

**PLANNING BOARD MINUTES
REGULAR MEETING
August 2, 2012 @ 7:30 PM**

Call to order - The meeting was called to order at 7:30.

Flag Salute.

Roll call.

Present: Ms Conover, Mrs. Dent, Mr. Magazzo, Mr. Pielli, Mr. Schwarz and Mayor Young.

Absent: Mr. Budd, Mr. Gager and Mrs. Gower

Reading of the Statement of Compliance with the Open Public Meetings Act.

Read by the Secretary

Adoption of the minutes of the April 5, 2012 regular meeting as presented prior to this meeting.

Mr. Pielli made a motion to adopt the minutes from April 5, 2012 meeting and Mr. Schwarz seconded.

Voted in the Affirmative: Ms Conover, Mrs. Dent, Mr. Magazzo, Mr. Pielli, Mr. Schwarz and Mayor Young.

Abstained: Chairman Magazzo

Resolutions

Resolution 2012-6P

Ordinance 2012-4

An Ordinance Amending Chapter 120 of the revised general ordinance of the Township of Southampton to create standards for alternative energy installations and further amending Section 8-1 entitled "fees" for consistency with these amendments.

Mr. Pielli made a motion to adopt the minutes from April 5, 2012 meeting and Mr. Schwarz seconded

Voted in the Affirmative: Ms Conover, Mrs. Dent, Mr. Magazzo, Mr. Pielli, Mr. Schwarz, Mayor Young and Chairman Magazzo

Moment of Silence for Jerry Cantor, who served on the board for a number of years. Also Mr. Cantor was very involved with the community.

New Applications

Bruce W. Gsell and Deborah Gsell

Block 1401, Lot 6.02

469 Red Lion Road

Minor Subdivision

Michael Ridgeway, Attorney for the applicant. Mr. & Mrs. Gsell are proposing to purchase a portion of lot 6.02 from Mr. & Mrs. Goode and add it to their lot 11. This lot line change will make lot 11 a conforming lot. There will not be any building on this lot. Both of these properties have public water and sewer.

Mr. Scangarello stated that in his review letter that the plan be revised to show all information required in the review letter. Also if there are any easements, they are shown on the plan.

Mr. Ridgeway stated that this lot line change will be filed by deed.

Frank Morris, engineer for Planning Board reviewed his letter.

Mr. Richard Goode, 469 Red lion Road, sworn in By Pete Lange, Board Attorney.
Mr. Goode stated that his property has municipal sewer and water.

Mr. Bruce Gsell, 461 Red Lion Road, sworn in by Pete Lange, Board Attorney.
Mr. Gsell testified that there are no wells on his parcel.

Mayor Young made a motion to approve the subdivision and Mr. Schwarz seconded.

Voted in the Affirmative: Ms Conover, Mrs. Dent, Mr. Pielli, Mr. Schwarz, Mayor Young and Chairman Magazzo

First Baptist Church of Vincentown

Block 903, Lot 10
39 Main Street
Minor Subdivision

Held over until September 6, 2012 meeting.

James R. Isaia/ JRI Investments

Block 1801, Lot 7
358 Eayrestown Road
Minor Subdivision

Held over until September 6, 2012 meeting.

Ordinance 2012-8

An ordinance amending Chapter 12 of the revised general ordinances to create additional standards for alternate energy installations in the pinelands.

Pete Lange, Board attorney summarized the ordinance.

Mr. Lange stated that according to the ordinance that buffering, screening and landscaping will have more specific standards.

Solar facilities can only occupy 20 percent of any parcel, not to exceed 10 acres.

Pineland credits will not be allocated to the portion of acreage dedicated to solar.

This ordinance also makes reference to wind facilities in the pineland areas.

The wind facilities are limited to 35 feet in height...

Mr. Schwarz made a motion to adopt Ordinance 2012-8 and Ms. Conover seconded.

Voted in the Affirmative: Ms Conover, Mrs. Dent, Mr. Pielli, Mr. Schwarz, and Chairman Magazzo.

Abstained: Mayor Young

Discussion/Public Comment

No comment from the public

Chairman Magazzo discussed past applicants that have been before the board, received approval and have not kept in compliance with their resolution.

- Tranquility Ridge

- Marquise Auto Sales

- GST Bus Company

Mayor Young stated that the Township will have to devise a system that will ensure the proper enforcement is issued so that the properties are in compliance.

Mayor Young made a motion to adjourn at 8:34PM and Mr. Schwarz seconded.

Motion passed unanimously