

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

**Thursday, December 8, 2022
7:00PM**

Vice-Chairman Adams called the meeting to order at 7:00 p.m.

Notice of this meeting was properly given in the annual notice which was adopted by the Eastampton Township Land Use Planning Board on January 19, 2022, filed with the Township Clerk and posted on the official bulletin board at the Township's Municipal Building and on the Township website. All mailings, postings and filings were accomplished by February 25, 2022.

Everyone participated in the flag salute.

Present were: Mr. Santillo, Ms. White, Mr. Springer, Mr. Adams, Mr. Bayles, Mr. Chieco, Solicitor Mr. Serlin and Recording Secretary Mrs. Lucas.

Mr. Serlin stated there was a lack of quorum to vote on the Use Variance application 2022-06 for John Brodie, Jenny and Frank Getting, and the application would be continued/adjourned to the next meeting in January.

MINUTES:

- October 19, 2022

It was MOVED by SANTILLO and seconded by SPRINGER that minutes be approved.

ROLL CALL: All in favor.

There being six (6) ayes and no nays, minutes were approved.

PRESENTATION: Rancocas Valley Regional High School District
New Artificial Turf Field & Sports Lighting Proposal

Block 1300, Lots 70.01 and 71
1 Mill Creek Road

William Edwards, P.E from Edwards Engineering Group presented that there were two major components to obtain maximum usability for field number four: an artificial turf field and sports lighting system.

Mr. Edwards stated the artificial turf provided an all-weather surface so the fields did not need to rest after rain or between teams.

The existing drainage and irrigation systems would be demolished, with an infiltration system consisting of larger pipes to drain to the existing wet basin to reduce runoff.

The multi-purpose field would allow for lacrosse, soccer, football and field hockey, with a multi-game scoreboard.

There would be portable bleachers, water on site, and convenience receptacles to power laptops or tablets.

Emergency lane vehicle access would be installed to the field.

The field would be fenced on all sides, with 20 feet “stoppers” at each end for safety, and 4 feet high fencing on the sides for better sight lines.

Four eighty-foot high sports lighting towers would be installed on the field, with LED aimed lights for reduced light spillage with lighting levels dropping off 50 feet around the tower perimeter.

The lights would be programmable and set to go on/off, and would be equipped with a battery backup in the occasion of a power outage.

Two twenty-two feet high lighting towers would be installed in the parking lot.

Mr. Adams questioned if the field would be exclusive for RV.

Rancocas Valley Regional High School Business Administrator Lisa Giovanelli responded the field would be rented out to other clubs.

Mr. Bayles stated there had been three commitments made to the board approximately 20 years prior when the sports complex had been brought before the board: there would be no football, no after dark usage, and no lights.

Ms. Giovanelli replied that the soccer club used portable lights at the fields that were much more invasive and louder than the lights for the proposed project.

Mr. Adams added that portable lights were used on the fields for practice, and at this time of the year they were completely dark.

Mr. Edwards stated that the nearest home to the field was 750 feet away from where the lights would be, and with the newer lighting technology they had better aim, less spillage and would not illuminate the neighboring properties.

Mr. Santillo questioned if there would be any improvements to the southern end of the parking lot.

Mr. Edwards responded the lights were for this field to have the parking lot as safe as possible.

Mr. Bayles asked for a commitment that the facilities would not be rented, with reduced likelihood for the lights to be on at night.

Mr. Serlin requested Ms. Giovanelli to go back to the School Board of Education with the communication the board preferred for the field not to be rented out.

Mr. Edwards replied it was a benefit to the entire community to have a turf field, and after it was finished they would want to rent it out.

Ms. Giovanelli declared it was quite expensive to rent a turf field at a cost of \$150 per hour.

Mr. Serlin stated the board was to determine if the proposed plan was consistent with the Master Plan.

Mr. Edwards responded that enhancing parks and recreation for the community was consistent with the Township's Master Plan.

Mr. Santillo indicated the existing use was already there, and diesel generators for lighting were worse than the proposed LED option.

Mr. Adams asserted there were no complaints from use of the fields.

Ms. White agreed with Mr. Adams, and added there had been no complaints received in 15 years regarding the fields.

Ms. White noted Rancocas Valley is a regional high school, and this would benefit the kids.

Mr. Adams stated it is easier to play on an artificial turf field.

Mr. Serlin directed a letter to be submitted by the Land Use Secretary to the school board that the proposal was consistent with the Township's Master Plan based on the presentation.

APPLICATIONS:

2022-06	John Brodie, Jenny and Frank Getting Use Variance Block 1401, Lot 6 2 Morris Lane Zoning District RU-L-Corrected by Township Planner
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The applicant is requesting to convert the second floor of the property into a separate living area for the purpose of creating a multi-generational housing unit. Applicant is also requesting variances for a rear setback and accessor lot coverage for a shed to be relocated to the property.

The application was continued/adjourned to the next meeting on January 18, 2023 due to a lack of quorum to vote.

2022-01 Total Site Improvements, LLC
Minor Subdivision/Preliminary and Final Major Site Plan
and Bulk Variances
Block 800, Lot(s) 4.01, 402 and 4.03
1423 Woodlane Road
Zoning District PO Planned Office

The applicant had submitted the required documentation via email, and no further action was needed by the board at this time.

MEMORALIZING RESOLUTIONS:

Resolution R2022-19 On the Application of Alexander Szelestey Granting Bulk
Variances for Fence on Block 1001.08, Lot 3 (6 Kent Court)

It was MOVED by BAYLES and seconded by CHIECO that Resolution R2022-19 be approved.

ROLL CALL: Ayes - Adams, Bayles, Chieco, Santillo, Springer, White
Nays - None

There being six (6) ayes and no nays, Resolution passed.

PUBLIC COMMENT:

Mr. Szelestey thanked the board for finalizing the application.

Mr. Adams responded that the fence looked phenomenal.

BOARD MEMBER/PROFESSIONALS COMMENTS:

Mr. Chieco wished everyone a Happy Holidays.

On behalf of Chairman Rodriguez Mr. Adams thanked the board members for volunteering their time, and thanked the professionals for assisting the board to be run quickly and efficiently.

Ms. White acknowledged Mr. Jeffrey Reeve, who would be taking over as the Land Use Administrator and Recording Secretary starting January 1st as she and Mrs. Lucas had resigned the positions.

Mr. Adams welcomed Mr. Reeve to the board.

Mr. Chieco thanked Ms. White and Mrs. Lucas for the tour of Nova Industrial Arts in November.

Ms. White responded that they had been very excited to have members of the board and Council tour the facility.

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Mr. Bayles stated the DEP was holding up Nova's progress moving forward with the application, due to the wetlands on the property.

Mr. Serlin thanked Ms. White and Mrs. Lucas for the remarkable progress and effort made for the board over the last year.

MOTION FOR ADJOURNMENT:

It was MOVED by BAYLES and seconded by SANTILLO to adjourn the meeting at 7:48pm.

ROLL CALL: All were in favor.



Jeffrey Reeve
Land Use Administrator/Recording Secretary

Approved: January 18, 2023