

Township of Southampton

Sheri L Hannah
Administrative Officer of Planning/Zoning
5 Retreat Road
Southampton, NJ 08088

Telephone (609) 859-1394

Fax (609) 859-3202

Planning-zoning@southamptonnj.org

PLANNING BOARD MINUTES
REGULAR MEETING
MAY 1, 2014, 7:00 p.m.

Call to order: The meeting was called to order at 7:00PM.

Flag Salute

Roll Call:

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

Absent: Mrs. Dent

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

Read by the Secretary

Adoption of minutes of the meeting April 3, 2014 as presented prior to this meeting.

Mr. Schwarz made a motion to approve the minutes from the March 6, 2014 meeting as presented and Mr. Pielli Seconded.

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

Abstained: Mrs. Gower

**** Mrs. Dent joined the meeting at 7:02PM**

Resolutions

Chairman Magazzo stated that he was in the Township office on April 18, 2014 and listened to the recording from the April meeting so that he would be able to participate on this application.

Resolution 2014-4

Southampton Industrial Park, LLC, Block 2201, Lot 8.05, 137 Eayrestowns Road Site Plan Waiver

Township of Southampton

Sheri L Hannah
Administrative Officer of Planning/Zoning
5 Retreat Road
Southampton, NJ 08088

Telephone (609) 859-1394
Fax (609) 859-3202
Planning-zoning@southamptonnj.org

Mr. Lange, Board attorney recapped what was discussed at the April meeting. He stated that the concerns of the board had been addressed as to the overnight use of the facility. Patrick McAndrew, attorney for the applicant stated that this would not be taking place.

Also the construction drawings had been changed. The architect had made an incorrect account of the occupancy.

Mr. Morris, Board Engineer stated that all issues discussed at the last meeting in regard to the moving of the utility pole in the decal lane would have to be moved within 6 months, and also that the parking lot be stripped and fire lane marked also.

Mr. Pielli made a motion to memorialize Resolution 2014-4 and Mr. Schwarz Seconded.

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

Voted in the Negative: Mayor Young.

New Application

**Christian & Lindsay Nardi, Block 3103, Lot 18, 1660 Route 206
Conditional use**

Patrick McAndrew, attorney for the applicant

Christian Nardi, owner of the property sworn in by Peter Lange, Board attorney.

Mr. McAndrew stated that the applicant has applied to the pineland for a certificate of filing and testified that the Pinelands views this application as a home occupation which is why Mr. Nardi has applied for a conditional use.

Mr. Nardi stated that he purchased the property six years ago. He intended to live in the house that is on the property and run his sod business on the property also. When Mr. Nardi purchased the property he

Township of Southampton

Sheri L Hannah
Administrative Officer of Planning/Zoning
5 Retreat Road
Southampton, NJ 08088

Telephone (609) 859-1394

Fax (609) 859-3202

Planning-zoning@southamptonnj.org

was under the impression that since it was a highway commercial property that his business would be allowed. Mr. Nardi also stated that near his property there are other businesses.

His father started the business in 1981.

Mr. Nardi testified that his business is seasonal. It operates from March to October, sometimes into November. The hours of operation are 7:00Am to 5:00PM and some half days on Saturday at peak season. There are 4-6 employees who are all seasonal.

The outbuilding where the business is run is in the rear of the property. Not visible from the street. There are no plans to expand or build.

The equipment that is used for the business are 2 tractors, 2 dump trucks, 2 pick-up trucks and 4 trailers that are used to move the equipment. All hand tools are stored on the work trucks. The trucks do not have back up alarm systems so that the neighbors are not disturbed.

Mr. Nardi stated that he does not have any office workers and there are no workers on the property, all workers are on work sites. There is no public coming to the site.

A-1 – Occupancy exhibit.

A-2 – Aerial of property

There is no signage and Mr. Nardi stated that he does not plan to install any.

Mayor Young asked the applicant if any of his neighbors have complained and Mr. Nardi stated no.

Mr. Kammer, Engineer for the applicant, sworn in by Pete Lange, Board attorney.

Mr. Krammer stated that the occupancy exhibit is to show the various buildings on the property and the ones dedicated to the business

A-2 is a plan which shows the property and was submitted to the pinelands.

Township of Southampton

Sheri L Hannah
Administrative Officer of Planning/Zoning
5 Retreat Road
Southampton, NJ 08088

Telephone (609) 859-1394

Fax (609) 859-3202

Planning-zoning@southamptonnj.org

Mr. Krammer stated that this application is within the home based business ordinance in his opinion.

Mr. Scangarello stated that the applicant has addressed most of the issues that were in his letter. There are general comments which need discussion are weather expansion will happen. The resolution needs to be precise as to what can happen on that parcel. Mr. Scangarello asked that the calculations for impervious coverage be submitted.

Mr. Morris, board Engineer, stated that with all the testimony that a site plan is not warranted. With the employees not utilizing the bathroom the septic is fine.

OPEN TO THE PUBLIC

1. **John McGinnis Jr.** – Has known and worked for Christian and feels that this is blown out of proportion.
2. **Sean Breisacher** - known Christian for many years. Worked for Christian, hard worker and is an asset to the town.
3. **John McGinnis Sr.** – Know Christian for a long time. Christian's property is always pristine.
4. **Linda Nardi** – Mother, Christian is a hard working upstanding citizen.
5. **Russell Nardi** – Christian's Uncle, worked part time for Christian's father. Spoke about Christian's integrity and the integrity of his business.
6. **Chris Ritter** – Known Christian for 10 years and can't find the house
7. **Robert Tarp** – neighbor, hard worker, never hear any noise.
8. **Chris Bruno** – Employee,
9. **Matt Dunlop** – worker since 14 years old. Taught him hard work pays off.
10. **Chris Jacobus** – Hard worker.
11. **Debra Rider** – neighbor, lived there for 25 years. A kind neighbor keeps the property very clean. Can't say enough about them.
12. **Dave Baker** – Know Christian for a few years, runs a good business and does great work.
13. **Robert Rider** – neighbor, Christian has been a great neighbor. Could a fence or buffer be installed where the trucks are parked?

Township of Southampton

Sheri L Hannah
Administrative Officer of Planning/Zoning
5 Retreat Road
Southampton, NJ 08088

Telephone (609) 859-1394
Fax (609) 859-3202
Planning-zoning@southamptonnj.org

Mr. Rider stated that he only wanted fence installed along the stone parking lot towards Route 206.

Mr. Schwarz made a motion to grant approval for Christian and Lindsay Nardi and Mrs. Gower Seconded.

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

**** Recess 8:25PM**

**** Resume 8:32M**

4Ridge Road, LLC, Block 2203, Lot 26, 4 Ridge Road Minor Site Plan

Mike Dicroce, attorney for the applicant.

Howard Ackerman, owner of the property.

Mr. Dicroce stated that this is a 3.67 acre hwy commercial parcel. The applicant wishes to erect a 50 x 50 pole barn in the back of the existing building.

Ken Levers and Howard Ackerman sworn in by Pete Lange, board attorney.

Mr. Levers handed out color photos of the site.
A-1 composite of site.

The proposal is for a 50x50 pole barn, 2500 sq. feet located 90 feet behind the existing building. The building will be 22 feet in height. The applicant proposes to install a 2300 sq. feet concrete pad loading area. Concrete walk ways to connect the buildings.

There are 11 storage containers that are going to be removed. The pole barn will be for storage.

Township of Southampton

Sheri L Hannah
Administrative Officer of Planning/Zoning
5 Retreat Road
Southampton, NJ 08088

Telephone (609) 859-1394

Fax (609) 859-3202

Planning-zoning@southamptonnj.org

The pole barn will be as close in color to the existing buildings. There will be an overhead door and man door. There will be lighting installed on this building.

There are 18 parking Spaces with 2 handicap spaces. There is a wooded buffer that still exists along Rt.206.

There are 16 field employees and 7 office workers. The hours of operation are 7:30AM-5:30PM.

The existing office space is 4,000 square feet and the existing storage is 3,700 square feet.

The main structure is for the receiving of products. There are 2-3 tractor and trailer deliveries per week. There are 5-8 Fed Ex deliveries per week.

Frank Morris, Board Engineer, Asked about the flood plan, and recommended a waiver. Mr. Morris also reiterated that the storage containers will be removed. Mr. Morris also asked about the storage of flammables in the pole barn. Mr. Ackerman stated that they do have some flammables but will document for the fire official as to what will be in the building.

Mr. Morris stated that a variance for parking. Mr. Levers stated that they will be adding 7 to the plan which will be a total of 25 spaces where 32 is required.

Howard Ackerman, owner of the property testified that in his business most of his employees go directly to work sites. They do occasionally stop in. There are 7 in the office.

Mr. Ackerman is building the pole bard so that he can get rid of the sea boxes. He stated that they are not safe and not easy to load and unload.

Mr. Ackerman stated the placement of the pole barn is directly behind the existing building so that when trucks unload the product can be distributed to either building.

Township of Southampton

Sheri L Hannah
Administrative Officer of Planning/Zoning
5 Retreat Road
Southampton, NJ 08088

Telephone (609) 859-1394
Fax (609) 859-3202
Planning-zoning@southamptonnj.org

Mr. Pielli made a motion to grant approval to 4 Ridge Road LLC and Mayor Young Seconded.

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

Richard Gehret, attorney for the Vincentown Baptist Church requesting an extension of approval to have time to perfect the subdivision.

Mayor Young made a motion to grant a 60 day extension to the Vincentown Baptist Church and Mrs. Gower Seconded.

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

Abstained: Mr. Heston

Discussion/Public Comment:

No comment from the public

Chairman Magazzo stated that he has concerns as to the code enforcement official. Some time ago the code enforcement officer stated that it was not his job to enforce the resolutions. Chairman Magazzo testified that it is of the utmost importance that the code enforcement officer checks on the properties that have board approval. The Mayor suggested that Pete Lange, Board attorney send a letter to the Enforcement Officer explaining his responsibilities.

Mr. Heston made a motion to adjourn at 9:33PM and Mr. Schwarz Seconded

Motion passed unanimously