

EASTAMPTON TOWNSHIP LAND USE BOARD
REGULAR MEETING MINUTES, MAY 21, 2008 AT 7:30 PM

Chairman Johnstone called the Eastampton Township Land Use Board Meeting was called to order at 7:30 pm on May 21, 2008.

Mr. Johnstone stated the requirement of the Sunshine Law as follows:
Notice of this meeting was published with the Burlington County Times and transmitted to the Courier Post on January 7, 2008 and posted on the Municipal Bulletin Board.

The Board stood for the Pledge of Allegiance

The Chairman welcomed all the guests and members in attendance to this meeting.

The Roll Call:

Mr. Alexander, Mr. Blair, Mr. Johnstone, Mr. Searfoss, Mr. Springer,
Mr. Taylor, Solicitor Fred Hardt and Engineer Nancy Jamanow were present for
the roll call

Mr. Campbell, Mr. Chieco, Mr. Hartman, Mr. Schemeley were not present at roll
call

Record: Mr. Campbell and Mr. Chieco arrived later during the meeting.

Minutes Approval

Mr. Blair motioned to approve the minutes from March 19, 2008, Mr. Springer
seconded that motion. All in favor

New Business

Rancoas Wildlife Management LLC
Jacksonville Road
Block 300 Lot 2.04

Mr. Wollack is the attorney for the applicant Rancoas Wildlife Mgt. LLC. Also on behalf of the applicant Mr. Brown who is a member of the LLC and Mr. McCouch who will be the contractor. Mr. McCouch stated that they are proposing a 40' x 60' x 24' barn to house equipment.

Record: Mr. Campbell and Mr. Chieco arrived.

Mrs. Jamanow stated that since there is no primary use on the property and sheds/barns are considered accessory uses to primary uses, the applicant will need a use variance.

Mr. Blair asked if there were any other uses proposed. Mr. McCouch stated that equipment has been vandalized at the site in the past and that is the reason for the proposal. In addition, new equipment for agriculture uses has been donated and they would like to store those in the barn. Depending on donations, maybe more equipment will be stored inside the barn.

Nancy Jamanow stated that most of the site is deed restricted due to the wetlands and Mr. McCouch agreed that is true.

Mr. Blair stated that the maximum height for a building under the zoning is 45' high and sheds are only allowed to be 15' high, maybe reclassifying the type of structure should be requested.

Mr. Johnstone stated that special consideration may be given due to the specific use requested.

Mr. Hardt stated that the principal use on this property is considered a Mitigation Site.

Mr. Blair asked if the applicant is using the existing foundation located on the survey provided.

Mr. McCouch stated that they are not using the existing foundation.

Nancy Jamanow asked if the structure is 2-story?

Mr. McCouch stated no, the structure will be 1-story.

This application was opened to the Public.

This application was closed to the Public.

Mr. Searfoss motioned to approve this application, Mr. Alexander seconded that motion. All in favor

Mr. Mingin-Firehouse Station

Mr. Mingin is proposing a karate business with two offices at the old fire station. The block is 1600 and the lots are 3 and 3.01. Mr. Mingin stated that he just acquired the fire station that his family owned over a decade ago. He works with special needs children and is proposing a karate/behavioral management business that would operate twice a week. The other business would be a tutoring/counseling business. He is currently working with an engineer to have a site plan/subdivision plan submitted. He will have to subdivide a small portion of land from his neighbor due to parking spaces as well as septic system location.

The board discussed the use and educational facility use seemed to be a better fit than a Karate Business.

Mr. Blair also stated that Mr. Mingin should contact the Board of Health Inspector first; prior to the plans to make sure what he is proposing will be approved.

Mr. Hardt stated that this application is still a Major Site Plan with a Use Variance approval.

Mr. Mingin will go back and finish his plan and come before the board at a later time.

Old Business

Ern/Jon Application
640 Powell Road
Block 1300 Lot 75 and 75Q Farm
Withdrawal Application

Mr. Alexander motioned to withdrawal this application, Mr. Blair seconded that motion. All in favor.

Memo regarding Litigation

At this time the board briefly went over the letter submitted by Mr. Norman regarding the litigation with Homes of Hope.

Sharbell letter regarding new model

Nancy Jamanow stated that she received a proposal from Sharbell to include a new home model due to the economics and sales. The board had no objection to the addition of the new model of home.

Memo from Eileen Fahey Esq. regarding new fence ordinance recommendation.

Eileen Fahey the Solicitor for the Township submitted a letter and email regarding the fence ordinance and revisions to the same. Nancy Jamanow handed out a tax map to be used as an exhibit showing how some properties have two front lots and the corner lots and how the installation of fences affects these properties. Nancy Jamanow also submitted a letter of recommendation regarding the specific changes within the ordinance.

A motion was made and seconded to accept the revisions as noted by Nancy Jamanow. All in favor.

Adjourn

Mr. Blair motioned to adjourn this meeting, Mr. Campbell seconded that motion. All in favor.

These minutes are a brief summary of the proceedings and should not be taken as verbatim testimony.

Respectfully submitted,
Rosemary Flaherty
Land Use Administrator

cc: Township Manager