

**SOUTHAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT MINUTES
February 14, 2013 @ 7:30 P.M.**

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

Flag salute.

Roll call:

Present: Ms. Doherty, Mr. Goettelmann, Mr. Haas, Mr. Kennedy, Mr. Robbins, Mr. Zoltowski.

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

Read by the secretary

Adoption of the minutes of the January 10, 2013 meeting as presented prior to this meeting.

Moved by: Mr. Goettelmann

Second by: Mr. Kennedy

Voted in the Affirmative: Ms. Doherty, Mr. Goettelmann, Mr. Haas, Mr. Kennedy, Mr. Robbins, and Mr. Zoltowski.

Resolutions

**Resolution-2013-3z
Professional contracts**

Moved by: Mr. Goettelmann

Second by: Ms. Doherty

Voted in the Affirmative: Ms. Doherty, Mr. Goettelmann, Mr. Haas, Mr. Kennedy, Mr. Robbins, and Mr. Zoltowski.

New Applications

**Tequesta Properties, Inc.
Block 2201, Lot 16 – 42 Purgatory Road
Expansion of a non - conforming Use**

Frank Lauletta - Attorney for applicant.
Frank Bongrazio – CFO for Tequesta, Swore in by Thomas Coleman, Zoning Board Solicitor.

Tequesta Properties is seeking a variance for expansion of a non –conforming pre-existing use.

The property is zoned Industrial but has always been utilized as a residence. Mr. Bongrazio stated that there have been additions, such as a deck, addition, carport and a sunroom to the residence without permits. Mr. Bongrazio also stated that this property will continue as a residence. Holtec Corporation will be housing new employees until they find permanent housing.

Mr. Lauletta testified that the applicant would apply for all necessary permits needed for this property.

Exhibit A-1 Updated Bulk Chart.

Mr. Lauletta stated that to his knowledge that the lots 16 and 5 have been consolidated and that is the reason for the updated bulk chart. At this time it was mentioned that there are two tax bills for these parcels which would indicate that they are not consolidated. The board recognized that there was no proof as to consolidation and requested that this be a condition of approval. Also in Mr. Scangarello's review letter it is asked that the wetlands be delineated on the survey.

Mr. Scangarello went over his review letter.

Mr. Scangarello stated that there would not be any negative impacts if this variance were to be granted.

Mr. Darji, Board Engineer reviewed his letter.

Mr. Darji stated that the wetlands were asked to be supplied mostly for the recording purposes.

Exhibit A-2- Environmental Soil Science Report.

Mr. Lauletta stated that the report was done by the previous owner and that they have no further information as far as soil. He also requested that Rakesh Darji, Board Engineer, do a site visit along with Mike White to delineate wetlands verses having a DEP - LOI performed.

Mr. Darji agreed to do a sit visit along with Mr. White, and then at that point the applicant will have the survey updated with the information.

Mr. Goettelmann made a motion to approve a bulk variance since the existing residential property pre-exists the current zoning ordinance which classifies the two lot property as being in the Industrial zone, and the use will remain a single family use with the two lots being consolidated into one lot, with an updated survey which will indicate existing wetlands, if any, to the satisfaction of the boards engineer. Therefore I move that the Board approve a bulk variance to allow residential use once the wetlands are flagged on both lots and documented. And that the applicant will seek all construction permits to bring the pre-existing improvements into compliance with the Township Construction Codes and an updated survey will be provided to the Township.

Second by: Mr. Haas

Voted in the Affirmative: Ms. Doherty, Mr. Goettelmann, Mr. Haas, Mr. Kennedy, Mr. Robbins, and Mr. Zoltowski.

Discussion/Public Comment

No comment from the public

Motion for adjournment

Mr. Haas made a motion to adjourn at 8:30pm and Mr. Goettelmann seconded.
Motion passed unanimously.