

EASTAMPTON TOWNSHIP LAND USE PLANNING BOARD
REGULAR MEETING May 17, 2006 - 7:30 PM
Minutes

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

Requirements of the Sunshine Law. Notice of this meeting was transmitted to the Burlington County Times on January 6, 2006 and posted on the Municipal Building Bulletin Board.

Pledge of Allegiance - Everyone participated.

Chairman Blair welcomed guests.

Present: Mr. Alexander, Mr. Blair, Mr. Campbell, Mr. Chieco, Mr. Hartman, Mr. Johnstone, Mr. Kingston, Mr. Renzulli, Mr. Springer, Solicitor Bruce Sattin and Nancy Jamanow, P.E.

Absent: Linda Peryer, Recording Secretary, Mr. Searfoss and Mr. Knighten

Motion by Mr. Hartman, seconded by Mr. Springer to approve the Minutes of April 2006. All voted in the affirmative with Mr. Hartman, Mr. Johnstone, Mr. Kingston, Mr. Renzulli and Mr. Alexander abstaining.

Motion by Mr. Johnstone, seconded by Mr. Kingston to approve the Bill List of April 2006. All voted in the affirmative.

Resolutions:

Motion by Mr. Springer, seconded by Mr. Campbell to approve Resolution 2006-13
A Resolution to Memorialize Action on the Application of Dennis and Donna Street for Block 1604, Lot 1.01, 722 Smithville Road, for Bulk Variances to add a One Story Addition to House Granted with Conditions. Upon roll call vote, all voted in the affirmative with Mr. Hartman, Mr. Johnstone, Mr. Kingston, Mr. Renzulli and Mr. Alexander abstaining.

Motion by Mr. Campbell, seconded by Mr. Springer to approve Resolution 2006-14
A Resolution to Memorialize Action on the Application of James and Cordelia Sullivan for Block 902, Lot 72, 71 Kensington Drive for a Bulk Variances to Add a Portico to Front Entrance of House Granted with Conditions. Upon roll call vote, all voted in the affirmative with Mr. Hartman, Mr. Johnstone, Mr. Kingston, Mr. Renzulli and Mr. Alexander abstaining.

New Business:

None.

Old Business:

Sharbell Development Corp. - Final Site Plan Approval on Mixed Use Building

Administratively Complete	July 20, 2005
Professionally Complete	July 20, 2005

The Board was advised that the outstanding issues have been addressed. Additional elevations and drawings were presented as well as a sketch showing the location of the construction trailer.

Ron Curcio Engineer, Bill Feinberg Architect and James Kyle Planner were reminded that they remain under oath from their prior testimony.

Mr. Sattin asked that the record reflect that this is a continuation of the hearing in this matter that was adjourned from the prior time that the applicant was before the Board on February 15. The matter was again considered at the April 19th meeting to adopt Resolution 2006-11.

Chairman Blair asked if everyone had the opportunity to download and print out Ms. Jamanow's report. Those that did not were given a copy.

Mr. Curcio discussed the minor changes to the site plan. The County did not want the shade trees within the County right-of-way. They have been pushed back outside of the right-of-way. Public sidewalks and private sidewalks were addressed. Mr. Curcio then discussed the elevations as it relates to the handicap access. The inlets were discussed as they relate to elevations and the slope of the driveway. The sewer application was fully endorsed by Mount Holly and Eastampton and has been sent to the State for review. Mr. Curcio stated that Sharbell has complied with ERI's memorandum in all other respects.

Chairman Blair questioned the stair tower and asked if there was an overhang or protection from the elements. He further asked if the stair tower encroached upon the front yard setback. Mr. Curcio stated that he didn't believe that it did. Chairman Blair pointed out that according to the Site Plan it does by approximately three feet. Mr. Kyle stated that the redevelopment portion of the Code states that there is a zero setback for commercial development with a maximum of twenty feet. Mr. Sattin asked that the record show that the zoning ordinance is Section 103-90(d)(1)(d) and (e) showing a front yard and side yard setback of zero feet for commercial property.

Signage was discussed and an exhibit was presented. It was noted that they comply with the ordinance as well. Ms. Jamanow asked if Sharbell would leave copies of the typical sign plans so that it will be known what was presented tonight. It was decided that the samples would be left for display at the Manor House.

Ms. Jamanow reminded Sharbell that their Site Plan needed to be submitted to the Construction Official for ADA Compliance. Chairman Blair made suggestions relative to ADA Compliance. Mr. Kyle stated that they will be meeting with the Construction Official next week.

The revised Main Street entrance into the residential portion of the project exhibit was presented.

The placement of the construction trailers which would be 12' x 40' and placed in the north westerly portion of the property was then discussed. Management and protection of the construction site was discussed. Ms. Jamanow asked about security lighting. There will be some.

Mr. Renzulli asked what the overall duration of the project was. Mr. Kyle stated approximately 18 -24 months market-dependent. Mr. Chieco stated that plants would draw less attention to an area that was trying to be concealed (speaking of the construction debris). Mr. Kyle said he would take the Board's direction relative to that issue.

Mr. Kyle brought samples of vinyl fencing. He reminded the Board that the ordinance does provide for wood fencing in the side and rear yards. Mr. Kyle would like to use vinyl on the front and wood on the side and rear yards. Chairman Blair stated that his concern was that the wood isn't appealing. Mr. Kyle asked if the direction he was hearing was all vinyl fencing. The consensus of the Board was that all vinyl fencing should be used.

Mr. Blair spoke with the Director of the Mounty Holly MUA and stated that he is extremely concerned with the gravity-feed system and that they may be faced with installation of a pumping station. There was also a concern that the Township could have a problem in the future feeding any other areas with respect to any future development. Chairman Blair asked that they get together with the Director as well to work through these issues.

Mr. Sattin stated that the revisions of the plans could be handled administratively and didn't believe that the applicant had to come back to the Board with respect to the revisions that are being proposed.

Chairman Blair opened the hearing to the public.

Mr. Sattin advised that the project had received final site plan approval for all aspects but the mixed-use building.

The dumpsters were briefly discussed. Mr. Campbell asked for clarification of the open space, the recreation space as well as the paving of Student Drive paving. Those issues were discussed.

Motion by Mr. Renzulli, seconded by Mr. Johnstone to grant final site plan approval to the mixed-use building proposed for the Sharbell Application subject to the conditions of Nancy Jamanow's review letter of May 15, 2006 with the one reservation regarding the location of the inlets and subject to them submitting their plans to the construction official for his review, and comment on the ADA compliance for the location and number of handicap spaces and amendment of the original Site Plan approval with approval of the location of the construction trailers and storage trailers and fencing. Upon roll call vote all voted in the affirmative.

Mr. Blair asked when they were going to start. Mr. Kyle stated as soon as possible.

Correspondence:

- 5k run is on May 20.
- There was an invitation on the Board for Chamber of Commerce for the Bridge Commission.

Chairman Blair opened to the public. There being no public in attendance, Chairman Blair closed to the public.

Comments from Board Members, Solicitor, Engineer and Secretary:

Mr. Hartman thanked the Environmental Commission for the work that they did with planting. He reminded everyone that the Memorial Ceremony is Saturday and on June 3rd is the community walk kickoff.

New Business:

Mr. Renzulli thanked Chairman Blair for coming out and also thanked his family for allowing him to come out on his birthday. Mr. Renzulli brought cake.

Motion by Mr. Hartman, seconded by Mr. Campbell to adjourn at 9:10 p.m.

Respectfully submitted,

Linda M. Peryer
Land Use Administrator