

Township of Southampton

Sheri L Hannah
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REGULAR MEETING ZONING BOARD OF ADJUSTMENT MINUTES March 13, 2014 @ 7:30 P.M.

Call to order and Flag salute. The meeting was called to order at 7:30PM

Roll call:

Present: Ms. Doherty, Mr. Goettelmann, Mr. Haas, Mr. Heller, Mr. Kennedy, Mr. Murphy, Mr. Robbins, Mr. Thomas and Mr. Zoltowski.

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

Read by the Secretary

Adoption of the minutes of the January 9, 2014 meeting as presented prior to this meeting.

Mr. Kennedy made a motion to approve the minutes as presented and Mr. Goettelmann Seconded.

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

Resolutions

Resolution -2014-3 – appointment of professionals

Mr. Goettelmann made a motion to memorialize Resolution 2014-3 and Ms. Doherty Seconded.

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

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Applications

Delores Buchanan, Block 2702.19, Lot 24, 206 Plymouth Court, Bulk Variance for a sunroom.

Steve Sturm, builder for the applicant, Delores Buchanan, owner, sworn in by Thomas Coleman, Board Solicitor.

Mr. Sturm stated that he is the builder for Mrs. Buchanan and plans to build a 12 x 12 sunroom on the rear of the house. The sunroom will have a gable roof. It will be on a foundation and will not extend past the sides of the existing house. The sunroom will have electric.

The variance for the rear yard setback will be 10 feet.

Mrs. Buchannan stated that to the rear of her property is wooded and to the side is Leisuretown property and that this sunroom will not cause a detriment. There are many houses that have the same sunroom.

The land behind Ms. Buchanan is much wooded, dry, owned by Leisuretown. It is actually a designated buffer. The door of the sunroom will be grade level. The door will be on the side of the structure.

Mr. Goettelmann made a motion to grant a variance for the setback of 10 feet and Ms. Doherty Seconded.

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

Doreen A Bennett, Block 602, Lot 5.02, 114 Newbolds Corner Road, Bulk Variance.

**Doreen Bennett -
Ralph Massanova – 19 Roosevelt drive, laurel springs
Sworn in by Thomas Coleman, Board Solicitor.**

Ms. Bennett stated that she is in front of the board to get a variance to be able to use the structure as a horse barn. The variance is for a bulk variance.

Ms. Bennett agreed to amend that application for a bulk variance. Mr.

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Coleman stated that the notice is compliant.

Ms. Bennett testified that the barn was built 22 years ago. At the time the Mr. Robles was the building official and did not require Ms. Bennett to obtain a building permit. There were a lot of other permits open at that time on the house, so the building official was aware of the barn being built.

Mr. Massanova testified that the barn was built very soundly. The property is well maintained. All manure is taken from the property and spread on the Haines' farm. The feed is kept in secure metal containers. Mr. Massanova also stated that there is also a temporary tent that he uses to be able to work on his vehicle.

Ms. Bennett testified that the reason she was in front of the board because of her neighbor lodging a complaint that this barn is too close to the neighbor's property. She also stated that her property has been surveyed 3 times since the purchase of the property because of issues with the neighbors.

The original survey was done incorrectly. The farm in the rear of the property that farmer has planted onto the property.

Ms. Doherty questioned if a fence is required for the horses. Mr. Darji stated that a fence is required.

Ms. Bennett and Mr. Massanova both testified that they have never had any complaints about her property until now.

Mr. Robbins asked what the required setback for this structure was. Mr. Colman stated 50 feet.

Mr. Massanova testified that he added hay shed to the actual barn. This structure is 8 feet wide. This structure was added approximately 4 years ago. There were no permits obtained for this structure either.

Chairman Zoltowski stated that the bump out for the hay is not depicted on the survey. Mr. Darji testified that it is there, that it shown as one building instead of two separate structures.

Mr. Darji stated that this structure was existing prior to 2001 that it was allowed without a variance. He also asked if this structure is for personal

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use only. Ms. Bennett stated yes. The drawings included in the packet were just to show how the addition to the barn was done. There are no future plans to add on any more to the barn.

Mr. Coleman asked about the shed on the property. Ms. Bennett stated that this is a lawn ornament. It is a 4x4 out house.

OPEN TO THE PUBLIC

Andrea Haug – 1700 Roosevelt Ave, Marlton
Maria Grimm – 116 New Bolds Corner Road

Both sworn in by Thomas Coleman, Board Solicitor.

Ms. Haug testified that her mother has no issues with the barn. Her mother, Ms. Grimm went in to talk to the tax Assessor to find out what Ms. Bennett paid in taxes because hers is so much lower than Ms. Grimm's. The structure is not on the property record card and that is how this whole process started. Ms. Grimm testified that also a deck was being constructed also on this property.

Ms. Haug stated that Ms. Bennett had planted trees on her mother's property. Also that Ms. Bennett was dumping grass clippings in the woods behind Ms. Grimm's house and was asked to stop and she did.

Ms. Haug asked if there can be other structures placed 16 feet from the property line or is the bulk variance is just for the barn. Mr. Coleman stated that it was just for the barn.

CLOSED TO THE PUBLIC

Mr. Goettelmann made a motion to grant a bulk variance for the barn and Mr. Kennedy Seconded.

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

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Discussion/Public Comment:

No Comment from the public.

Motion for adjournment:

**Mr. Kennedy made a motion to adjourn at 9:11PM and Mr.
Goettelmann Seconded.
Motion passed unanimously**