

**EASTAMPTON TOWNSHIP**

**LAND USE PLANNING BOARD MINUTES**

**July 15, 2009 7:30PM**

**1. Roll Call**

<b>ATTENDANCE:</b>	<b>PRESENT</b>	<b>ABSENT</b>	
	<u>    X    </u>	<u>          </u>	Mr. Alexander
	<u>    X    </u>	<u>          </u>	Mr. Blair
	<u>    X    </u>	<u>          </u>	Mr. Campbell
	<u>    X    </u>	<u>          </u>	Mr. Chieco
	<u>    X    </u>	<u>          </u>	Mr. Johnstone
	<u>    X    </u>	<u>          </u>	Mr. Nagler
	<u>    X    </u>	<u>          </u>	Mr. Searfoss
	<u>    X    </u>	<u>          </u>	Mr. Springer
	<u>    X    </u>	<u>          </u>	Mr. Shemeley
	<u>    X    </u>	<u>          </u>	Mr. Taylor
	<u>    X    </u>	<u>          </u>	Mr. Rodriguez
	<u>    X    </u>	<u>          </u>	Mr. Hardt, Esq.
	<u>    X    </u>	<u>          </u>	Ms. Jamanow, Eng.
	<u>    X    </u>	<u>          </u>	Secretary-Jill Torpey

**2. Call to order**

At 7:38 PM Chairman Johnstone called the meeting to order.

**3. OPEN PUBLIC MEETINGS ANNOUNCEMET**

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**-Regular meeting of the Planning Board-June 17, 2009

A motion is made to approve the minutes.

1<sup>st</sup>-                      2<sup>nd</sup>-

Roll Call-All were in favor.

**7. Communications**

Michael Magee, the attorney for Sharbell, states that they did not notice for this meeting and request to continued until the August meeting. He states that they will address all the engineer's concerns and ask that a resolution be prepared so that can be memorialized at the same time.

A motion is made to continue until the August 19, 2009 meeting.

1<sup>st</sup>-Gene Blair, 2<sup>nd</sup> Jeff Alexander

Roll Call-All were in favor.

\*\*Later in the meeting it was determined that there would not be a quorum for the August meeting. After some discussion it was decided that a special meeting would be held Monday August 3, 2009 at 7:30 PM.\*\*

**8. Resolutions**

Resolution 2009-3, Bozzi Builders, LLC Preliminary Site Plan approval with variances covering property at the corner of Hollyville Place and Woodlane Road, Block 503 Lot 1

Mr. Hardt did not get the resolution out so it will be memorialized at the next meeting.

## **APPLICATIONS:**

### **NEW BUSINESS:**

1. 2009-4

**1<sup>st</sup> Baptist Church of Mount Holly  
Woodlane Road  
Eastampton, New Jersey 08060**

**Block 600 Lot 2.06  
Woodlane Road  
Eastampton, New  
Jersey  
Zone TCO**

The applicant is seeking approval for a sign bulk variance to allow a second 10'x3" by 10' 4" sign.

### **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.

This is a bulk variance for a sign that would be 10x3 by 10x4. A motion is made and approved to deem the application complete. Patrick McAndrew is the attorney and Carolyn Farrow is present on behalf of the church. Ms. Farrow is sworn in by Mr. Hardt.

They have received the engineer's report dated June 25, 2009 and exhibit A-6 is a series of photographs that shows the church along with the school. It sits on 12 1/2 acres and is set back on Woodlane Road. The Applicant wants to replace the old sign with this new sign. They did consider upgrading the old sign but thought a new sign would be best in the long run. The second sign would be about 100 feet overall.

Exhibit A-7 is a picture of the proposed sign. The sign would actually sit on an brick structure that would complement the design of the church. There would be no negative impacts or problems with this new sign and it would adequately identify

the church from Woodlane Road. Mr. Blair asked if it would be luminated and it would be just as the existing sign is and it would be set back at the same place as the existing sign.

Mr. Searfoss asked what the speed limit is on Woodlane Road and it was determined that it is 50 miles per hour in front of the church, although there is hope that one day that will be lowered.

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

A motion is made to approve the application.  
1<sup>st</sup>, Mr. Blair, 2<sup>nd</sup>-Mr. Taylor  
Roll Call-All were in favor except Mr. Nagler and Mr. Springer who abstained.

The applications asked for a motion to proceed at risk. The motion is approved.

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 3 story buildings, 30 attaches townhouses, 10 cottage sand 1 commercial mixed use building.

## REPORTS

Final plat dated 4-24-09 by DPK Consulting, LLC, admendment to major and final site plan dated 2-25-05 by Dynamic Engineering, amendment to stormwater management, water Quality and ground water discharge analysis dated May 2009.

**The application is being continued until a special meeting that we be held on Monday August 3, 2009 at 7:30 PM**

3. 2009-6

**Growmark  
122 Route 130 South  
Bordentown, New Jersey 08505**

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

The applicant is seeking approval for a sign bulk variance to allow a second 10'x3" by 10' 4" sign.

## REPORTS

Trip Generation report dated 5-28-09 by Shropshire Associates, LLC. Site plan dated 6-5-09 by William H. Nicholson Associates, P.A., plans & elevations dated 5-29-09 by mark Ritchie, P.E., floor plan dated 6-2-09 by Mark Ritchie, P.E. and material safety data sheet.

A motion was made and approved to deem the application. Ms. Jamanow states that 2 letters of completeness were sent out on June 30, 2009 and July 8, 2009. The June 30 letter stated additional items the Applicant needed and the July 8 letter stated that she received them.

Jeff Draper and Bill Nicholson are sworn in by Mr. Hardt. Mr. Draper is employed by Growmark. They have a facility in Bridgeton, New Jersey. The proposed business would supply fertilizer, pesticides, and feed to local farmers. The property would have a small retail area where the general public could come in and purchase fertilizer or feed but the bulk of the business would be to supply to farmers. There would also be a small maintenance building for them to do minor repairs on their own vehicles.

There will be a 1500 square foot containment facility with four foot thirty inch high storage tanks, a storage building about 2600 square feet and a truck scale. The trucks used to deliver the materials are DOT approved. The retail area will be about 500 square feet. There will be precautions so that the pesticides do not enter the water shed and that all precautions taken should there be a leak. The dry fertilizer will be stored in bins and while be blended to each farmer's specifications. The liquid fertilizer will be stored in steel or poly storage tanks on site. Once again, proper precautions will be taken to assure protection against leaks.

This business will actually generate less traffic than what was there before known as Penn State Seed Company. Although calculations call for 95 parking spaces for the retail portion, there will only be providing 15. The Applicant states that there is very little retail business and this should be enough to accommodate the employees and any retail customers that come in.

The house on the property will be removed within a year of the certificate of occupancy as well as the 275 gallon fuel tank that is above ground. There will also be a capping system on the septic tank. The block wall near the septic system will also be removed. The Applicant also agreed to work with their engineer on storm water drainage, no storing of equipment or materials outside at the site and all trash and debris will be removed within 30 days of a certificate of occupancy. Also the well is to be tested for potable water. If it is no good a new well is to be provided before occupancy.

There was lengthy discussions on the paving of the area and what the best thing to do is. It was decided that 200 feet in from route 206 shall be paved and that 6 inch DGA will be provided to and asphalt paved area. The aggregate proposed paving will be approved by the township engineer.

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

The Applicant will also have to follow all COAH

requirements as they apply.

A motion is made to approve the application.

1<sup>st</sup>-Jeff Alexander, 2<sup>nd</sup>-Mark Chieco

Roll Call-All were in favor except Mr. Nagler and Mr. Springer who abstained.

The Applicant asks for approval for an at risk permit.

A motion is made to approve the at risk permit.

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**-

The board again discussed the Sharbell application. There was some concern that they would not be enough board members to vote on the application in August. After discussing vacation schedules and who else can't attend, it was decided that there would be a special meeting for Sharbell on Monday August 3, 2009 and that the August 19, 2009 meeting would be cancelled due to a lack of quorum.

There was also discussion on an ordinance for informal reviews before the board.

## 7. **ADJOURNMENT**

A motion is made and approved to adjourn the meeting.

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**

