

Eastampton Township

New Jersey

Est. 1880

12 Manor House Court
Eastampton, NJ 08060
Phone: 609/267-5723
Fax: 609/265-1714
www.eastampton.com

EASTAMPTON TOWNSHIP LAND USE PLANNING BOARD MINUTES OCTOBER 15, 2008 AT 7:30 PM

Chairman Johnstone called the meeting to order at 7:30 pm and stated the following: Requirement 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.

The Board stood for the Pledge of Allegiance.

Chairman Johnstone welcomed the guests who appeared at this meeting.

Roll Call:

Mr. Alexander, Mr. Blair, Mr. Campbell, Mr. Johnstone, Mr. Nagler,
Mr. Searfoss, Mr. Springer, Mr. Schemelely

Also Present: Solicitor Fred Hardt and Engineer Nancy Jamanow

Mr. Chieco, Councilman Hartman and Mr. Taylor were excused.

Minutes Approval: Mr. Blair motioned to approve the September 17, 2008 minutes, Mr. Searfoss seconded that motion. All in favor

Training: NJPO requires all members to be trained. Anyone that did not receive the required training must contact Rosemary.

Schedule Change: Combined Meeting for November and December will be on December 1, 2008 at 7:30 pm and a "Special Meeting" regarding the recommendations on the Ordinance Revisions will be October 29, 2008 at 7:30 pm.

New Business:

Bozzi Application

The Bozzi Application has been rescheduled for December 1, 2008.

New Business (continued):

Sharbell Concept- Town Village- Revision to Original Approval

Michael McGee and Tom Troy appeared before the Land Use Board to discuss the proposed changes to the Town Village Redevelopment Plan.

The issue is marketing the units and Sharbell is proposing some changes and would like to get the Board's input before approaching Council.

Mr. Troy is the President of this company handed out several exhibits for the land use board to review. The overall concept is to change some of the single family dwellings into town homes which he believes will be more marketable. He stated that in 2005 they had 340 people on a waiting list and the list has since diminished. In 2006 they saw a major drop in the market. He stated that the site has a decorative model that has been open for over a year and he believes the project would be more of a success if they could change the single family dwellings into Town homes and make 7 units affordable to meet any COAH burden.

The board asked when the commercial building will be built. Mr. Troy stated that once they have a tenant they will build the commercial building which will include first floor commercial, second floor office.

Councilman Nagler stated that an increased ratable based will help the tax rate go down overall for the entire township.

Mr. Blair asked why the sales price couldn't be lowered which would make the the units more marketable? Mr. Troy stated that the units are already priced for an aggressive market and they have even offered incentives without success.

Mr. Troy introduced one of the new homeowners Mr. Rodriquez from 18 Willowbrook Way. Mr. Rodriquez confirmed that there seems to be a lack of interest with respect to buyers. He is overall very happy with the unit he purchased at a very good price.

Mrs. Louis Campbell from 28 Manchester also appeared before the Board for confirmation regarding the changes in Units and how they are marketed.

Mr. Hardt told the applicant that the way to approach these changes is to write a letter to Council because they will need to be involved with the changes to the Redevelopment Plan. Mrs. Jamanow agreed that this is the first step in the process.

Mr. Hardt stated that the changes will then be forwarded to the Land Use Board for recommendation and the board then reviews and sends back a recommendation.

Public Portion:

This meeting was opened to the public and closed.

Communications:

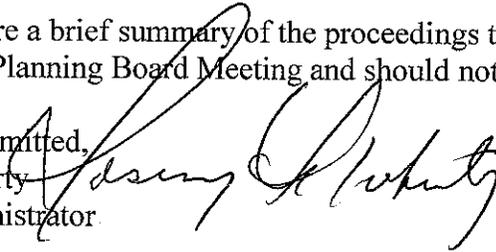
Mr. Hardt apologized to the board for being a little late. Mrs. Jamanow stated that if any board members have questions regarding the ordinance revisions to contact her.

Adjourn:

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

These minutes are a brief summary of the proceedings that took place at the October 15, 2008 Land Use Planning Board Meeting and should not be taken as verbatim testimony.

Respectfully submitted,
Rosemary Flaherty
Land Use Administrator



cc: Township Manager
Township Clerk