

**TOWNSHIP OF EASTAMPTON
 LAND USE PLANNING BOARD MINUTES
 Wednesday September 21, 2016
 7:30PM**

Mr. Johnstone welcomes all guests to the meeting.

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 welcomes all guests to the meeting.

4. MINUTES

Regular Meeting-March 31, 2016

Regular Meeting-April 20, 2016

Special Meeting-July 6, 2016

Mr. Springer and Mr. Taylor say they will abstain from the March minutes

A motion is made to approve the minutes.

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

Roll Call-All were in favor.

5. RESOLUTIONS

Resolution 12-2016-A resolution on the application granting variances pursuant N.J.S.A. 40:55D-70c(1)(b) and N.J.S.A 410:55D-70c92) on the application of Sheryl and ray Markley for Block 1300 Lot 31 (13 W. Creek Road) to construct a single family residence.

A motion is made to approve the resolution

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

Roll Call-All were in favor except Mr. Taylor who abstained.

Resolution 13-2016-A resolution granting amended preliminary and final site plan approval for Block 900.01 Lots 12.05, 12.06 and 12.01 on the application of Fieldstone Associates, LLC.

A motion is made to approve the resolution.

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

Roll Call-All were in favor except Mr. Taylor who abstained.

6. APPLICATIONS:

2016-7

Ray & Sheryl Markley

B-1300 L-13

13 W Millcreek Rd

13 W Millcreek Rd

Eastampton, NJ 08060

The applicant is seeking amended 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.

Mr. Serlin swears in Rick Traver who is the engineer for the Markley's.

Mr. Serlin states that all the testimony given last month stays the same. There is a minor modification.

Mr. Traver states that the next day after they received their approval to rebuild the fire damaged house they realized the setbacks were incorrect. This was an oversight on their part.

Mr. Traver states that the Markley's lost 16 trees in the fire and there is one 24 inch tree they want to save and the setback would be moved 5 feet and this would also give better side to side setbacks.

Mr. Serlin states that it's the same house in the same location.

Ms. Arcari asks if the setbacks in her letter are the same on the plan.

Mrs. Markley states yes.

The application is open to the public at 7:39pm. With no one from the public wishing to heard, the public portion is closed.

A motion is made to approve the side yard setbacks as submitted.

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

Roll Call-All were in favor.

Mr. Traver asks for an at risk permit.

A motion is made to approve the at risk permit.

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

Roll Call-All were in favor.

2016-8

Fieldstone Associates, LP
1065 Rt 22 W
Bridgewater, NJ

Block 300 Lot 13
1171 Woodlane

Rd

TCO Transect 1

The applicant is seeks Preliminary and Final Site Plan approval to construct mixed use development.

Jeff Baron is the attorney for the applicant. He states they are here for preliminary and final site plan approval along with waivers. He states they have already been before the board for architectural waivers.

Mr. Corisini, Nathan Mosley, Vic Barr and Mark Malinowski are sworn in by Mr. Serlin.

Mr. Corsini gives the back ground on Fieldstone.

Mr. Corisini states that this project will have 240 upscale rental townhomes, about 12,000 square feet with commercial and a clubhouse. The clubhouse will have a leasing office, maintenance office, fitness center and common room. The outside will have a pool and a pool deck. In the back of the clubhouse will be a dog park.

There will also be a central trash and recycling compactor area. The residents and retail will take their trash there. They will also have a valet trash service for a small fee for people who cannot do this on their own. They will also have a property manager and leasing agent on site. They also intend to have a maintenance person on site but if they cannot, that person will live local.

The units will have a security system with upscale interiors. The units along Woodlane Rd. will have garages.

Mr. Malinowski goes over the layout of the project. There are going to be 7 proposed buildings. There will be one single egress on Woodlane Rd with the boulevard type entrance. The storm water will go into inlet storm pipes to a control facility and there will be a wet pond.

Mr. Baron asks Mr. Malinowski to briefly discuss the property line issues with the Dunkin Donuts drive thru.

Mr. Malinowski states now the plan indicates that the property line goes right down the drive thru. They are not disturbing any improvements on the Dunkin Donuts property.

Mr. Serlin states that there is some litigation going on with this property.

Mr. Corsini states that they are the contract purchasers. The owner of the property is in litigation with Dunkin Donuts over a boundary dispute of 10 feet. Mr. Corsini states as the applicant they are not involved in the litigation. Mr. Corsini thinks it would be a terrible idea to connect the access with Dunkin Donuts. He states that there would be customers traveling on their property at all hours and they are mostly a residential property.

There was discussion on when Dunkin Donuts received their approval and what the county had condition with the egress and the loop road in front of Dunkin Donuts.

Mr. Blair asks Mr. Malinowski if he has reviewed with the local Fire Marshall the turning radius.

Mr. Malinowski states that he has down some aerials but he will reach out to him.

Mr. Sweeney asks for clarification on the Dunkin Donuts access.

Mr. Baron states they have no intention to modify the Dunkin Donuts access.

Nathan Mosley is a traffic engineer with Shropshire. He gives his credentials and is accepted as an expert witness.

He looked at the traffic counts and Woodlane and Monmouth and Woodlane and Lakeview and Woodlane and Clemens. He looked at the AM and PM peaks. They also took into account the future conditions. He states that Woodlane Rd is a 40mph county road. He states with the average que there will be a backup of 100-150 feet and this did not extend far enough back to their driveway to be an issue. Right now there are 2 access points to the property and they are consolidating to one. He states with the stacking on the property to exit, it would be a maximum of 3 at the AM and PM peaks. He also calculated internal trips and was conservative and didn't take into account that there would be pedestrian traffic. He states there is sufficient traffic flow internally.

Mr. Johnstone asks what the peak times were.

Mr. Mosley states the AM is 7-9am and the PM is 4-6pm.

They did the study in March on a Thursday when school was in session.

There was discussion on the sidewalks in front of the commercial buildings and the sizes. The size of the sidewalks in front of the commercial buildings will be handled administratively with Ms. Arcari and Mr. Johnstone.

Mr. Blair brought up the concern of losing parking spaces and the emergency access. It was decided that on the west side of the property, there will be access for emergency vehicles only and the applicant will meet with the Fire Marshall on what type of breakaway access it will have.

Vic Barr is the architect for the applicant and he is sworn in by Mr. Serlin.

He goes over the look of the buildings. He states the clubhouse will be the focal point of the project.

The two buildings on Woodlane Rd will have commercial on the end. The applicant's intention is to create an architectural edge and make the "announcement that you are entering the redevelopment area".

There was discussion and confusion about the brick being wrapped around the side of the end units. The 2nd and 3rd stories will have the brick wrap around.

There was discussion on the waiver for the "runs" on the floor exceeding 50 feet. Mr. Barr explains it only happens in three places and it really breaks up the monotony of the building's façade.

Mr. Johnstone states that that is the intent of the plan.

There is discussion on Ms. Arcari's review letter.

On page one, Mr. Corsini states that there will be 12 2 bedroom townhomes, not 11 and 34 2 bedroom apartments. But the overall number of residential units stays the same.

On page 3, they are asking for the waiver of the sign (1. Waivers and variances) because you will need the sign a little larger to see it. It will be acorn lit.

Page 3 (2.) the size of evergreens and shrubs will be 12" to 36".

Page 3 (4.) Ms. Arcari and Mr. Johnstone will work together administratively on this.

Page 3 (5.) The waiver is needed because of the water and sewer utilities. There will be no fence.

Page 3 (6.) the waiver for the landscape buffer in the rear yard is because it is already a wooded area back there. The applicant will fill in where necessary.

Page 3 (8.) the applicant's percentage differ but still meets the intent of the ordinance.

Page 4 (10.) The waiver is required because they would need 100-110 trees and they are proposing 80. That is agreed to be ok.

General comments page 4 (1.) there is no phasing for this project. All footings and foundations will be done at the same time.

Page 4 (4.) there is no change to the FEMA mapping.

The application is open to the public at 9:34pm.

Dave Shafkowitz is the attorney for Dunkin Donuts. He gives a brief update on the litigation.

He wants to know if the applicant is the reason why the litigation is going on.

Mr. Corsini states as the applicant they have no involvement in the litigation other than the owner of the property gives them updates.

Mr. Shafkowitz states that is not what he is being told.

Mr. Corsini states they told the owner of the property this issue has to be resolved so Fieldstone know what they are buying. Other than that, they have no involvement.

The public portion is closed at 9:43pm.

A motion is made to approve the preliminary and final site plan with the applied waivers.

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

Roll Call-All were in favor.

1. ANY OTHER BUSINESS

Informal presentation by Lennar

Erin Szulewski is the attorney from Parker McCay.

Rob Calaboro states that they just want to get an opinion on some of the architectural before they come back for final site plan for phase 1.

Wayne Birchler from Lennar states this is a development with single family homes and duplexes. He states that the ordinance states garages have to be in the rear, but they are proposing some in the front.

Mr. Johnstone states that that requirement applies to the Town Center ordinance.

Mr. Blair comments on the end units they're proposing all vinyl. He would like to see some kind of break.

Mr. Birchler states they can add plantings.

Mr. Blair states the intent is to have some architectural feature wrapped around the end units.

Mr. Johnstone states the Fieldstone is doing this in their Town Center projects.

There was discussion on the front facades and how they don't have variety. Mr. Birchler states that they are different colors.

Ms. Arcari asks how many color choices?

Mr. Birchler states they will have between 3-5 color choices.

Ms. Arcari asks about the metal roof and noise.

Mr. Calaboro states they have not had any complaints about that.

Mr. Casella asks how many models they will have.

Mr. Birchler states between 2-3.

The board states that they would like to see more variety.

Mr. Calaboro states they will probably have 5-6, they have only settled on 3 to date.

There was discussion on the sidewalks and whether the board wanted them on both sides of the street or will allow one side of the street.

Mr. Springer and Mr. Taylor states they have no opinion either way.

Mr. Johnstone and Mr. Blair would like to see on both sides.

Ms. Torpey asked Mr. Birshler when they expected to come back for final.

Mr. Birshler states they are shooting for October.

Ms. Torpey states that most likely won't happen. Once their application is submitted, MS,. Arcari has 45 days to review it.

Ms. Arcari states she is on vacation in October.

Ms. Torpey states that because of the League, the board does not meet the 3rd Wednesday of November or December. The board meets the 1st Monday of December. She states that depending on when they submit their application they would be on the December agenda or possibly January 2017.

Mr. Serlin states that this was just informal and any of the board members can change their minds.

2. MATTERS TO BE PRESENTED BY THE PUBLIC

The meeting is open to the public at 10:29pm. With no one from the public wishing to heard, the public portion is closed at 10:29pm.

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 at 10:29pm.
1st-Mr. Casella, 2nd-Mr. Springer
Roll Call-All were in favor.

Jill C. Torpey

Jill C. Torpey_____

Land Use Planning Board Administrator