

**TOWNSHIP OF EASTAMPTON
 LAND USE PLANNING BOARD MINUTES
 Wednesday August 17, 2016
 7:30PM**

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

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
	<u>X</u>	<u> </u>	Mr. Apgar, Class I
	<u>X</u>	<u> </u>	Mr. Blair, Class II
	<u>X</u>	<u> </u>	Mr. Springer, Class III
	<u>X</u>	<u> </u>	Mr. Bayles, Class IV
	<u>X</u>	<u> </u>	Mr. Chieco, Class IV
	<u>X</u>	<u> </u>	Mr. Johnstone, Class IV
	<u>X</u>	<u> </u>	Mr. Casella, Class IV
	<u> </u>	<u>X</u>	Mr. Taylor, Class IV
	<u>X</u>	<u> </u>	Mr. Sweeney, Class IV
	<u>X</u>	<u> </u>	Mr. Cooper, Alt I
	<u> </u>	<u>X</u>	Mr. LoRusso, Alt II
	<u>X</u>	<u> </u>	Solicitor, David Serlin
	<u>X</u>	<u> </u>	Engineer, Stacey Arcari
	<u>X</u>	<u> </u>	Secretary, Jill C. Torpey
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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. RESOLUTIONS

Resolution 11-2016-A resolution on the application of US Home Corporation D/B/A Lennar for preliminary site plan and preliminary major subdivision approvals for the development know as Lennar at Rancocas Creek on Block 700 Lot 9 and part of Block 800 Lot 9.03 (1020 Jacksonville-Smithville)

A motion is made to approve the resolution
1st-Mr. Springer, 2nd-Mr. Casella
Roll Call-All were in favor

5. APPLICATIONS:

2016-6

Ray & Sheryl Markley
13 W Millcreek Rd
Eastampton, NJ 08060

B-1300 L-13
13 W Millcreek Rd

The applicant is seeking bulk variances to rebuild a house and garage which were both completely destroyed in a fire. The garage is to be built on existing pad in the same location.

Ray and Sheryl Markley and Rick Travers, a PE, are sworn in by Mr. Serlin.

Mr. Travers wants to thank Mr. Blair and Ms. Newcomb for all their help throughout this. Mr. Travers goes over his qualifications and is accepted as an expert witness.

He states there was a massive fire at this property. The site had a house, workshop and detached garage. It was a 2 bedroom single family house. The garage will be on the same pad. But due to DEP regulations the house has to be pushed away from the top of the bank of the creek 25 feet.

There is no street frontage. It sits on the creek and a private road. The building was built in 1927 and the Markley's bought it in 1975.

Ms. Arcari states that this property is unique as it has no road frontage. She has no issues with the variances. She states they are setting the garage and the house on the property the best they can with what is existing.

Mr. Travers states they have a contract to have a modular built. They have chosen a cape like floor plan and have received a preliminary plan of the 1st and 2nd floor. It will have the same dimensions and will be 2 bedroom 2 bathrooms. The foundation remains the same. Because of the flood hazard they have to have a certified vertical foundation contractor. It will be raised 1 foot about NJDEP flood stage. The septic tank was upgraded in 1996. Now the septic tank will interfere with 1 corner of the house. The new design of the house is compliant with the septic tank.

Mr. and Mrs. Markley are trying to get cedar shakes on the house because that is what the previous house had.

The house will have a water treatment system.

Mr. Blair thanks Mr. Travers for the kind words. He states that he did a good job on the reports. He also states the only reason the house has to be repositioned is to comply with the DEP requirements.

The application is open to the public at 7:51pm.

Joanne Banderber at 51 W Mill Creek Rd states that her family has had their property since 1953. When the Marley's house burned down they were heartbroken.

Richard Rede of 37 W Mill Creek states that the Markley's are the best neighbors. He is currently renting his house to them.

Andrew Merklin used to live next door. He states they were good neighbors.

Ed Besco of Strathmere Rd knows them through scouting and they are good people.

Kathy Newcomb, Zoning Officer, would like to thank Mr. Traver and thanks the Markley's for working with her.

With no one else from the public wishing to be heard, the public portion is closed at 7:58pm.

A motion is made to approve the variance.

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

Roll Call-All were in favor.

Mr. Travers asks for an At Risk permit to begin the work.

A motion is made to approve the At Risk permit

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

Roll Call-All were in favor.

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.

Jeff Barron is the attorney for Fieldstone. He states they already have approval for preliminary and final site plan for lots 12.05 and 12.06. They did a deed consolidation and now they added lot 12.01. Nothing else is changing except the extension of the building onto this new lot.

Fieldstone owns lot 12.01 and lot 12.05. They do not own lot 12.06 yet. This is the old Methvins.

Arthur Corsini is sworn in by Mr. Serlin.

Mr. Corsini states this is amended site plan. They added 23 units to the plan. He states they have approvals on everything even the lot they do not own.

Gary Cliver, the applicant's engineer, is sworn in. He states the building is going from 255 feet in length to 375 feet. That is an additional 120 feet. The basin by CVS is able to handle this new property being added.

Ms. Arcari states they would have to have a revised storm water management agreement. She states the lighting and they parking in consistent.

Ms. Arcari states the county will have a moratorium on paving of Woodlane Rd and they will have to work with that.

The buildings will not exceed a height of 52 feet.

Mr. Bayles states that with only one way in and out, he would like the applicant to out in emergency access. There was much discussion on this and it was decided that the applicant will not need to do this.

Mr. Blair stated that the original site plan approval required the fire department to sign off.

Mr. Corsini states they gave everything to the fire department and they are ok with it

Victor Barr, the architect, is sworn in by Mr. Serlin.

He states they are going to use the same themed materials as Eastampton Place West. They will only need the waiver for the vinyl siding like they needed last time.

Mr. Johnstone states he would like to see more brick. He doesn't want the town to look "beige out". He would like to see the end portions wrapped in brick.

Steve Jaffe is sworn in by Mr. Serlin. He is the environmental specialist for Fieldstone

He states they received LSRP approval to remediate and clean up the site. NJDEP is doing a RAO review.

Ms. Arcari asks if the RAO is a condition of approval before transfer of ownership.

Mr. Corsini states it is.

There was a long discussion on what kind of site work can and cannot be done on the property Fieldstone does not own yet. They either have to wait until they own it or get the owner of that property to sign off on the plans.

Only Cleaning, moving dirt and cutting of streets can be done.

The application is open to the public at 9:28pm.

Paul O'Reilly of 1310 Woodlane Rd has a concern of his roof line only being 3 feet away.

This is cleared up for him.

With no one else from the public wishing to be heard, the public portion is closed at 9:30pm.

A motion is made to approve the application with the conditions that will be outlined in Mr. Serlin's resolution.

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

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 to adjourn the meeting.

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

Roll Call-All were in favor.

Jill C. Torpey

Jill C. Torpey_____

Land Use Planning Board Administrator