

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

**Wednesday June 19, 2019
7:30PM**

Mr. Johnstone called the meeting to order at 7:31pm.

1. Roll Call

ATTENDANCE:	PRESENT	ABSENT	
		X	Mr. Zeno, Class I
	X		Mr. Blair, Class II
		X	Mr. Santillo 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. Maluchnik, Class IV
		X	Mr. Cooper, Alt I
	X		Mr. Adams-Alt II
	X		Solicitor, David Serlin
	X		Engineer, Stacey Arcari
	X		Secretary, Jill C. Torpey

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 16, 2019 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 January 22, 2019

2. PLEDGE OF ALLEGIANCE

3. WELCOME TO GUESTS

Mr. Johnstone welcomes all guests to the meeting.

4. RESOLUTIONS

5. **Resolution #10-2019-** A resolution on the application of Shildan, Inc. for preliminary and final major site plan approvals with a bulk variance to modify the existing warehouse located on Block 600 Lots 2.05 and 7 (1306 and 1309 Woodlane Road)

A motion is made to approve the resolution
1st-Mr. Blair, 2nd-Mr. Chieco
Roll Call-All were in favor.

6. COMMUNICATIONS

Informal review for Croce Russo to add 125 S.F. walk-in freezer adjacent to existing restaurant prior to seeking site plan waiver.

Mr. Serlin reminds Mr. Ford and Mr. Russo that anything discussed tonight is not binding. They understand.

Ralph Ford is a retired professional planner.

Mr. Russo wants to install a walk in freezer on the outside of his property. He is finally succeeding and needs more room for cold storage.

It will be behind the existing building and would request a site plan waiver. They are looking for comments from the board tonight.

They will have it so it blends in with the façade. Nobody will be bothered by it.

Mr. Serlin asks if there was an existing site plan in the past.

Mr. Ford states yes. There was a porch added and landscaping.

Mr. Blair stated that him and Kathy Newcomb, the Zoning Officer, looked at this and it is deminimous and they would recommend the site plan waiver.

There were questions if there would be landscaping in the fire lane.

Mr. Ford stated no they cannot encroach on the fire lane. They could add some shrubs, the same type that are already there.

Mr. Taylor stated they would have to be consistent with the landscaping ordinance.

Mr. Johnstone stated he would like to see nice flowering trees.

Mr. Ford stated they could coordinate that with the board's engineer.

Mr. Adams asked if the walk in would be inside.

Mr. Russo stated no outside because they want to remodel and update the kitchen.

Mr. Russo stated that they are not taking away anything from the look of the outside of the building and it wouldn't even look like it was there.

Mr. Ford stated that access to the freezer would be from the rear door. The designed it on purpose that way.

Mr. Taylor asked if there would be more lights added and Mr. Ford stated no.

Ms. Arcari asked where the trucks pull in.

Mr. Ford stated on the kitchen side.

Mr. Ford thanked the board for letting them speak tonight.

7. ANY OTHER BUSINESS-

Ms. Newcomb stated that there is someone interested in the old Kent Pipes building on Monmouth Rd. It would be an art gallery. She stated she believes it would be a low impact use.

Mr. Johnstone questioned why he couldn't open this business in one of the new commercial spaces at Fieldstone.

8. MATTERS TO BE PRESENTED BY THE PUBLIC

The meeting is open to the public at 8:07pm. With no one from the public present, the public portion is closed at 8:08pm.

9. MATTERS TO BE PRESENTED BY THE ENGINEER-None

10. MATTERS TO BE PRESENTED BY THE SOLICITOR-None

11. MATTERS TO BE PRESENTED BY THE BOARD

Mr. Bayles brought up the question on why there is not designated parking spaces for the retail at Fieldstone next to CVS.

Ms. Arcari stated the township does not get involved in that and it would have to be worked out by the developer and the commercial tenant.

12. ADJOURNMENT

There is a motion to adjourn the meeting at 8:20pm.

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

Roll Call-All were in favor.

Jill C. Torpey

Jill C. Torpey_____

Land Use Planning Board Administrator

