

Township of Southampton

Sheri L Hannah
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**PLANNING BOARD MINUTES
REGULAR MEETING
JULY 8, 2014, 7:00 p.m.**

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

Flag Salute

Roll Call:

Present: Ms. Conover, Mrs. Dent, Mr. Heston and Mr. Pielli.

Absent: Mrs. Gower, Mr. Magazzo, Mr. Schwarz and Mayor Young

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

Read by the Secretary

Adoption of minutes of the meeting June 12, 2014 as presented prior to this meeting.

Mr. Heston made a motion to approve the minutes as presented and Mrs. Dent seconded.

Motion passed with a unanimous voice vote.

Resolutions

2014-7

**Floyd C Reynolds, Block 1802, Lot 10.01, 240 Eayrestown Road
Minor Subdivision**

Mr. Heston made a motion to memorialize Resolution 2014-7P and Ms. Conover seconded.

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

2014-8

**Thomas & Mary D'Amico, Block 1902, Lots 50.01, 50.06, 50.07.
Minor Subdivision**

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Ms. Conover made a motion to memorialize Resolution 2014-8P and Mrs. Dent seconded.

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

2014-9

**Thomas & Mary D'Amico, Block 2201, Lot 8.01, 119 Eayrestown Road
Major Site Plan**

Mr. Heston made a motion to memorialize Resolution 2014-9P and Ms. Conover seconded.

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

New Application

**Yukon Holdings, LLC
Block 2202, Lot 2.02, Kerry Court
Preliminary & Final Site Plan**

Michael Floyd, Archer and Griener, attorney for the applicant.

Mr. Floyd stated that the applicant has applied for Preliminary and Final site plan approval for block 2202, lot 2.02. he also stated that he did receive the professional review letters and feels they can answer any and all questions in regard to those letters.

This application is for a flex warehouse/ distribution building. There will be 9 spaces and all but three will have office space. Mr. Floyd stated that the tenants that will eventually be occupying these spaces will be in conformance to the use ordinance or they will have to make application for a use variance.

Mr. Bickle, Engineer for the applicant.

Testified that this applicant is proposing small [L] shaped warehouse. Three of the spaces will be utilized by the owner. There will be gravel along the one side and rear of the property. The drive and along the front of the building will be paved.

Exhibit A-1, color rendering of site plan

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Mr. Scangarello reviewed his letter dated July 5, 2014.

Mr. Scangarello testified that there are many variances design waivers requested by this application.

Mr. Scangarello stated that a current survey is required. The frontage variance is for a preexisting non-conforming .He feels that the landscaping plan is extremely deficient. The ordinance requires one tree for every 10 parking spaces and this is not designated on the plan. Also that the handicap spots should be place closer to the building. Mr. Scangarello agrees with the smaller parking spaces.

He recommends to the board not to waive the requirement of a new LOI to determine wetlands. He also stated that there is a variance need for impervious coverage.

Mr. Scangarello stated that the board should not grant a waiver for the traffic impact study. There was no information submitted in regard to tenants or products.

There are no trash enclosures shown on the plan. The plan does not delineate delivery areas. There is no curbing shown on the plan. This parcel is in the airport hazard shown but no delineation of that is shown on the plan. Mr. Scangarello testified that the plans that were submitted are very difficult to read.

There needs for a substantial amount of plantings added to the plan.

Mr. Scangarello feels that better lighting is needed.

Mr. Morris reviewed his letter July 3, 2014

Mr. Morris stated that there are many items missing from the plan. Also he feels that a waiver should not be granted for the Storm water swales. Mr. Morris testified that there were no nitrate dilution calculations or impervious coverage calculations. Also the perk Test results are not on the plan.

Mr. Morris feels that wheel stops or barriers should be placed in the parking area. Drive and loading areas need to be delineated on the plan. First floor elevations need to be shown on the plan.

Mr. Morris questioned as to if there will be flammables stored on this property. Mr. Floyd stated no.

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Mr. Morris stated that the recharge for the storm water needs to be submitted.

Mr. Floyd testified that he feels that testimony from his experts will be sufficient then the plans will be changed and all reports will be submitted.

Mr. Scangarello stated that the board typically does not grant approvals with this many conditions.

Mr. Floyd stated that his applicant wants to move this project along so he can sell the property. As far as the comment about tenants, the applicant does not have any prospected tenants.

Mr. Heston suggested to the applicant that they should consider a 6 foot fence with 2 feet of lattice along the top of the fence.

Ms. Conover questioned the trash. Mr. Floyd stated that each tenant will be responsible for their own trash. There will not be any trash enclosures.

After a lengthy conversation the applicant requested to be continued until the August 7, 2014 meeting.

Mr. Heston made a motion to continue this application to the September 4, 2014 meeting Mrs. Dent seconded.

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

Ordinances

Ordinance No 2014-16

An Ordinance amending the Township Code at Chapter 12 – 4.3 Governing “Animals”.

This ordinance will allow the residence be occupied by tenants or the owners. Horse breeding will be permitted.

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Mr. Scangarello stated that he feels this change is consistent with the Master Plan.

Mr. Kumple –Pemberton Road. Mr. Kumple explained information given by the Department of agriculture.
Mr. Kumple also stated that he does not live on any of his farms. They rent a lot of their properties also.

Evie Doherty – Leisuretown – Ms. Doherty has concerns that if there is no lease with the tenants that they can do whatever they want. Mr. Lange testified that this subject in front of the board is to determine if this change that is being purposed is consistent with the master plan.

Ms. Conover made a motion to and Mrs. Dent seconded.

Voted in the Affirmative: Ms. Conover, Mrs. Dent and Mr. Pielli.
Abstained: Mr. Heston

Discussion/Public Comment:

No comment from the public

Motion for adjournment by 11:00 PM.

Mr. Heston made a motion to adjourn at 8:44PM and Mrs. Dent Seconded.

Motion passed with a unanimous voice vote.