

**TOWNSHIP OF EASTAMPTON
LAND USE PLANNING BOARD MINUTES
Wednesday, February 21, 2024
7:00PM**

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

Everyone participated in the flag salute.

Notice of this meeting was properly given in the annual notice which was adopted by the Eastampton Township Land Use Planning Board on January 31, 2024, 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 January 31, 2024.

Present were Mr. Adams, Mr. Bayles, Mr. Chieco, Mr. Negraval, Mr. Apgar, Ms. White, Mr. Buck, Mr. DeGregory, Solicitor Mr Serlin, Engineer Ms. Arcari, Planner Mr. Remsa and Recording Secretary Ms. White. Mr. Rodriguez, Ms. Beirne and Ms. Hernandez were absent.

Approval of Resolutions:

Resolution 2024-6 Appointment of a Land Use Planning Board Recording Secretary

It was MOVED by Mr. CHIECO and seconded by Mr. BAYLES that Resolution 2024-6 be approved.

ROLL CALL: Ayes – Adams, Apgar, Bayles, Chieco, DeGregory, Negraval, Buck, White
Nays – None

There being eight (8) ayes and no nays, Resolution 2024-6 was approved.

Resolution 2024-7 Resolution Adopting Annual Report on Findings on Variance Applications and Recommendations to Council Pursuant to N.J.S.A. 40:55d-70.1

It was MOVED by Mr. BAYLES and seconded by Mr. BUCK that Resolution 2024-7 be approved.

ROLL CALL: Ayes – Adams, Apgar, Bayles, Chieco, DeGregory, Negraval, Buck, White
Nays – None

There being eight (8) ayes and no nays, Resolution 2024-7 was approved.

MINUTES:

January 17, 2024

It was MOVED by Mr. BUCK and seconded by Mr. CHIECO that the minutes be approved.

ROLL CALL: Ayes – Adams, Apgar, Bayles, Chieco, DeGregory, Negraval, Buck, White
Nays – None

There being eight (8) ayes and no nays, minutes were approved.

APPLICATIONS:

2023-5 LC Trucking, LLC
Application for a Use Variance and other relief
2437 US Route 206
Block 1500, Lot 2
CH Commercial Highway Zoning District
Requested continuance to March 20, 2024

Mr. Serlin said he spoke with the attorney, and they would appear on March 20, 2024.

It was MOVED by Mr. BAYLES and seconded by Mr. BUCK that application 2023-5 be continued to the March 20, 2024, meeting.

All were in favor with Mr. Apgar abstaining.

2023-10 Walter and Kim Tafe
Application for Bulk Variances
19 Dunham Lane
Block 1401.02, Lot 2
Zoning District: RU-L – Rural Residential Low Density District

Alan Fox, serving as the Attorney for the applicant, also introduced Walter and Kim Tafe. Walter Tafe, the applicant, was sworn in for the record.

Mr. Fox explained that his client is seeking bulk variances to add a 438 square feet master bedroom coming off the kitchen.

Mr. Tafe, a veteran of several military campaigns who has undergone multiple back surgeries due to serious injuries, expressed their desire to remain in Eastampton. They've grown fond of the township and wish to age in place, necessitating improvements to the house to make it handicap accessible. Mr. Tafe emphasized that granting the variance would maintain the single-family residence's alignment with the neighborhood's character without any adverse impacts.

Planner Remsa provided details about the property's location on the western side of Durham Lane in the southern portion of Eastampton, covering .919 acres. The proposal includes a one-

story addition to the northwestern corner of the existing dwelling, measuring approximately 24 feet long by 18 feet wide by 16 feet-9 inches high, with around 438 square feet. This addition would house a new master bedroom suite comprising a bedroom, bathroom, and walk-in closet. It would displace a gravel area and a single section of ornamental fence extending from the dwelling.

Chairman Adams then opened the application to the public.

Tony Giobbie expressed support for granting the variance, noting that three homes in the neighborhood already have similar additions and that approving this application would enhance the neighborhood.

It was MOVED by Mr. BAYLES and seconded by Mr. BUCK that Application 2023-10 be approved.

ROLL CALL: Ayes – Adams, Apgar, Bayles, Chieco, DeGregory, Negraval, Buck, White
Nays – None

There being eight (8) ayes and no nays, Application 2023-10 was approved.

2023-9 GMK Holdings, LLC
Application for Minor Site Plan and Bulk Variances
3 Compass Road, Eastampton NJ 08060
Block 800, Lots 2.04 & 2.03
Zoning District: PO-Planned Office District

John C. Gillespie, serving as the Attorney for the applicant, introduced Robert Stout, Engineer, and Corey Kennedy, owner. All parties were sworn in for the record.

Mr. Stout, a licensed professional engineer and surveyor in NJ since 1983, specializes in site plan preparation and has testified before numerous land use boards.

Exhibit A-1 displays an aerial view of the site, situated in a remote wooded area of the Township, with the Lennar community located to the north. Exhibit A-2 comprises a series of photos depicting the area, while Exhibit A-3 showcases the site plan with the aerial image superimposed.

Each outside storage area will be enclosed by a slated fence, and the lots will be consolidated. Due to the lot's shape and the necessity for emergency vehicle and equipment access, the storage containers cannot be located at the rear of the property. The variance for the metal storage containers is necessitated by the irregular shape of the property and the bulb shape of the Compass Lane cul-de-sac. Compass Lane experiences minimal traffic, primarily serving local businesses.

Corey Kennedy explained that GMK Holdings, LLC operates as a real estate holding company. Nova Industrial Arts specializes in fabricating architectural metal signage showcased across the United States. Their diverse clientele includes casinos, hospitals, sports venues, and colleges. With approximately 50 employees, Nova Industrial Arts boasts fifteen fabricators and fifteen installers, all unionized. Some of their designers are based out of state. Materials are delivered in box trucks and once fabricated, are shipped in pickup trucks or box trucks with trailers owned by the company. Typically, one tractor-trailer arrives and departs weekly.

The office operates from 8 am to 5 pm, while the skilled labor force works from 7 am to 3 pm, with no weekend shifts. Onsite dumpsters are utilized to collect aluminum and sheet metal scraps. The entire facility is dedicated to business operations, as ample space is necessary for sign fabrication. Finished goods and equipment are stored in containers on-site.

Zoning Officer Kathy Newcomb mentioned that there are currently four sea boxes on the property and suggested the possibility of adding two more to the resolution.

Inquiring about the security of the sea box containers, Mr. Buck asked if they were secure. Corey Kennedy confirmed that the sea boxes are indeed secure.

When Mr. Negraval inquired if the containers were nearing the site's capacity, Corey Kennedy responded affirmatively, stating that Eastampton is their home, and they still have plenty of available space.

Chairman Adams opened the application to the public. No comments were made.

It was MOVED by Mr. BAYLES and seconded by Mr. BUCK that Application 2023-9 be approved.

ROLL CALL: Ayes – Adams, Apgar, Bayles, Chieco, DeGregory, Negraval, Buck, White
Nays – None

There being eight (8) ayes and no nays, Application 2023-9 was approved.

PUBLIC COMMENT: None

BOARD MEMBER/PROFESSIONALS COMMENTS:

Land use Administrator White read into the record a letter from Michael Floyd an attorney with Archer & Greiner dated February 7th regarding Rockefeller Acquisitions, LLC withdrawing their application without prejudice.

MOTION FOR ADJOURNMENT:

It was MOVED by Mr. BAYLES and seconded by MR. BUCK to adjourn the meeting at 8:10 pm.

ROLL CALL: All were in favor.



Kim-Marie White
Land Use Board Administrator

Approved: March 20, 2024