

**TOWNSHIP OF EASTAMPTON
LAND USE PLANNING BOARD MINUTES**

**Wednesday February 21, 2018
7:30PM**

Madame Secretary Torpey called the meeting to order at 7:30pm.

SWEARING IN OF CHAIRPERSON

Mr. Germano swears in Mr. Johnstone.

Ms. Torpey stepped down and Mr. Johnstone presided over the meeting.

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
	X	_____	Mr. Apgar, 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. Casella, Class IV
	_____	X	Mr. Taylor, Class IV
	X	_____	Mr. Sweeney, Class IV
	_____	X	Mr. Cooper, Alt I
	X	_____	Mr. Santillo-Alt II
	X	_____	Solicitor, Denis Germano
	X	_____	Engineer, Stacey Arcari
	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 18, 2017 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 6, 2017.

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME TO GUESTS**

Mr. Johnstone welcomed all guests to the meeting.

4. **MINUTES**

Regular Meeting-January 17, 2018

A motion is made to approve the minutes.

1st-Mr. Blair, 2nd-Mr. Casella

Roll Call-All were in favor except Mr. Chieco' and Mr. Johnstone who abstained.

5. **APPROVAL OF RESOLUTIONS**

6. **Resolution #7-2018-** Interpreting Eastampton Code 540-26A(16) on the application of LGDB, LLC for the parking of trucks and containers on Block 1200 Lot 23 (2521 Route 206.)

A motion is made to approve the resolution.

1st-Mr. Santillo, 2nd-Mr. Bayles

Roll Call-All was in favor except Mr. Johnstone, Mr. Chieco, Mr. Apgar and Mr. Springer who abstained.

7. **COMMUNICATIONS**

Discussion on Ordinance 2018-1 referred by Township Council on the ordinance of the Township of Eastampton to amend the Township Code at Section 540- "Zoning" in particular, the provisions of Section 540-98 Transect (T1) Village Core.

Mr. Apgar gives the update on this proposed ordinance change, specifically out door storage. The old GSELL building has found someone interested in it. The planner said the redevelopment plan cannot be amended and the proposed amendment to the ordinance would be needed to allow this use. Mr. Apgar states that it would also apply to the whole zone.

Mr. Johnstone states that he is not in favor of this because it would apply to the whole zone. He points out other sites that are not developed that if passed there could be an issue.

Ms. Arcari states that she had no involvement in this and this is the first time she is hearing about it.

The discussion is open the public at 8:47pm.

Terry Loomis states that he is the contract purchaser for the property and the sale is dependent on this being approved. He states he worked with Mark Remsa on this.

Ms. Arcari has a question on the outdoor storage and the residents across the street being able to see it from their windows.

Mr. Loomis states that the outdoor storage would be in the back of the property.

Mr. Germano states that you will find different lawyers who have different opinions on this issue. He had this issue for a court case and did research on it. He states that it can be done as a Use Variance.

Kathy Newcomb, Zoning Officer, asks about the properties last use. If was used as indoor storage because for a moving company, maybe they had outdoor storage. She states that research could be done to find this out.

Mr. Johnstone states he would prefer that it come to the board as a Use Variance for a pre-existing non-conforming use. This way they could have more input on the outside storage usage.

A motion is made for the board recommends to Township Council that the Land Use Planning Board is not recommending the amendment because they do not want it to apply to the whole zone. They feel it is not consistent with the Master Plan. However an applicant can come to the board for a Use Variance for an expansion of a pre-existing non-conforming use.
Roll Call-All were in favor.

8. APPLICATIONS:

OLD BUSINESS

2017-5	Total Site Improvements,LLC 1423 Woodlane Rd Eastampton, NJ 08060	B-800 L-4.01-4.03 1423 & 1427 Woodlane BP-LD Zone
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The applicant is seeking a d (1) Use Variance and Conceptual Plan and self-storage facility for a 6,217 square foot single story office/work are building a 2 story brick building.

Mr. Apgar and Mr. Springer recuse themselves because this is a continuation of a use variance.

Ms. Torpey informs Mr. Johnstone that Mr. Saltillo was not here for the start of the application in October. However, Mr. Saltillo did listen to a recording of that meeting

and signed a certification confirming so. Now Mr. Saltillo is eligible to vote on the application.

The testimony tonight will be on the self-storage facility. There was a lot of testimony given at the October 2017 meeting. The board requested to see better architectural renderings.

Nolan Aspell, the applicant for the self-storage for the public storage is sworn in by Mr. Germano.

Mr. Aspell states that there is demand for self-storage in this area. There will be less traffic than an office use.

Mr. McAndrew goes over the positive and negative criteria of the use.

Mr. Johnstone gives Mr. Aspell a rendering of what type of architecture they are looking for. Mr. Johnstone states that they want it to identify with Smithville. This is the type of identity they are looking for the town.

Mr. Avila states that they can adjust their renderings to mimic this.

Mr. McAndrew states that this is not the end design. He states that they will get more specific with a site plan application. The applicant didn't want to spend the money on the architectural plans if they were not going to be granted the use variance.

Mr. Johnstone asks Mr. Aspell if he was to be granted the use variance would he agree to work with him and the board engineer on the architectural renderings.

Mr. Aspell states that he would.

There was a suggestion by Mr. Johnstone to move the building up, but it was decided that by doing that, it would create variances.

Mr. Santillo asked about fences.

Mr. Aspell states that they will have them and Mr. Germano states that that will be looked at in site plan.

Mr. Blair suggested that when and if they come back for site plan to rearrange some of the buildings to give a better look aesthetically.

The application is open to the public at 8:38pm.

Kathy Newcomb, Zoning Officer, she just wants to confirm that they applications were bifurcated. She asked if both parcels were going to come in for site plan at the same meeting or different times.

Mr. McAndrew states he believes they will come in at the same time.

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

Mr. Aspell states that they will come in together for sit plan and subdivision and then go their separate ways after that.

A motion is made to grant the use variance for the public storage subject to site plan and subdivision approval, the architecture will be the township ordinance standards, and the chairman and board engineer will work with the applicant on the arcititeure renderings before site plan submission.

Roll Call-All were in favor.

Mr. Springer and Mr. Apgar return to the meeting at 8:32pm.

2017-6

**LGDB, LLC
2521 Route 206
Eastampton, NJ 08060**

**B-1200, L-23
2521 Route 206
CH Zone**

The applicant is requesting a Use Variance to permit construction of Applicants Commercial Highway District permitted use.

NEW BUSINESS

2018-1

**Rancocas Valley Regional High School District
1048 Smithville Rd
Eastampton, NJ 08060**

**B-700, L-2
1048 S'Ville
PO Zone**

The applicant is attending for a courtesy review to renovate and expand the area between the two annex buildings on Lot 2 to provide a new 477 square foot bathroom addition and a 607 square foot office addition and vestibule. They are also proposing a six foot wide side walk and interior renovations to six classrooms, roof replacement, new drywall partitions, new HVAC and electrical and lighting upgrades.

Mr. Germano swears in David Doman, Civil Engineer for the school district. He goes over his credentials and is qualified as an expert witness.

Mr. Doman stats there will be two additions to the Annex building. They're going to expand the existing bathroom to make it ADA. The outer entrance will be made into an office and there will renovations. There will be a new sidewalk to the parking lot. The exterior of the addition will match the exterior of the existing building.

Ms. Arcari states that they are not increasing impervious coverage and the parking will not be an issue.

Lisa Giovanelli is sworn in by Mr. Germano. She is the Business Administrator. She states that they are looking to start right away and anticipate being done by August 4, 2018.

A letter of support will be addressed to the Department of Education.

9. ANY OTHER BUSINESS-None

10. MATTERS TO BE PRESENTED BY THE PUBLIC-
None

11. MATTERS TO BE PRESENTED BY THE
ENGINEER-None

12. MATTERS TO BE PRESENTED BY THE
SOLICITOR-None

13. MATTERS TO BE PRESENTED BY THE BOARD-
None

14. ADJOURNMENT

A motion is made and seconded to adjourn the meeting.

Roll Call-All were in favor.

Jill C. Torpey

Jill C. Torpey

Land Use Planning Board Administrator