

**EASTAMPTON TOWNSHIP LAND USE PLANNING BOARD**  
**REGULAR MEETING April 18, 2007 - 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 9, 2007 and posted on the Municipal Building Bulletin Board.

Pledge of Allegiance. Everyone participated.

Chairman Blair welcomed the guests and asked for a moment of silence for the victims and families of the Virginia Tech School shootings.

Roll Call:

|         |   |
|---------|---|
| Present | Mr. Alexander, Mr. Blair, Mr. Campbell, Mr. Chieco, Mr. Johnstone, Mr. Searfoss, Mr. Springer, Mr. Elliott and Mr. Taylor |
| Absent: | Mr. Hartman and Mr. Nagler  |

Minutes:

Motion by Mr. Campbell, seconded by Mr. Springer to approve the March 21, 2007 Minutes. All voted in the affirmative.

Resolutions:

Motion by Mr. Searfoss, seconded by Mr. Johnstone to adopt Resolution 2007-07

On the Application of Sharbell Eastampton Village, LLC, for a Variance or an Interpretation of the Attached Garage Setback Requirements Applicable to the Eastampton Village Center Involving Property Located at 1399 Woodlane Road and Identified as Block 600.01, Lot 1, on the Tax Maps of the Community. Upon roll call vote, all voted in the affirmative.

Motion by Mr. Springer, seconded by Mr. Johnstone to adopt Resolution 2007-08

On the Application of Sharbell Eastampton Village, LLC, for a Height Variance to Permit Mixed-use Building Height at Commercial Properties Being Constructed Within the Eastampton Village Center at 1399 Woodlane Road and Identified as Block 600.01, Lot 1, on the Tax Maps of the Community. Upon roll call vote, all voted in the affirmative.

Motion by Mr. Campbell, seconded by Mr. Alexander to adopt Resolution 2007-09

Resolution Authorizing an Amendment to Township Zoning Ordinance. Upon Roll call vote, all voted in the affirmative.

Ms. Jamanow would like 103-90.2D(2)(f) added to the Resolution Exhibit.

8. New Business:

O'Brocki  
Block 300, Lot 30.01  
1335 Monmouth Road

This matter is a request for a D-Variance for an addition as a non-conforming use.

Ms. O'Brocki was sworn in by Mr. Hardt.

Ms. O'Brocki explained her home is 600 square feet. Her bedroom and livingroom is one room. She would like to extend the room out the back to provide more livable space. Mr. Hardt referenced Ms. Jamanow's letter relative to the setback and dimensions of the improvement. It was decided it will be a 25' setback to the right rear side.

The property is zoned VCD.

Chairman Blair asked if this addition was to be used as a family room. Ms. O'Brocki stated that it will be.

Mr. Alexander asked if the existing patio is going to remain. Ms. O'Brocki stated that it is being rebuilt.

Mr. Chieco asked if there was a setback issue. Chairman Blair stated that there is no setback issue.

Mr. Hardt explained that this matter is simply to expand the use.

Chairman Blair stated that the minimum of 15' and the maximum of 25' setback standards is met.

Motion by Mr. Taylor, seconded by Mr. Chieco to approve the application for a 20 x 26 feet addition for a family room with the condition that the siding and roof will match the existing house. Upon roll call vote all voted in the affirmative.

Mr. Hardt explained the procedure of proceeding with caution without a building permit.

Motion by Mr. Johnstone, seconded by Mr. Springer to allow Ms. O'Brocki to proceed with building at risk. All voted in the affirmative.

**Sharbell Development Corp.**

BLOCK 600.01, LOT 1  
1399 Woodlane Road

Michael McGee would like to talk about some of the original conditions that were imposed upon Sharbell.

Mr. Thomas Troy, Bill Feinberg architect, and Jim Kyle Senior Planner with Sharbell were all sworn in by Mr. Hardt.

Mr. Troy stated that they are about ready to start construction. Mr. Troy indicated that he has a problem with the Design Standards that are an exhibit to the ordinance and pertaining to the

siding permitted to be used on residential structures. Mr. Troy assumed that the vinyl siding would fit with the Design Standard. Vinyl siding is not included in the design standards they are being asked to comply with.

One of the concerns that the board had relative to the plan was the long-term upkeep on fences when they proposed wood. Mr. Troy feels that if vinyl isn't used on the siding he isn't sure the same problem would apply. The cost of the homes would go up and it needs to be replaced in 5 to 6 years. He is also concerned fiber siding is more money and long-term upkeep. Their proposal is to add in the option for vinyl siding and they will show the board the material.

Chairman Blair asked for comments regarding the vinyl siding. Mr. Johnstone asked about the hardy pine siding that is in Washington Township. Mr. Troy stated that only two of the larger homes has hardy pine.

Mr. Johnstone stated that having vinyl on the front would take away from the aesthetics that the design standard was put in place for. Chairman Blair hates to burden council with all of the ordinances especially when Mr. Troy worked on the design standards. Mr. Troy stated that he was never given an opportunity to review the final product.

Mr. Blair stated that he doesn't want to see vinyl siding lost in transition and have plain homes with vinyl siding.

Mr. Troy stated that the design standard stated that the products that can be of an equal material.

Mr. Hardt explained that the relief is going to be specific and a picture will be attached to the resolution.

Mr. Troy showed the board a series of photographs of what Mr. Troy would like to present.

Chairman Blair stated that the pictures are good for an architectural feel but the board needs to see something more substantial in order to get a feel for it aesthetically.

Mr. Hardt stated that he suggests that this matter be continued to the next meeting. No notice will be required.

Mr. Johnstone explained what the feeling was at the time that the design standard was adopted. Mr. Johnstone is concerned that the project will be "the same old house". Mr. Troy stated that he felt that he was asking for realistic accommodation.

Chairman Blair does not believe that they are way out of line with what the board is looking for and suggested that they come better prepared. Chairman Blair asked for detail and dimension and products. Mr. Troy asked if it would be appropriate to prepare and meet with the construction official prior to the next meeting.

The Board felt strongly upon seeing samples.

Motion by Mr. Johnstone, seconded by Mr. Elliott to continue this hearing until the next meeting at which time samples and supplements will be presented. All voted in the affirmative.

Sharbell development is also seeking relief for the pitch of the roof - 88-55g(6)(c).

Mr. Feinberg presented exhibit drawings and stated that what is allowed is 9 on 12 or greater up to 14. The relief they are seeking is 6 on 12.

Chairman Blair stated that perhaps a word change to “mean” height in the ordinance and this problem highest point and insert mean height.

Motion by Mr. Searfoss, seconded by Mr. Campbell to continue the hearing until next month at which time additional elevations to show the effect will be presented. All voted in the affirmative.

Grading Issues– Mr. Kyle explained that the original approval including a condition that no home will have more than six steps without a landing. Mr. Kyle stated that they can comply with the six step condition on most of the homes. Sharbell would like relief from the original condition of no more than six steps with the exception of seven steps for homes 18-22. The issue is the proximity of the step to the sidewalk.

Chairman Blair stated that the elevation of the curb is five or six feet off the ground, Mr. Kyle will have his engineers check to make sure it was constructed properly.

Ms. Jamanow wanted to make sure it was only going to be lots 18, 19, 20, 21 and 22 that were going to have seven steps. Mr. Kyle stated it was.

Ms. Jamanow suggested that a resolution be drawn with regard to the retaining walls along Woodlane, the seven steps on those five homes and the waiver of the terrace. Chairman Blair would like to see the two corner lots with the elevations at the next meeting.

Motion by Mr. Johnstone, seconded by Mr. Elliott to grant waiver from condition of a previous approval that six stairs to seven stairs on Block 600.03 lots 18, 19, 20, 21 and 22 and no retaining wall will be required. All voted in the affirmative.

Mr. Troy asked for the board to reconsider the condition that the fences have an open top of one and half feet which does not provide for privacy. The Board asked for them to come back with a sample of what they are proposing. Chairman Blair brought up light and ventilation in the back yards.

Motion by Mr. Johnstone, seconded by Mr. Springer to continue the hearing for consideration until the next meeting at which time sample fence material will be presented. All voted in the affirmative.

Mr. Troy asked for relief from putting vinyl fence around the construction dumpster site. Sharbell would like to put wood up around that site. Mr. Blair stated that he still has his original concern with it being an eyesore after a few years. Mr. Troy thanked the board for their time.

New Business:

### **Zoning Ordinances**

Nancy Jamanow advised the board that they have before them suggested revisions to the zoning ordinance per the re-examination report, specifically the planned office and business park area around Woodlane, Monmouth, Smithville and Route 206.

Along Smithville is the PO zoning and behind that is the BP district . The PO district will have smaller buildings, street scape, bike path and landscaping and put the business park area behind that.

The re-examination report suggested a depth of 500' in the PO and council felt that it didn't need to be that deep so the suggestion was to reduce it to 300' to give it a park-like campus

setting feeling not a strip mall. Mr. Johnstone would like to see a visual of what the board is dealing with. Mr. Johnstone would like to study this more and would like it to take time. Ms. Jamanow asked the Board to really look at the uses. Mr. Campbell asked for a rough site plan.

This matter was tabled for further time to consider.

### **Recreation Building being built by Sharbell**

Ms. Jamanow presented a plan to the board. The building will house a kitchen, storage area, a meeting room, and restrooms. There will also be a walk up window.

Mr. Murray would like a resolution from this board stating that this trailer- type building is consistent with the master plan of the community. There were many concerns that this building looks like a trailer. The Board has 35 days to review it. Mr. Hardt asked if it had a permanent foundation. Ms. Jamanow stated that it did. Mr. Hardt stated that if it doesn't roll it isn't a trailer.

Mr. Springer would like to see the area secure and brightly lit.

Mr. Hardt stated that what is before the board is the location and that it serves a purpose which is consistent with the master plan. That the lighting should be lit for protection, any landscaping should be low enough that it doesn't interfere with the view of the police department.

The Board members stated their concern regarding the aesthetics of the building and skirting.

Motion by Mr. Springer, seconded by Mr. Chieco to re-affirm that the location and purpose is consistent with the master plan. That the lighting should be brightly lit for protection, any landscaping should be low enough that it doesn't interfere with the view of the police department. All voted in the affirmative.

Comments from Board Members, Solicitor, Engineer and Secretary.

Mr. Johnstone stated that the design standards which were being discussed were put in place for a reason to differentiate ourselves from other townships. Mr. Johnstone feels like the design standards are being whittled away. Chairman Blair agreed that he does not appreciate idle thoughts.

Motion by Mr. Johnstone, seconded by Mr. Searfoss to adjourn at 9:33 p.m. All voted in the affirmative.

Respectfully submitted,

Linda M. Lovins, RMC  
Township Clerk