

Eastampton Township Land Use Board Minutes
January 21, 2009 Meeting

The January 21, 2009 Land Use Board Meeting was call to order by the Land Use Administrator at 7:30 pm.

Oaths of Office: Mr. Hardt administered Oaths of Office to Mr. Taylor, Mr. Shemely and Mr. Rodriquez.

Roll Call: Members Present: Mayor, Mr. Nagler, Mr. Blair, Deputy Mayor, Mr. Springer, Mr. Taylor, Mr. Searfoss, Mr. Alexander, Mr. Chieco, Mr. Johnstone, Mr. Campbell, Mr. Shemely, Mr. Rodriquez

Professionals Present: Mr. Hardt, Mrs. Jamanow, Mrs. Flaherty

Nomination of Chairman: Deputy Mayor, Mr. Springer nominated Mr. Johnstone as Chairman, Mr. Blair seconded that nomination. No other nominations made. Roll Call: All in favor

At this time, Mr. Johnstone took the meeting over.

Nomination of Vice- Chairman: Mr. Chieco nominated Mr. Taylor as Vice-Chairman, Mr. Campbell seconded that nomination. No other nominations made. Roll Call: All in favor

Nomination of Attorney: Deputy Mayor, Mr. Springer nominated Mr. Hardt as Attorney, Mr. Blair seconded that nomination. No other nominations made. Roll Call: All in favor

Nomination of Engineer: Deputy Mayor, Mr. Springer nominated Mrs. Jamanow as Engineer, Firm ERI Engineering, Mr. Alexander seconded that nomination. No other nominations made. Roll Call: All in favor

Nomination of Conflict Solicitor: Mayor, Mr. Nagler nominated Norman Kingsbury as Conflict Solicitor, Mr. Blair seconded that nomination. No other nominations made. Roll Call: All in favor

Nomination of Secretary: Mr. Blair nominated Mrs. Flaherty as Secretary, Mayor, Mr. Nagler seconded that nomination. No other nominations made. Roll Call: All in favor

Meetings for the Calendar Year of 2009: Mr. Blair motioned to approve the Calendar Year 2009 Dates for the Land Use Board to meet, Deputy Mayor, Mr. Springer seconded that motion. All in favor.

Recommendations/Discussion:

Mr. Miller appeared before the Board to discuss his property located at 1427 Woodlane Road. He provided pictures to the Land Use Board showing the surrounding properties and the property in question. He is proposing a light industrial use and this will require either a use variance or change in zoning and is looking to get input from the Board as to what process they feel will work best.

Mayor, Mr. Nagler stated that to do a zoning change that process can take (6) to (8) months. Chairman, Mr. Johnstone stated that he feels a use variance will be the best way to process with an overall Site Plan would need to be submitted.

Mr. Miller stated that he believes that the proposal would bring in a nice ratable.

Mr. Hardt stated for the applicant to seek a use variance with site plan approval.

Mrs. Jamanow stated that currently the property has (4) lots and the applicant will need a use variance and lot consolidation and the overall plan should keep within the intent of the ordinance. Also, the wetlands on the property will need to be addressed.

Mayor, Mr. Nagler stated that there are also new septic regulations and the applicant should look into prior to making application.

Mr. Miller stated that perk tests were done and the results are ok.

Mr. Blair stated following the bulk standards for two lots would work better.

Mr. Miller stated that the proposal of flex space works better and that there is a need for it. Mr. Miller will come back at a later time with a full application for use variance/site plan approval.

Communications: At this time the board discussed how applications should move forward through the board. Taxes and Escrow procedures were discussed. The issue was whether Mr. Miller paid his escrow and taxes prior to appearing before the land use board. The Secretary advised the board that Mr. Miller had an existing escrow account as well as taxes were paid through lien holder. Mayor, Mr. Nagler stated that only (3) properties had taxes that were outstanding and this was not one of them. The issue to whether an applicant could appear if taxes were paid through a lien holder was discussed. It was Mr. Hardt's opinion that as long as the taxes are paid, the board does not get involved into the transactions of the Lien Holder vs. Property Owner.

New Business:

Bozzi Builders
Block 503 Lot 1

This application is postponed until February. Motion to continue made by Deputy Mayor, Mr. Springer, seconded by Mr. Alexander. Roll call: All in favor

Comments: Mrs. Jamanow thanked the Board for the opportunity to serve again for the Year of 2009. Mr. Hardt also thanked the Board for the opportunity to serve for the Year of 2009.

Aquatic Gardens: Out of Business as well as Gregory's is moving.

Training: Mr. Shemely and Mr. Rodriguez have been signed up for the Mandatory Training on March 4, 2009.

Adjourn:

Mr. Blair motioned to adjourn, Mr. Taylor seconded that motion. All in favor.

These minutes are a brief summary of the proceedings that took place on January 21, 2009 and should not be taken as verbatim testimony.

Respectfully submitted,

Rosemary Flaherty
Land Use Administrator