6 from 11am to 2pm.

The peak times on Wednesday and Thursday were 7-8am and 4:30-5:30pm and Saturday from 11:30am-12:45pm. On Smithville Rd north bound traffic was heavy in the am and south bound was heavy in the pm.

Results indicated that there would be no change in the level service except for the am and pm peaks.

The applicant has not received county approval yet.

Mr. Blair asked if they have met with the Fire Marshall on the fire hydrant.

Mr. Delany says that RSIS has requirements on that.

Mr. Calabro states they have submitted a letter of LOI and do have permits going to DEP. All those permits will be in place before they request final approval.

The applicant also submitted a detailed environmental study. There are outstanding tanks and that will be monitored when removed and the pesticides meets requirements.

Mr. Johnstone asked if the sidewalk issued will be determined at final. It will be considered at final Mr. Calabro states. He also states they plan to present at final only sidewalks on one side, but can and will accommodate sidewalks on both sides if the board determines that is what they want.

There is concern with the commercial being built at the last phase. Mr. Johnstone asks if they have someone who wants a commercial space half way through the construction, will they be accommodated.

Mr. Calabro understands the concern. He states they don't want the commercial without the residential units there because the residential units will be their best customers. He also does not want to build a shell and have it sit empty for years. However, they will promote the commercial and if they have a good interest, they will reevaluate and come back to the board if they need to.

Mr. Johnstone asks if they can give the board an update on the commercial statutes when they come back for Phase 2 and Mr. Calabro agrees with that.

The application is open to the public at 10:03pm.

Camilla McCauley of 2 Peachtree says she moved to Eastampton because it is a cute little town and she does not want this here.

She also has concerns about the arsenic levels.

Ms. Arcari states that is governed by the DEP. The oil tanks are not an issue and if they have leaked, the DEP gets involved.

She also asks about the business there, Misha's that will lose their lively hood.

Mr. Serlin states this board is limited to what they have jurisdiction over. The board cannot make the property owner do anything about these issues.

She asks the applicant if they would build another building for Misha's.

Marjorie Cliff from 1480 Monmouth Rd has a letter her husband in North Carolina wrote about Misha's. She reads the letter.

Mr. Calabro states that the owner of the property told them the tenant had vacated the property. He states they cannot afford to relocate them but hey have made visits with Misha's to try working something out.

Debbie Guido of Williamstown is a longtime customer of Misha's. She finds it hard to believe they are going to make them go to a new building.

Michael Miller of 1427 Woodlane Rd states he is conversations with Misha's to relocate to his property.

Anthony Costa of 1002 Smithville Rd asks about the waterways and says the creek crosses into North Pemberton.

That will be part of the DEP approval.

Ms. McCauley asks if anything final yet?

Mr. Johnstone states the board is getting ready to vote on the subdivision and Phase 1 preliminary site plan approval.

Ms. McCauley asks what good will this do for Easthampton?

Mr. Johnstone states that from the Master Plan it promote housing diversity in town. The town currently has no senior housing and people want to see senior housing.

With no one else from the public wishing to be heard, the public portion is closed at 9:39pm.

A motion is made to approve the applications with the conditions Mr. Serlin will outline in the resolution.

**2016-5**

**Fieldstone Assocaites, LP**

**1065 Rt 22 W      Block 900.01 Lots 12.01, 12.05 & 12.06  
Bridgewater, NJ**

**1302 Woodlane Rd  
TCO Transect 1  
Zone**

The applicant is seeks to amend prior approval to incorporate Block 900.01 Lot 12.01 expand Building #1 and increase the number of total apartments to 140 and a variance to permit a building height of 56 feet.

**The applicant has requested that the application be carried to the August 17, 2016 meeting with no additional notice required.**

A motion is made and seconded to adjourn the application until August 17, 2016.  
Roll Call-All were in favor.

1. ANY OTHER BUSINESS-N/A
2. MATTERS TO BE PRESENTED BY THE PUBLIC-N/A
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-N/A
6. ADJOURNMENT

A motion is made and approved to adjourn the meeting.  
Roll Call-All were in favor.

Jill C. Torpey

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Land Use Planning Board Administrator