

**TOWNSHIP OF EASTAMPTON
 LAND USE PLANNING BOARD MINUTES
 Wednesday March 17, 2021
 7:30PM**

The meeting was called 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 March 17, 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_____	_____
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, 2020

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME TO GUESTS**

4. **REVIEW & RECOMMENDATION TO COUNCIL**

- a. **ORDINANCE NO. 2021-3**-An Ordinance amending Chapter 540 of the Eastampton Township Code to establish updated standards for signage.

Mark Remsa, Township Planner, prepared a summary for the board members. Terminology is going to be changed and standardized and there will be different terms for signage because it is not defined now. He went through his summary.

Mr. Johnstone stated this was done in great detail and was well done. He does not support the LED message lights.

LED lights are good for modern establishments when people are driving down the roads at a high speed. The LED light would be limited to the monument sign,

There was continuing discussion on the LED lighted signs.

There is a motion to make a recommendation the Township Council adopt the ordinance with the recommendation that the ordinance be adopted with the change that no more than 20% of the monument sign be LED lights and has illumination that is white light on a black background, and is consistent with the Master Plan.

1st-Mr. Chieco, 2nd-Mr. Bayles
Roll Call-All were in favor,

- b. **ORDINANCE NO. 2021-6**-An Ordinance amending Chapter 460-58 of the Eastampton Township Code regarding Land Use Planning Board Fees.

Ms. White stated that the fees are outdated. Ms. White and Ms. Torpey talked this over and decided the fees needed to be changed to reflect current realities to avoid the need to frequently notice the applicants that additional funding is required.

A motion is made to recommend to Township Council to amend the ordinance as presented.

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

5. APPLICATIONS

2021-1

**US Home Corp dba Lennar
2465 Kuser Rd
Hamilton, NJ 08690**

**Block 700 Lot 9
1020 Smithville Rd
PRC ZONE**

The applicant is requesting final major subdivision approval for Phases 2A, 3A, 4A and 6 of the development granted on December 5, 2016.

Mr. Bayles recused himself from the application as he is a resident.

Mr. Newman gave a brief overview of Lennar.

Covid has hurt the retail market. They have made progress but they are not there yet.

This development will have retail and commercial. Some examples of commercial will be a coffee shop and a bank. With approximately 450 residential homes, hopefully food establishments will be attracted to the area.

To date, twenty-five percent of the community has been built. When the commercial businesses see more rooftops being built hopefully that will attract interest.

The clubhouse should be done by the end of the summer and the pool done by the next pool season.

Mr. Serlin reminded everyone that this is not the final site plan for the commercial entity.

Sean Delaney, a civil engineer was sworn in by Mr. Serlin.

Mr. Delaney presented the engineering for Phases 2A, 3A, 4A and 6 and highlighted slight changes on the road width. It is being reduced from 30 to 28 feet and is approved by the board.

Ms. Arcari's review letter was discussed and the applicant agreed to conform to her letter.

The application was open to the public at 8:01pm.

Jim Bayles asked if the roads were going to be top coated.

Mr. Delaney responded that it will happen in the final stages as paving now would risk damage to the road before construction is completed.

Mr. Bayles had a concern with the signs for "parking this side only" and cars parking across from each other.

Mr. Delaney stated that he will get those up sooner rather than later. The applicant will talk with the construction team.

Mr. Bayles asked about the pumping station.

The applicant is working to get that turned over to the MUA.

Kathy Newcomb, Zoning Officer, stated that she wants to give a compliment to the sales/construction team. They are doing a great job.

With no one else from the public wishing to speak, the public portion is closed at 8:07pm.

A motion is made to approve the application subject to Ms. Arcari's comments.
All are in favor.

Mr. Bayles rejoined the meeting.

6. **ANY OTHER BUSINESS**-None

7. **MATTERS TO BE PRESENTED BY THE PUBLIC**

The application is open to the public at 9:47pm. With no one from the public wishing to speak, the public portion is closed at 9:47pm.

8. **MATTERS TO BE PRESENTED BY THE ENGINEER**-None

9. **MATTERS TO BE PRESENTED BY THE SOLICITOR**-None

10. **MATTERS TO BE PRESENTED BY THE BOARD**-None

11. **ADJOURNMENT**

A motion is made to adjourn the meeting at 9:48pm.

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

Voice Roll Call-All were in favor.

Jill C. Torpey
Land Use Planning Board Administrator

**Please call Jill C. Torpey if you are unable to attend this meeting at 267-5723 x203.
Please forward your email address to planning@eastampton.com**

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

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Meeting ID: 391 736 2386