

EASTAMPTON TOWNSHIP
LAND USE PLANNING BOARD MINUTES

June 17, 2009 7:30pm

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
	<u> X </u>	<u> </u>	Mr. Alexander
	<u> X </u>	<u> </u>	Mr. Blair
	<u> X </u>	<u> </u>	Mr. Campbell
	<u> </u>	<u> X </u>	Mr. Chieco
	<u> X </u>	<u> </u>	Mr. Johnstone
	<u> </u>	<u> X </u>	Mr. Nagler
	<u> X </u>	<u> </u>	Mr. Searfoss
	<u> X </u>	<u> </u>	Mr. Springer
	<u> </u>	<u> X </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> </u>	<u> X </u>	Ms. Jamanow, Eng.
	<u> X </u>	<u> </u>	Secretary, Jill C. Torpey

2. Call to order

Mr. Johnstone calls the June 17, 2009 Land Use Planning Board meeting to order.

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

Mr. Johnstone welcomes all guests in attendance. Along with the board members and professionals. Kathy Newcomb, the Zoning Officer is in attendance.

6. Resolutions

ON THE APPLICATION OF BOZZI BUILDERS, LLC. FOR PRELIMINARY SITE PLAN APPROVAL WITH VARIANCES COVERING PROPERTY LOCATED AT THE CORNER OF HOLLYVILLE PLACE AND WOODLANE ROAD AND FURTHER IDENTIFIED AS BLOCK 503, LOT 1 ON THE TAX MAPS OF THE COMMUNITY.

Since Mr. Hardt prepared the resolution today, Mr. Johnstone gives the board members a few moments to read the resolution. Mr. Blair questioned the parking conditions, curbing and lighting in the resolution. There were specific conditions regarding these issues that the applicant agreed to at the meeting and the resolution will be amended to include these. There was also discussion on who will be paying the utility bills for the lights. The owners and/or developer association will pay those not the township. Discussion took place on the COAH requirements of building at least one affordable housing unit or making a monetary donation to fill that requirement. There were also some grammatically errors mentioned that will be fixed.

The board will not vote on this resolution tonight, they will wait to get the amended resolution and vote on it at the July meeting.

Zoning Office Kathy Newcomb asked if it was possible for her to receive the resolutions so she can review them as well.

7. Discussions

Preparing the July 2009 Agenda

Since there are many items proposed to be on the July agenda, the board made a decision to include only 1st Baptist Church, Growmark and Sharbell. It was decided that everything else is OK to move to the August agenda.

Procedures between the board members, board professionals and board secretary

Mr. Johnston asked the board on their opinion of the agenda. Call to order will be moved to first and the minutes will be moved to after The Pledge of Allegiance.

8. Minutes

April 15, 2009

Due to the lack of recorded or written minutes, Mr. Hardt, Ms. Jamanow and Ms. Torpey will get together to comprise the minutes. It will be voted on at the July meeting.

9. MATTERS TO BE PRESENTED BY THE PUBLIC-None

10. MATTERS TO BE PRESENTED BY THE ENGINEER-None

11. MATTERS TO BE PRESENTED BY THE SOLICITOR-None

12. MATTERS TO BE PRESENTED BY THE BOARD

There was discussion on moving the public comments to the beginning of the meeting so they did not have to sit through the whole meeting, especially if it's going to be a long one. It was decided that they will remain at the end unless on a case-by-case basis that the board needs to address some comments any earlier. Mr. Johnstone mentions that during each application it is open for public comment and if someone has a comment on that specific application it could be done at that time. Also, someone's question may get answered during the course of the meeting.

Mr. Johnstone stated that at the beginning of each meeting maybe an announcement should be made that new applications will not be heard past 10:30 or 11:00. The board agreed that was a good idea. He also mention that despite of personal feelings towards an applicant, their professionals or any member of the public, everyone should remain professional any never act biased against someone. This is their town and they (the board) are here to act on their behalf.

Ms. Newcomb wanted to mention to the board if they should ever hear complaints about her (the zoning officer) being too hard or too mean, for them to keep in mind that she is just trying to make and keep Eastampton a nice place for people to live and commercial entities to have their businesses.

It was also discussed how the board should receive their packets. After some discussion if they would be picked up board members or delivered, it was decided that Rich Parks would deliver them or in an event he couldn't a police officer.

13. ADJOURMENT

A motion is made to adjourn the meeting.

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

Roll Call-All were in favor.

Jill C. Torpey

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Secretary to the Land Use Board