

**EASTAMPTON TOWNSHIP LAND USE PLANNING BOARD REGULAR  
MEETING MARCH 19, 2008 AT 7:30 PM  
MINUTES**

**Introduction:**

Chairman Johnston called the meeting to order at 7:30 p.m.

**Requirements of the Sunshine Law:**

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.

**Pledge of Allegiance.**

**Attendance Roll Call:**

**Members Present:**

Mr. Alexander, Mr. Blair, Mr. Campbell, Chairman Johnstone, Councilman Nagler, Mr. Springer, Mr. Schemeley, Mr. Taylor

**Members Excused:**

Mr. Campbell, Mr. Cheico, Councilman, Mr. Searfoss

**Note:** Councilman Hartman and Mr. Campbell arrived later in the meeting.

**Professionals Present:** Solicitor Fred Hardt, Engineer Nancy Jamanow and Land Use Administrator, Rosemary Flaherty

**Minutes Approval:**

Mr. Blair motioned to approve the February 20, 2008 Minutes, Mr. Taylor seconded that motion. Roll Call: all in favor

**Resolution Approval:**

**Resolution 2008-13 Denying Homes of Hope**

Mr. Blair motioned to approve this Resolution, Mr. Taylor seconded that motion. Roll Call: all in favor

**Resolution 2008-14 Metro PCS Site Plan Approval**

Mr. Alexander motioned to approve this Resolution, Chairman Johnstone seconded that motion. Roll Call: all in favor

**Resolution 2008-15 Continuation of ERN/JON**

Mr. Blair motioned to approve this Resolution, Mr. Taylor seconded that motion. Roll Call: Councilman Nagler and Mr. Alexander abstained, all other members in favor

**Resolution 2008-16 Withdraw of Beneficial Savings Bank, Sign Variance**

Councilman Nagler motioned to approve this Resolution, Mr. Blair seconded that motion.

Roll Call: all in favor

**Old Business:**

**M and M Land Development LLC**

**Block 800 Lots 401 and 403**

**Minor Subdivision**

This Application was forwarded to Board in September and revised plans were forwarded to the Board in December, this application is scheduled for April 2008.

**Vote:**

Mr. Blair motioned to approve this application, Mr. Campbell seconded that motion.

Roll Call: all in favor

**New Business:**

**Patrice Todd**

**21 Northumberland Drive**

**Block 1000.13 Lot 17**

**Front Yard Variance Setback**

Mr. Hardt swore in Mr. King for the record.

Jeffrey M. King, Professional Architect on behalf of Patrice Todd

Mr. Jeffrey M. King appeared before the board on behalf of the applicant Patrice Todd. Mr. King is a professional NJ and DE Licensed Architect. He was qualified by the Board as a professional Architect. Mr. King stated that the applicant is proposing a front yard variance to construct a front porch on an existing single family dwelling that will encroach into the 35' front yard setback. The existing setback to the single family dwelling is 35.82'. If the porch is approved the new setback to the property line from the porch will be 30.83'.

Mrs. Jamanow asked that architect if he felt that 5' will be enough room. Mr. King stated that he believes it will and the applicant did not want to encroach too far into the front yard setback.

Open application to the public

Close application to the public

**Vote:**

Mr. Taylor motioned to approve this application, Chairman Johnstone seconded that motion. Roll Call: all in favor

**Authorization to proceed:**

Councilman Nagler motioned to approve the authorization to proceed, Mr. Springer seconded that motion. Roll Call: all in favor

**ERN/JON**

**Block 1300 Lot 75**

**Use and Bulk Variance**

At this time Councilman Härtman and Councilman Nagler stepped down.

Mr. Singer, the attorney appeared before the board regarding this application.

Mr. Singer stated that he is appearing informally before the board to get direction on this application before his client proceeds.

The address of the property is 640 Powell and the applicant has received approval to subdivide. The applicant is proposing (8) eight new lots for upscale homes with side entry garages, master suites and basements. Mr. Singer stated that he does not have a planner with him tonight due to the fact that he wants to get some feedback from the board if the applicant should continue with this project. If the board is in agreement he will then come back before the board with the proper professionals and engineering plans. He indicated that he is not looking for an approval or denial but just some input on the boards feelings.

Mr. Hardt, the Board Solicitor stated that since the applicant is looking for a use variance it might not be appropriate to have dialogue and no formal action will be taken by the board but discussion on the type of subdivision could take place.

Mr. Singer stated that his client was encouraged to bring this application before the board.

Mr. Hardt asked the applicant if the project would be serviced by septic. Mr. Singer stated that there is sewer along Powell Road. Mrs. Jamanow confirmed that statement. Mr. Hardt stated that the permit charges for the connection could be as high as \$20,000.00 per home for water and \$20,000.00 per home for septic because this property is located in a PA4 area.

At this time the board opened this application to the public.

Larry Hunt, 630 Powell was sworn in and stated that he and his wife attended the meeting to express their objection to the project. They have lived in the Township for 30 years at this address and are very concerned with the amount of growth and hopes the Board is mindful of open space. He stated it's the open space that protects the integrity of the Smithview Mansion and the parks. Mr. Hunt also stated that he does have public water and sewer.

Matthew Edson, 620 Powell Road was sworn in and he stated that he presently owns the small farm next door and does not think people living in a \$500,000.00 home is going to like hearing his roaster crow in the am. He stated that he grew up at this address and wants to continue to live at the address but thinks he would have to sell if this application is approved. He also stated that he currently has public water and sewer and his farm is approximately 8.8 acres. He stated that he had dreams to eventually open a veterinarian business at this address in the future.

Ms. Fuchs, 620 Powell Road was sworn in and she stated that she grew up in North Jersey and did not enjoy living there because of the growth. She enjoys living at 620 Powell. She stated that the area is farm and the board should not change that and that million dollar homes are not needed.

This application was closed to the Public.

Mr. Johnstone stated that property is zoned for a reason and is part of the Master Plan.

Mr. Blair stated that he sat on the Master Plan and this application is a far cry from what was proposed.

Mr. Johnstone stated that the town center is the place to build.

Mr. Blair stated that pollution is also a concern.

Mr. Campbell stated this is an active farm and the proposal really doesn't co-exist with farms.

Mr. Singer stated he will have conversation with his client.

**Motion to continue:**

Mr. Blair motioned to continue this application, Mr. Campbell seconded that motion.

Roll Call: Mr. Nagler and Mr. Hartman abstained, everyone else in favor.

**Comments/Communications:**

**Adjourn**

Mr. Johnstone motioned to approve the adjournment of this meeting, Mr. Blair seconded that motion. Roll Call: all in favor

These minutes are a brief summary of the proceedings that took place on March 19, 2008 and should not be taken as verbatim testimony.

Respectfully submitted,

Rosemary Flaherty  
Land Use Administrator

Cc: Mayor  
Manager  
Council  
File.2008 Minutes