

**SOUTHAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT MINUTES
May 9, 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 and Mr. Zoltowski.

Absent: Mr. Murphy

Also in attendance:

Thomas Coleman, ESQ
Rakesh Darji, Engineer
Thomas Scangarello, Planner

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

Read by the Secretary

**Mr. Murphy joined the meeting at 7:33PM.

Adoption of the minutes of the April 11, 2013 meeting as presented prior to this meeting.

Motion: Mr. Kennedy

Seconded: Mr. Goettelmann

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

Resolutions

**2013-6z
Jose Lopez
Block 404, Lot 11.04
745 Cherry Street, Variance**

Mr. Goettelmann made a motion to approve Resolution 2013-6 and Mr. Haas seconded.

Voted in the affirmative: Ms. Doherty, Mr. Goettelmann, Mr. Haas, Mr. Kennedy, Mr. Murphy and Chairman Zoltowski.

Abstained: Mr. Robbins

New Applications

Allied Recycling, Block 2401, Lot 36.02, 440 New Road, Minor Site plan.

Mr. Ridgeway, Attorney for the applicant stated that the applicant will be adding two more variances to the original application. Mr. Ridgeway also stated that the applicant will be ready to be heard in June.

Mr. Goettelmann made a motion to carry the Allied Recycling application until the June 13, 2013 meeting and Ms. Doherty seconded.

Voted in the affirmative: Ms. Doherty, Mr. Goettelmann, Mr. Haas, Mr. Kennedy, Mr. Murphy, Mr. Robbins and Chairman Zoltowski.

Jose & Grace Miqueo, Block 1205, Lot 2, 209 Buddtown Road, Interpretation

Mr. Thomas Coleman, Board Solicitor stated that Pat MacAndrew, the attorney for that applicant will be with-drawing this application.

Mr. Goettelman made a motion to withdraw the application without prejudice and Ms. Doherty seconded

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

Delilah Vandegrift, Block 2902.01, Lot 1.04, 315 Hawkin Road, Bulk Variance

Mr. Coleman, Board Attorney, stated that the notice given for this application was deficient. Mr. Coleman also stated that Mr. Ridgeway, attorney for the applicant, wanted to hold an informal to give the board some background about the application. Mr. Scangarello, Board Planner, discussed the ordinances that make this application difficult.

Mr. Ridgeway discussed the uniqueness of the Vandergrift's lot. A subdivision was done some years ago from Ms. Vandergrift's mother's lot and added to her lot.

Point of Order called by Ms. Doherty. An informal cannot be heard by this board.

Mr. Scangarello stated that there are many site issues that need to be addressed before the applicant comes before the board.

Douglas Cramer, Block 1202, Lot 6, 2127 RT 206, Use Variance

Douglas Cramer 24 Vail Drive, Tabernacle, sworn in by Thomas Coleman, Board Solicitor. Mr. Cramer stated that he is requesting a use variance to be able to hold auctions at the property located at 2127 Route 206, Southampton. Mr. Cramer also stated that is use is consistent with the retail use in the highway commercial zone.

Mr. Coleman stated that the Boards professionals are asking that the site plan waiver be denied due to traffic issues.

Mr. Cramer testified the workings of the consignment shop. People will bring in

merchandise to be held on consignment and after 60 days. If it has not sold at that time an auction is held to liquidate the merchandise. He is requesting weekly auctions at this time due to a back log of merchandise in the store. At some time the auctions will slow down.

The size of the auctions would consist of 49 people. That is the maximum capacity of the auction room. There are 30 parking spaces.

The employees will park in the rear of the building.

Mr. Cramer stated that the hours of operation are Tuesday-Sunday, 10:00AM-7:00PM.

The Auctions will mostly be performed on Sundays from 12:00PM to 5:00PM once a week. Mr. Cramer also stated that the tenant would like to be able to change the day if needed.

There are three driveways on the property. The last drive will be used as an exit and the middle drive will be the entrance. The farthest drive will most likely not be utilized.

Mr. Scangarello, Board Planner suggested that this application be bifurcated, meaning address the use variance and then have the applicant come back before the board with a site plan application.

Mr. Robbins asked the uses of the other buildings on this property. Mr. Cramer stated that they always have been agriculture uses up until now with the Trading Post.

Ms. Doherty asked if the applicant plans to expand the auction area or plan to have auction outside. Mr. Cramer testified that there will be no auctions outside and also the business will not be expanding its size.

Mr. Kennedy stated that there needs to be some time taken to review the current lighting and feels that a site plan is needed.

Mr. Haas questioned Mr. Cramer as to on auction day there could be 50 cars at one time on the premises and when the auction ends they all will be trying to leave the property at the same time and could become a problem. Mr. Cramer stated that all the patrons do not always leave at the same time. People tend to leave after they buy what they want. So people come and go throughout the auction.

Renee Shanafelt- 363 Atson Road, Shamong- Operated of the Store.

Ms. Shanafelt stated that previous auctions that she had held there were approximately 30-40 people and reiterated what Mr. Cramer stated which was that people are filtering in and out during the entire time of the auction. Ms. Shanafelt also stated that here is a preview time and at that time people will look to see what is going to be auctioned and at that time some people tend to come and go.

Mr. Goettelman move to approve the use variance with conditions and Mr. Murphy seconded.

Voted in the affirmative: Ms. Doherty, Mr. Goettelmann, Mr. Kennedy, Mr. Robbins and Chairman Zoltowski.

Voted in the Negative: Mr. Haas

Discussion/Public Comment

No comment from the Public.

Motion for adjournment

Mr. Kennedy made a motion to adjourn at 9:23 PM and the vote was unanimous.