

**TOWNSHIP OF EASTAMPTON
 LAND USE PLANNING BOARD MINUTES
 THURSDAY JUNE 16, 2021
 7:30PM**

Mr. Johnstone called the meeting to order at 7:30pm.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850 to permit meetings to be conducted electronically, and in consideration of Executive Orders issued by Governor Murphy directing that actions be taken to protect the public during the emergency caused by COVID-19, the Township of Eastampton Planning Board will conduct its June 16, 2021 meeting telephonically, commencing at 7:30 P.M. The agenda and supporting documents are posted on the Township of Eastampton's website. Members of the public are welcome to participate in the meeting by calling **1-646-558-8656** and then entering conference identification number **391 736 2386** or you may join by way of Zoom <https://us02web.zoom.us/j/3917362386>. The agenda will be posted on our website www.eastampton.com

Roll Call:	PRESENT	ABSENT
Mr. Santillo, Class I	___X___	_____
Mr. Blair, Class II	___X___	_____
Mr. Springer, Class III	___X___	_____
Mr. Bayles, Class IV	___X___	_____
Mr. Chieco, Class IV	___X___	_____
Mr. Johnstone, Class IV	___X___	_____
Mr. Taylor, Class IV	___X___	_____
Mr. Maluchnik, Class IV	_____	___X___
Mr. Rodriguez, Class IV	___X___	_____
Mr. Flower, Alt I	___X___	_____
Mr. Adams, Alt II	___X___	_____
Solicitor, David Serlin	___X___	_____
Engineer, Stacey Arcari	___X___	_____
Planner, Mark Remsa	___X___	_____
Secretary, Jill C. Torpey	___X___	_____

1. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY SECRETARY:

The notice requirements provided for in the “Open Public Meetings Act” have been satisfied. Notice of this meeting was properly given in the annual notice which was adopted by Eastampton Township Land Use Planning Board on January 14, 2021 filed with the Township Clerk and posted on the official bulletin board at the Township’s Municipal Building, filed with members of this body and mailed to each person who has requested copies of the regular meeting schedule and who has pre-paid any charges fixed for such services. All mailings, postings and filings have been accomplished on February 25, 2021

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME TO GUESTS**

4. **APPLICATIONS**

**2021-2 Rockefeller Group Development Corporation Block 800 Lot 9.03
92 Headquarters Plaza North Tower, 9th Floor Route 206
Morristown, NJ 07960 B P Zone**

The applicant requested Preliminary and Final Major Site Plan Approval for a warehouse/distributing building at approximately 345,000 square feet, 445 parking spaces, 52 loading docks, landscaping, lighting and related land improvements.

Mr. Serlin stated that everyone is still under oath. A petition was presented to the board secretary by residents of the neighboring development that expressed their concerns on this application.

Mr. Floyd stated that all his professionals are ready.

Mr. Griswold stated that they requested 384 parking spaces instead of the 432 that are required. The proposed parking will hopefully satisfy the demand for parking at the site, and would reduce impervious coverage.

As to the bike and pedestrian path, the applicant requested not to install this in the easement because there is no exit location. One could be installed at a later time, if the Township so wished.

Mr. Griswold stated that the applicant intended to have a rear yard setback with a landscape bugger of 35 feet, but there is not enough room to provide this. Also the adjoining properties are not residential but commercial.

Mr. Griswold stated that there will be fencing to address the boards concerns on headlight glare.

Mr. Remsa was in support of the application as the applicant has worked with the town in this project.

Mr. Turner stated that they have added on a second in-bound lane at the north entrance so the truck stacking won't hold up traffic on the site, and the gate at the guardhouse is now a sliding gate.

Mr. Turner stated that the applicant is in agreement with Ms. Arcari' review letter and Mr. Remsa's review letter and has addressed those concerns.

Mr. Dotti testified that the noise that will be coming from the warehouse is less than what is permitted under the State.

The application is open to the public.

Christopher Ledger suggested a farmers market to be considered, and asked if solar roofing could be installed.

Katherine Tallon had concerns over the truck traffic and wanted to see native species of trees used and expressed concern on the amount of warehouses being built in Burlington County.

Stephen Davis had concerns with trucks using the streets in the residential neighborhoods of the Township and the noise it would create.

June Madden had concerns for the environment and traffic on Route 206. She also felt there were many empty warehouses in New Jersey.

Seth Harmony had concerns on traffic issues as he owns property on Lina Lane and does not want to see Lina Lane to be used for a construction entrance.

Chief Polios of the Eastampton Fire Department had concerns over the water system and urged that the property still be used for the landing of medical helicopters.

Stephen Dahl stated that he represented Lennar and the applicant has an agreement with Lennar for certain modifications.

Rosiland Ressler expressed concern on how long the warehouse would take to build, and that her home value would go down and cause air pollution.

Barry and Joanne Lellich expressed concern on pollution and they would not have purchased their home if they knew this would be built.

Kim Pompei expressed concern on the sewage flow and questioned who would maintain the pump station at the Venue at Smithville Greene.

Mr. Floyd stated that the board cannot deny the application because it conforms to the Township's zoning ordinances. He also stated that solar can be added by a tenant.

Mr. Floyd stated that the NJDOT has the sole authority on access into and off the site because Route 206 is a state highway. He also stated that up to 75% of the trees are native to New Jersey and all storm water drainage complies with the standards from the NJDEP.

Mr. Floyd stated that there will be fire hydrants at each corner of the building, it will take about a year to construct the warehouse, and that the Venue at Smithville Greene was designed with the capability to take on additional sewage.

With no one else from the public wishing to speak, the public portion is closed.

A motion was made to approve the application with the following conditions:

Revised plans are to be sent to the board engineer and details of the water improvement system are to be sent to the fire chief.

1st-Mr. Santillo, 2nd-Mr Springer
Roll Call-All were in favor.

5. **MATTERS TO BE PRESENTED BY THE PUBLIC**
6. **MATTERS TO BE PRESENTED BY THE ENGINEER**-None
7. **MATTERS TO BE PRESENTED BY THE SOLICITOR**-None
8. **MATTERS TO BE PRESENTED BY THE BOARD**-None
9. **ADJOURNMENT**

A motion is made to adjourn the meeting at 9:00pm

1st-Mr. Bayles 2nd –Mr. Blair
At the call of voice vote, all were in favor.

Jill C. Torpey

Jill C. Torpey

Land Use Planning Board Administrator

Please call Jill C. Torpey if you are unable to attend this meeting, call Jill at 267-5723 x203.

Please forward your email address to planning@eastampton.com

This Meeting is on Zoom
<https://us02web.zoom.us/j/3917362386>

+1 646 558 8656 US (New York)
Meeting ID: 391 736 2386