

**EASTAMPTON TOWNSHIP LAND USE PLANNING BOARD  
REGULAR and REORGANIZATION MEETING January 17, 2007 - 7:30 PM  
MINUTES**

Clerk Lovins called the meeting to order at 7:30 p.m.

Requirements of the Sunshine Law. Notice of this meeting was published in the Burlington County Times on January 8, 2007. Notice was sent to the Courier Post for information and posted on the bulletin board.

Pledge of Allegiance. Everyone participated.

Clerk Lovins welcomed the guests.

PRESENT: Mr. Alexander, Mr. Blair, Mr. Chieco, Mr. Elliott, Mr. Hartman,  
Mr. Johnstone, Mr. Knighten, Mr. Nagler, Mr. Searfoss and Mr.  
Springer

ABSENT: Mr. Campbell

Oaths of Office were administered.

Appointments made by Mayor Nagler and Township Council:

<u>Class</u>	<u>Term</u>	<u>Expiration</u>	<u>Appointee</u>
I	1 year	12-31-07	Keith Nagler
II	1 year	12-31-07	Allan Campbell
III	1 year	12-31-07	Donald Hartman
IV	4 years	12-31-2010	Jeff Alexander
IV	4 years	12-31-2010	Mark Searfoss
IV	4 years	12-31-2010	J. Springer
Alt. I	1 year	12-31-2007	Fred Knighten
Alt. II	2 years	12-31-2008	James Elliott

Nominations:

Motion by Mr. Hartman, seconded by Mr. Nagler to appoint Gene Blair as Land Use Planning Board Chairman. All voted in the affirmative.

Motion by Mr. Nager, seconded by Mr. Johnstone to appoint Mr. Springer as Vice Chairman. All voted in the affirmative.

Appointment of Professionals and Staff:

Motion by Mr. Hartman, seconded by Mr. Chieco to appoint Fred Hardt as Land Use Planning Board Solicitor for a one-year term to expire 12-31-07.

Motion by Mr. Nagler, seconded by Mr. Searfoss to appoint Environmental Resolutions, Inc. with Nancy Jamanow as Land Use Planning Board Engineer for a one-year term to expire 12-31-07. All voted in the affirmative.

Motion by Mr. Hartman, seconded by Mr. Springer to appoint Linda Lovins as

Secretary for a one-year term to expire 12-31-07. All voted in the affirmative.

The following were appointed to the Land Use Planning Board Sub-Committees

MASTER PLAN REVIEW COMMITTEE

Allen Campbell  
Dan Chieco  
Jeff Alexander  
Jeff Roberson  
Keith Nagler  
Tom Czerniecki  
Gene Blair

SITE PLAN ADVISORY BOARD

Fred Knighten  
Jeff Alexander  
Daniel Chieco  
Mark Searfoss  
Linda Lovins

REPRESENTATIVE TO ENVIRONMENTAL COMMISSION

Daniel Chieco

CAPITAL IMPROVEMENT PROGRAM COMMITTEE

Allan Campbell  
Mark Searfoss  
Jeff Alexander

HISTORIC PRESERVATION COMMITTEE

Allan Campbell

**Approval of Minutes**

Motion by Mr. Chieco, seconded by Mr. Alexander to approve the December 4, 2006 Land Use Planning Board Minutes. All voted in the affirmative with Mr. Hartman, Mr. Springer, Mr. Johnstone, Mr. Searfoss, Mr. Knighten, Mr. and Mr. Nagler abstaining.

It was decided to remove bill list from the Agenda as this is approved by Council.

**Resolutions:**

Motion by Mr. Nagler, seconded by Mr. Johnstone to adopt Resolution 2007-01 Designating Regular Meeting Time and Place for the Eastampton Township Land use Planning Board. All voted in the affirmative.

Motion by Mr. Johnstone, seconded by Mr. Hartman to adopt Resolution 2007-02 Authorizing Award of Contract for Professional Services for Land Use Solicitor to Fred Hardt. All voted in the affirmative.

Motion by Mr. Hartman, seconded by Mr. Searfoss to adopt Resolution 2007-03 Authorizing Award of Contract for Professional Services for Land Use Planning Board Engineer with Nancy Jamanow. All voted in the affirmative.

**New Business:**

Axler Bulk Variance -Mr. Hardt has reported the applications being complete.

The Axlers were sworn in. Mr. Searfoss has asked to recuse himself due to the fact that these are his neighbors and he has a personal relationship with them. Mr. Hardt explained that being a neighborhood does not make it a reason for removing themselves. Mr. Searfoss chose to recuse himself.

Mr. Axler explained that they would like to put on an addition onto their home. Mr. Axler explained that they have teenagers and are in need of a little more space for their teenagers to go. The Axlers prefer to have their children congregate at their home and this additional space will allow them to do so.

Mr. Hardt noticed that their lot is an odd shape lot.

Mr. Axler explained that the ordinance provides for a 20-foot setback and with the proposed addition it would only be a 15-foot rear-yard set back. Mr. Hardt asked what was behind them. Mr. Axler said that it was a fence.

Mr. Hardt asked if the addition would affect the neighbors living. The Axlers did not believe that it would.

Chairman Blair would like the record to reflect that the Administrator has received all of the appropriate notices. Chairman Blair stated that the Axlers are seeking relief from Section 103-14 (d) as it relates to the 15' setback as opposed to the required 20'.

Mr. Hardt stated that the board could ask questions. Mr. Chieco asked about the patio that shows on the map. Chairman Blair stated that it was a 16 x 27 feet patio proposed concrete slab.

It was stated that a family room advances the quality of life for this couple. Is there any substantial impact on neighbors. This piece is a triangle it doesn't lend itself to strict application. There is no determination that the neighbors would be unhappy.

Mr. Chieco asked if they were architecturally matching siding. Chair Blair asked if it was single story. The answers to both questions were yes.

Chairman Blair opened to public at 7:51. p.m. There being no comments, Chairman Blair closed to the public.

Chairman Blair stated that since the board has heard no negative comments and the addition would benefit the family and provide for a safer environment for the children this application should be approved subject to the representation made by the applicants.

Motion by Mr. Johnstone, seconded by Mr. Alexander to grant relief from Section 103-14 (d) as it relates to the 15' setback as opposed to the required 20'. Upon roll call vote all voted in the affirmative.

Mr. Hardt explained to the Axlers that the Resolution would be finally adopted at the next

meeting, however, the construction official can issue an at-risk permit. Mrs. Axler would like to wait until the following meeting before applying for the permit.

**Old Business:**

Master Plan Re-examination - set public hearing.

Motion by Mr. Springer, seconded by Mr. Chieco to set the Master Plan Re-Examination Public Hearing for February 21, 2007 meeting. All voted in the affirmative.

**Correspondence:**

None.

**Public Comments:**

Chairman Blair opened the meeting for public comment at 7:57 p.m.

Harry Adams, Mayor from Westampton introduced himself.

Walt Tafe introduced himself and congratulated the new member. Joe Maroccia also introduced himself.

**Comments from Board Members, Solicitor, Engineer and Secretary:**

Mr. Knighten commented regarding voting as an alternate. Mr. Knighten stated that he does not want to be included on roll call votes unless there is a member absent that he will be voting for. Tonight Mr. Campbell is absent therefore Alternate 1 would vote in his stead. Mr. Hardt will advise at each meeting when the alternates can or cannot vote.

Mr. Hartman thinks we have some good members and looking for ward to another year.

Mr. Nagler stated that he has a lot to learn.

Mr. Hardt thanked the board for his appointment.

Ms. Jamanow thanked the board as well for her re-appointment and commented that there is a lot happening in the town.

Mr. Blair wished everyone a Happy New Year.

Motion by Mr. Johnstone, seconded by Mr. Nagler to adjourn at 8:45 p.m. All voted in the affirmative.

Respectfully submitted,

Linda M. Lovins,