

Township of Southampton

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SOUTHAMPTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES February 12, 2015 @ 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. Heller, Mr. Haas, Mr. Goettelmann, Mr. Kennedy, Mr. Murphy, Mr. Thomas and Mr. Zoltowski
Excused: Mr. Robbins

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

Read by the Secretary

Adoption of the minutes of the January 15, 2015 meeting as presented prior to this meeting.

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

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

Resolutions

2015-3

Appointment of Professionals

Mr. Goettelmann made a motion to memorialize Resolution 2015-3 and Mr. Murphy Seconded.

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

Abstained: Mr. Haas

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Applications

Stone Creek Properties, LLC
Lenny's Towing
Block 1902, Lot 41.01 & 41.02
230 Red Lion Road
Use variance & site plan waiver

Patrick McAndrew, attorney for the applicant.
Lenny Mongo and Henry Shinn were sworn in by Charles Petrone, Board Solicitor.

Mr. McAndrew stated that the property is owned by Stone Creek Properties and Lenny will be subletting the portion he requires for the impound yard. There is already another business occupying part of the property.

Henry Shinn testified that he is the General Manager for Lenny's Towing. He has worked for Lenny's for 15 years. The business would be a law enforcement towing. When an officer stops a car for DUI, he is required to have that vehicle towed.

Lenny's currently tow for 11 municipalities and also the State Police. Mr. Shinn stated that he projects that the impound yard would hold a maximum of 35 cars at any one time. He also stated that the impound yard would be open from 8AM-5PM, Monday thru Friday, Saturdays 9AM-12PM and Sundays 10AM-12PM. The Towing business does run 24 hours a day but they only project 2 police tows a day. Cars would be on the property approximately from 2-3 days to 2-3 weeks depending on if there is an investigation being performed involving the vehicle. Approximately every 45 days an auction is held by the people who requested the towed vehicles. Any vehicles not sold go to the scrap yard to make room for more incoming cars.

The drivers take the tow trucks home at night.

Mr. Shinn stated that the original plan was to occupy the back corner of the property but after consideration of the other tenant, it would cause confusion to have to maneuver around the other businesses vehicles. With occupying the front corner, the impound yard would not cause any detriment to the other business.

- A1- Site as it exists
- A2- Lenny's Towing Site in Delran NJ
- A3- Photos of the site with the current lease.
- A4- Marked up Survey

Mr. Shinn stated that the 125 feet by 125 feet lot would hold about 80 cars but again he feels that there will only be approximately 35 at one given time. The entire property is fenced and is controlled by a remote controlled gate. This is a requirement of the state regulations for impound yards.

Mr. Shinn also testified that this property located in the I zone is appropriate for this use.

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It is an extension of the truck business that already exists there. They plan to use the site as is. There will be some minor landscaping but for the most part the site has already been operating as is.

Recess 8:38PM
Resume 8:42 PM

Pat McAndrew stated that the company that is currently occupying the other part of the property is L&C Specialized carriers. They have 8 to 10 employees but the hours of operation were not specified.

Open to the Public

1. **Roger Hirschlein – 236 Red Lion Road.** Mr. Hirschlein stated that he feels that there should not be an impound yard. With the existing truck company on the property, this would just add to the noise. The current trucks do not have exhaust on the trucks.
2. **Ray Anderson – 238 Red Lion Road.** Asked if the lot between Lenny's and his lot, can there be any expanding or building done on that lot? Mr. Shinn stated that there are no intentions of expanding.

Mr. Scangarello reviewed his letter. He stated that he does not see anything inherently beneficial for Southampton to have an impound yard. He testified that he has seen the applicant's site in Delran and it is extremely well kept but it is in an industrial zone. As for the site in Southampton there are residential properties close by. Mr. Scangarello stated that a site plan is warranted. It can be modified, less items required than usual and it will give the board additional information to be able to make an informed decision.

Mr. Murphy asked if a variance be granted only for the issue and current tenant. Mr. Petrone stated that a variance runs with the land.

Mr. Darji, board Engineer, reviewed his letter. Mr. Darji also stated that he feels a site plan is needed, A modified site plan. He feels that the specific area needs to be specifically designated. Also that it would be a good idea to have a lease that specifies the area for the impound yard. Mr. Darji explained that the some of the unexplained issues; buffering, lighting, ADA parking, etc. can be answered by a site plan.

Mr. Shinn testified that the budget for this project is limited and that if a site plan is required by the board he would not be returning.

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Mr. Goettelmann made a motion to grant a use variance to allow the impound towing use which is a necessary use for the police and will improve impound access for Southampton and neighboring municipalities providing there is a limit of 35 cars maximum and that the applicant return within 6 months with a modified site plan, Mr. Murphy Seconded.

Voted in the Affirmative: Mr. Goettelmann, Mr. Heller,

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

Discussion/Public Comment:

Pat Topham, 450 New Road.

Mrs. Topham questioned as to if there was new information in the Allied Recycling matter.

Motion for adjournment:

Mr. Goettelman made a motion to adjourn at 9:51PM and Mr. Haas seconded.

Motion passed with a unanimous voice vote.