

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 October 2, 2014, 7:00 p.m.

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

Roll Call: **Present:** Ms. Conover, Mrs. Dent, Mr. Heston, Mrs. Gower, Mr. Magazzo,
Mr. Schwarz and Mr. Pielli.
 Absent: Mayor Young

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

Read by the Secretary

Adoption of minutes of the meeting July 8, 2014 as presented prior to this meeting.

Mr. Heston made a motion to approve the minutes from the July 8, 2014 meeting and Mr. Pielli Seconded.

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

Ordinance

An Ordinance amending Chapter 12-4.16 of the Land uses Development Code to Permit the Construction of Barns within the Front yard setback.

Pete Lange, Board Attorney, explained that this is a section 26 referral meaning that it is for the planning board to certify this ordinance as consistent or non-consistent with the master plan.

Mr. Lange also explained that under the Right to Farm Act that this ordinance is applicable to farm buildings. This ordinance will control yet

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

not impede the owner's right to farm. He feels that this ordinance intent is consistent with the master plan.

Mr. Heston testified that there was a resident at the Township Committee meeting and it had been suggested that someone had a problem with the ordinance and that the ordinance would be changed so as that the applicant would not have to go in front of the board. There are two different reasoning's from the meeting tonight and the township Committee. He doesn't feel that we should change the master plan for one person. Mr. Lange explained that the Master plan was not being changed. Mr. Heston stated that the ordinances are in the Master Plan. Mr. Lange testified that they are not.

OPEN TO THE PUBLIC

1. Evie Doherty, Southampton, and At the Township Committee she was told that this ordinance had already been in the front of the Planning Board and yet it had not. Ms. Doherty feels that 25 setbacks feet are not enough. Ms. Doherty asked if the ordinance is going to be tabled until the next meeting. She also asked who wrote the ordinance. Also feels that Township Committee should not be making the decisions of changing the master plan.

CLOSED TO THE PUBLIC

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

Mr. Schwarz made a motion to send the ordinance back to the Township Committee with the recommendation that this is consistent with the Master Plan and Mrs. Gower Seconded.

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

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

New Application

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

Michael Floyd, attorney for the applicant. Also Joseph Rayday, Planner for the applicant.

Mr. Floyd stated that the applicant is proposing 9 warehouses spaces with 3 being utilized by the applicant

Mr. Rayday testified that this project is located in the industrial zone in Kerry Court.

- A-2** Arial photograph of the site
- A-3** Color rendering of elevations

Mr. Floyd stated the landscaping plan has been revised to add supplemental planting.

Mr. Scangarello reviewed his letter.

The bulk variances are for lot width and frontage. These are both preexisting conditions. Also there are waivers that the applicant is requesting. Mr. Scangarello made reference to the arial phot because the trees in the arial are not depicted on the plan. Mr. Rayday stated that they were below 2 inches in diameter and too small to show. The applicant is requesting 9x18 parking spaces and Mr. Scangarello feels that this is sufficient. The applicant also will be irrigating the landscaping. He also stated that the architectural plans be supplemented. Mr. Scangarello feels that the look of the building needs to be improved on.

Mr. Raday testified that the three end unit will be utilized by the owner and that there will be access to all three units inside. The end unit will have 2 over head doors that will allow the owner to be able to drive through the building.

Mr. Scangarello stated that there is not a designated dumpster area. Mr. Rayday testified that each occupant will be responsible to dispose of all

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

their own trash. Mr. Scangarello and Pete Lange, board attorney feels as though a trash receptacle of some kind. Chairman Magazzo stated that he feels it is not viable to not have trash receptacles.

There is a 6 foot high fence proposed. Mr. Scangarello stated that the lattice was not a good look. Mr. Heston said that he was the one who suggest the lattice with the last application.

The lighting proposed for this project is adequate.

Mr. Scangarello asked if there is going to be a sign in the front of the property. Mr. Floyd said that they did not plan to add a sign but they would if this would be a condition of approval.

Frank Morris, board engineer stated that he only recommends preliminary approval at this meeting. The parking on the plan needs to match the parking requirements for site plan. Mr. Morris asked if there would be any flammables in the building and Mr. Raday stated no. A new LOI needs to be provided from the DEP for this property.

Mrs. Gower made a motion to grant Preliminary Site plan for Yukon Holdings LLC and Mr. Pielli Seconded.

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

Discussion/Public Comment:

No comment from the public

Motion for adjournment

Mr. Schwarz made a motion to adjourn at 8:08PM and Ms. Conover seconded

Motion passed with a unanimous voice vote.

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