

**LAND USE PLANNING BOARD MINUTES**

**Wednesday April 19, 2017  
7:30PM**

Mr. Johnstone calls the meeting to order at 7PM.

**1. Roll Call**

<b>ATTENDANCE:</b>	<b>PRESENT</b>	<b>ABSENT</b>	
	X	_____	Mr. Springer, Class I
	X	_____	Mr. Blair, Class II
	X	_____	Mr. Apgar, 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. LoRusso, Alt II
	_____	_____	Solicitor, David Serlin
	_____	_____	Engineer, Stacey Arcari
	_____	_____	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 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 welcomes all guests to the meeting.

#### **4. RESOLUTIONS**

**Resolution #11-2017-** A resolution granting preliminary and final site plan approvals for block 1200 lot 24 (2519 US Route 206) on the application of Atlantic Lining Company, Inc. to develop an office with related storage.

A motion is made to approve the resolution.

1<sup>st</sup>-Mr. Bayles, 2<sup>nd</sup>-Mr. Blair

Roll Call-All were in favor.

#### **5. APPLICATIONS:**

**2017-3**

**Jay Sabo  
4 Kensington Dr  
Eastampton, NJ 08060**

**B-902 L-49  
4 Kensington Dr  
R-M Zone**

The applicant is seeking a “C” Use Variance to construct a 22’x 5’ wide covered front porch.

Jay Sabo is sworn in by Mr. Serlin.

Mr. Sabo would like to add a front porch so he can sit outside and watch his daughter play. Also the sun beats on this side of the house and he has to paint it every year so by having it covered this would help with that.

Mr. Taylor asks if the pictures Mr. Sabo submitted are of adjacent houses in the neighbor hood.

Mr. Sabo answers yes then he photo shopped a porch on the picture of his house to show the board what it would look like.

Mr. Sabo states the porch would be at the right of the front door to the corner of the house.

Mr. Bayles asks if granted the setback would be less than 5 feet and everyone else would want 6-8 feet.

Mr. Johnstone states that every application stands on its own.

Mr. Chieco states that when those houses were built, a lot of them were built with the porch already.

Mr. Blair has a clarification on the set back. The zone calls for 35 feet and the drawings show after built to would be 32.2 feet but Mr. Sabo is asking for a 30 foot setback?

It was decided that if granted it would be for 30 feet which is 3 more than what he asked for.

Ms. Arcari asks about the rood drains she mentioned in her letter.

Mr. Sabo states they drain to a swell and will continue to do so.

Ms Arcari asks that the roof will be.

Mr. Sabo states shingles to match the house.

The application is open to the public at 7:45pm. With no one from the public present, the public portion is closed at 7:45pm.

A motion is made to grant the application for a “C” variance to build a 22’x5’ wide front porch.

1<sup>st</sup>-Mr. Chieco, 2<sup>nd</sup>-Mr. Casella  
Roll Call-All were in favor.

**6. ANY OTHER BUSINESS-**

Mr. Serlin states that he has talked to Mr. Oksula’s attorney and he is not sure he is representing him anymore. This has been ongoing for 8 years. The township has been more than lenient. Mr. Serlin asks Ms. Torpey to draft a letter to the township that the board has lost its patience and exhausted all options for them. They were to have a Certificate of Occupancy by June 30, 2017. He would like the township solicitor to take this case to court.

Mr. Taylor was questioning on what was going on with Lennar. Have they applied for permits?

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

The meeting is open to the public at 7:47pm. With no one from the public present, the public portion is closed at 7:47pm.

**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

7:53Pm.

1<sup>st</sup>-Mr. Bayles, 2<sup>nd</sup>-Mr. Sweeney.

On call of voice-All were in favor.

Jill C. Torpey

**Jill C. Torpey**\_\_\_\_\_

Land Use Planning Board Administrator

