

**LAND USE PLANNING BOARD MINUTES
SPECIAL MEETING**

August 3, 2009 7:30PM

1. Roll Call

| ATTENDANCE: | PRESENT | ABSENT | |
|--------------------|----------------|---------------|------------------------|
| | _____ | _____ X _____ | Mr. Alexander |
| | _____ X _____ | _____ | Mr. Blair |
| | _____ X _____ | _____ | Mr. Campbell |
| | _____ | _____ X _____ | Mr. Chieco |
| | _____ X _____ | _____ | Mr. Johnstone |
| | _____ X _____ | _____ | Mr. Nagler |
| | _____ X _____ | _____ | Mr. Searfoss |
| | _____ X _____ | _____ | Mr. Springer |
| | _____ X _____ | _____ | Mr. SHEMELEY |
| | _____ | _____ X _____ | Mr. Taylor |
| | _____ X _____ | _____ | Mr. Rodriguez |
| | _____ X _____ | _____ | Mr. Hardt, Esq. |
| | _____ X _____ | _____ | Ms. Jamanow, Eng. |
| | _____ X _____ | _____ | Secretary, Jill Torpey |

2. Call to order

Chairman Johnstone calls the meeting to order at 7:36PM

3. OPEN PUBLIC MEETINGS ANNOUNCEMENT

This meeting is being given in compliance with the Open Public Meetings Act, Chapter 231, Public Laws 1975 and that certification of this notice is on file in the Municipal Building.

Advance written notice of this meeting was posted on the bulletin board in the Municipal Building; was mailed to the Burlington County Times; was filed with the clerk of Eastampton Township and was mailed to all persons who requested and paid for such notice.

4. Pledge of Allegiance

5. Welcome to Guests

Chairman Johnstone welcomes all guests to the meeting.

6. **Approval of Minutes**

None to be approved.

7. **Communications**

8. **Resolutions-**

2009-4 Bozzi Builders, LLC Preliminary Site Plan approval with variances covering property at the corner of Hollyville Place and Woodlane Road, Block 503 Lot 1

A motion is made to approve the resolution.

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

Roll Call-All were in favor.

2009-5 1st Baptist Church of Mount Holly The applicant is seeking approval for a sign bulk variance to allow a second 10'x3" by 10' 4" sign.

Resolution not ready.

2009-6 Growmark-The Applicant is seeking approval for agricultural inputs.

A motion is made to approve the minutes.

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

Roll Call-All were in favor.

2009-7 Sharbell Development- The applicant is seeking approval for preliminary/final major subdivision and preliminary/final site plan. The Applicant wished to construct 19 attached single family homes, 22 detached single family homes, 5 village homes, a 2 story mixed use building, 9 senior apartments above commercial space, 73 multi family condominium units, 3 story buildings, 30 attaches townhouses, 10 cottage sand 1 commercial mixed use building.

A motion is made to approve the minutes.

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

Roll Call-All were in favor.

2009-8 Ennor Bulk variance to construct a front porch at 5 Stonegate Drive

A motion is made to approve the minutes.

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

Roll Call-All were in favor expect Mr. Nagler, Mr. Rodriguez and Mr. Springer who abstained.

APPLICATIONS:

NEW BUSINESS:

1. 2009-6

**Growmark
122 Route 130 South
Bordentown, New Jersey 0850**

**Block 800 Lot 9
Woodlane Road
Eastampton, New
Jersey
Zone BP**

The Applicant is seeking an at risk building permit.

REPORTS

Effective Sign Works-Option D, drawing of Block 600 Lot 2.06, Hand drawn sketch dated 3-5-09 showing locations of existing & proposed signs, photographs of existing signs at property, hand drawn sketch illustrating the size of the existing sign.

Growmark is back for at risk approval because it was not done right last month. Mr. Haines thanks the board for adopting the resolution. The Applicant must file and show proof that applications have been filed with other agencies with include DEP and wetlands. Once the interior renovations are done, they will be seeking a certificate of occupancy prior to the site improvements being completed. Ms. Jamanow suggest that they not do that as she feels that the site would need to ready also and Mr. Hardt states that they could bond for the improvements. Mr. Draper states that the tanks would be removed at a later date.

A motion is made to approve the at risk permit.
1st-Mr. Searfoss, 2nd-Mr. Campbell
Roll Call-All were in favor.

2. 2009-5

**Sharbell Development
One Washington Boulevard
Suite 9
Robbinsville, New Jersey 08691**

**Block 600 Lot 5
Eastampton, New
Jersey
Zone TCM2**

The applicant is seeking approval for preliminary/final major subdivision and preliminary/final site plan. The Applicant wished to construct 19 attached single family homes, 22 detached single family homes, 5 village homes, a 2 story mixed use building, 9 senior apartments above commercial space, 73 multi family condominium units, 3 story buildings, 30 attaches townhouses, 10 cottage sand 1 commercial mixed use building.

REPORTS

Amended final plat dated 4-24-09 by DPK Consulting, LLC, amendment to major and final site plan dated 3-5-09 by Dynamic Engineering, amendment to storm water management, water Quality and ground water discharge analysis dated May 2009, Preliminary & Final Subdivision dated 3-5-09

Let the record reflect that Mr. Nagler, Mr. Springer and Mr. Rodriguez stepped down for the board due to a conflict of interest. Michael Magee is the attorney for the Applicant. Mark Cannuli, Thomas Troy, William Fienberg and Jeff Sproud are all sworn in by Mr. Hardt. Mr. Magee states that the Applicant has received subdivision and site plan approval sometime ago. The Applicant met with the board informally and is amending the plan due to economic conditions. Before the board tonight is the proposed final subdivision and final site plan approval and he hopes the board is welcome to the amendments. Exhibit A-7 is a colored map of the existing approvals with 27 single family lots, 19 townhomes, 1 24 unit condo and mixed use building with 11000 square feet on the 1st floor and 8000 square feet on the second floor. This also

shows storm water basin and open space area. Exhibit A-8 is the current proposal retaining 10 single family lots and 3 townhomes and modifying the lot layout. They would also like 2 add 2 condo buildings, one on either side of the current approved building. There will be 7 COAH units and 69 market rate units. There will be 76 total units in all 3 condo buildings.

The proposed plan would supplement the surface basin with an underground basin. There was discussion on the sales office. The current one was sold and they want to use a new model. Issues arrived with handicap accessibility to enter the building and the bathrooms. The Applicant was asking to be able to use it temporarily while they make the necessary adjustments. The Applicant would have 90 days to do this. Mr. Blair stated they can't grant this with the ADA.

Concerning the townhomes, a minimum of 10% will have the bedrooms on the first floor. This equals out to 4. The Applicants state that if a buyer requests one in addition to the 4 then that can be accommodated. This feature makes it attractive for the 55 plus demographic. Mr. Cannuli states that they will comply with all the technical variances which the engineer's letter stated to the Applicant. Also the will be 34 not 36 additional COAH units.

There were some discussions on the driveway entrance to the condo. The Applicant felt that there was a safe distance between that and Smithville Road. There were some concerns from the board that this would create back up of traffic and that traffic coming in from Smithville Road would pose to be a safety threat. The traffic study revealed that 25 cars went by at the AM peak hours and that 45 went through at the PM peak hours and the numbers are more on the high side. Also turning in at 15 MPH there is 80 feet of stopping distance and the Applicant's feel that this is adequate. Ms. Jamanow stated that they letter she received on this states "in my judgement" she would like it to be more concrete. They also testified that they are other comparable driveways close to public streets.

There will also be a fenced in lot. It will be fenced in with the same kind of fencing that is there now. There was also discussion on the mixed use building and what kind of business would go in there and would there be enough parking. The Applicants stated that mostly likely the first floor would be retail and maybe some kind of small restaurant. The second floor would most likely be professional offices such as doctors and lawyers. They indicated that it would be suggested that employees not park in that lot, but in off street parking. Also, they feel that customers would not all be in at the same time, it would be sporadic, so they feel parking will not be an issue. Also the Applicant's did receive PSE&G's approval for the easement.

Discussion also took place about the radius of the turns and mountable curbs. There was concern about fire engines being able to turn down the street. The Applicant stated that they did research and using the largest fire truck they could find, there were no problems. Discussion also took place about the placement of the side door on the end townhouse unit on Woodlane Road. These are block number 600.03 lots 22 and 36. These two units will have side entry doors.

The application is open to the public. No one from the public wishes to be heard.

Mr. Hardt states that he already has the resolution prepared for this application.

A motion is made to approve the application.

1st- Mr. Campbell, 2nd-Mr. Searfoss

Roll Call-All were in favor.

Let the record reflect that Mr. Nagler, Mr. Springer and Mr. Rodriguez returned to the meeting.

2. ANY OTHER BUSINESS-None
3. MATTERS TO BE PRESENTED BY THE PUBLIC-None
4. MATTERS TO BE PRESENTED BY THE ENGINEER-None
5. MATTERS TO BE PRESENTED BY THE SOLICITOR-None
6. MATTERS TO BE PRESENTED BY THE BOARD

There was a question raised about what was going on with the COAH requirements. Mr. Hardt stated that there will be a future moratorium on the obligations and that it looks like that whoever paid already may be able to apply for a refund. It will be subject to the requirements of the ordinance.

7. ADJOURNMENT

A motion is made to adjourn the meeting.
1st-Mr. Campbell, 2nd-Mr. Springer
Roll Call-All were in favor.

Jill C. Torpey _____
Secretary to Land Use Board

Please call Jill C. Torpey if you are unable to attend this meeting at 267-6633 or 267-5723 x203

**Please forward your email address to
planning@eastampton.com**