

**PLANNING BOARD MINUTES**  
**RE-ORGANIZATION & REGULAR MEETING**  
**JULY 2, 2015, 7:00 p.m.**

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

**Introduction and Oath for newly appointed and re-appointed members:**

1. James Young Sr.
2. Nancy Gower
3. Ronald Heston
4. Roseanne Dent
5. Philip Magazzo

**Roll Call**

**Present:** Ms. Conover, Mrs. Dent, Mrs. Gower, Mr. Heston, 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

**RE-ORGANIZATION:**

**Nominations for: Chairperson,**

**Mr. Pielli made a motion to nominate Phillip Magazzo as Chairman and Mr. Schwarz Seconded.**

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

**Nomination for Vice Chair**

**Mr. Pielli made a motion to nominate John Schwarz as Vice Chairman and Mrs. Gower Seconded.**

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

**Nominations for Board Secretary**

**Mr. Magazzo made a motion to nominate Sheri Hannah as Board Secretary and Mrs. Gower Seconded.**

**Motion passed with a unanimous voice vote.**

## **Appointments of Professionals:**

### **Nominations for Board Attorney**

**Mrs. Gower made a motion to nominate Peter Lange as Board Attorney and Seconded.**

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

### **Nominations for Board Engineer**

**Mr. Pielli made a motion to nominate Alaimo Associates Board Engineer and Mrs. Dent Seconded.**

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

### **Nominations for Board Planner**

**Mr. Heston made a motion to nominate Thomas Scangarello as Board Planner and Ms. Conover Seconded.**

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

### **Adoption of Resolution 2015.01P, setting time, place and dates for the “2015” meetings of the Planning Board.**

**Mr. Pielli made a motion to memorialize Resolution 2015-01P and Mrs. Gower Seconded.**

**Motion passed with a unanimous voice vote.**

### **Adoption of Resolution 2015.02P, appointment of professionals for the year of 2015.**

**Mr. Heston made a motion to memorialize Resolution 2015-.02P and Ms. Conover Seconded.**

**Motion passed with a unanimous voice vote.**

## **REGULAR MEETING:**

**Adoption of minutes of the meeting December 4, 2014 as presented prior to this meeting.**

**Mr. Pielli made a motion to approve the minutes from the December 4, 2014 meeting and Mrs. Gower Seconded.**

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

## **New Application**

**Leisuretowne Association  
Block 2701, Lots 1 and 2  
102 Plymouth Court  
Minor Subdivision**

Mr. Pielli and Ms. Conover recuse themselves from the meeting.

Mr. Shiver, attorney for the applicant.

Ms. Pamela Hilla, Engineer, FWH Associates and Anthony Koval, Surveyor, were sworn by Mr. Lange, Board Attorney.

Mr. Shivers stated that this is a minor subdivision of the Old Forge Lake. With the subdivision, Southampton Township will take over the lake but not the Dam. The dam will be kept and maintained by Leisuretown.

The lot is 111.7 acres. To the South of the property is Route 70, to the East is Leisuretown property, to the North are wetlands and to the West is Hampton Lakes.

The subdivision will create two lots. Lot one will include the Lake without the Dam and will be 34.4 acres. Lot 2 will be Friendship Creek, the dam and Cedar Creek and will be 77.4 acres.

There will be no buildable lots and will be filed by plat with the county.

Mrs. Hilla, Engineer for the applicant. Mrs. Hilla stated that this subdivision is to establish a clearer lot line. Most of the letter from Mr. Morris the applicant will comply with.

A-1 – Subdivision key map

The map shows the two lots that are going to be created.

Mrs. Hilla reviews and comments on Mr. Morris' letter.

Item 1d – floodway to be provided. Applicant agrees

Item E – requesting a waiver of contours, Mr. Morris agrees.

Item F – the meets and bounds will be provided for any easements.

Item 5 – Requesting a waiver from site plan.

Item 7e – requesting a waiver from meets and bounds of wetlands

\*\*7:25PM-Mayor Young joined the meeting

Anthony Koval – Surveyor for the applicant.

## A-2 – original survey for Hampton Lakes.

The original survey of Hampton Lakes and the tax map for the same block, do not match. The majority of the deeds for these properties are not clear. They state that the properties go to the water's edge. This is not a definite delineation of the parcels. Mr. Koval stated at some time the Township and these residents located in Hampton Lakes will have to work together to correct their deeds.

Leisuretown has worked for some time with the Township so that the Township will take ownership of the lake so that the residents in Hampton Lakes will be able to continue to utilize the lake and that the docks that are already there can remain.

Mrs. Hilla testified that that Leisuretown will repair the dam and maintain it.

## A-3 – Southampton Tax Map

Mr. Morris testified that there is 7.5 acres as unidentified property. Because the original survey of Hampton Lakes has one property line and the tax map has a different property line. With the Township taking over this property it will alleviate the potential litigation for those residents and leisuretown.

## **Open to the Public**

1. Rebecca Walter – 7 Gloria Lane requested that with future meetings in regard to the lake that she and the other adjoining residents be included.
2. John Modica – 8 Lakeview Lane, questioned as to why he was not sent a notice, Mr. Lange, Board attorney informed him that with a minor subdivision that notice is not required by the Land Use Law.
3. Evie Doherty – 56 Stratford – Stated that she attended the meeting to make sure that Leisuretown was not making any changes to the Covenants.
4. Sharon Otto – 55 Stagecoach Road - Asked if she would still be able to use the beach.
5. Laura Johnson – 12 Holly Blvd; stated that the line was created when the lake was dredged so that a fence could be installed.
6. Joann Shwartz – 3 Beebe Lane, stated that she would like to make sure that the residents of Hampton Lakes along the lake have riparian rights?
7. Christine Olson – 3 Lakeview Lane, Owns one of the properties that are along the lake. Who will own the land along the lake? Pete Lange board attorney stated that that would be between the township and the residents, not the planning board.
8. Carrie Posture – Leisuretown Association; Ms. Posture stated that it is not Leisuretowns intent to create any hardship for the residents of Hampton Lakes and in working with the Township, this subdivision would help them, the town and the residents of Hampton Lakes.

9. Jason Bernhardt – 4 Lakeview Lane, Questioning the deeds of the properties in Hampton Lakes. It was perpetrated to the buyers that this was lake front property.

**Mrs. Gower made a motion to grant the subdivision for Leisuretown Association Mr. Schwarz Seconded.**

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

Recess 8:20PM

Resume 8:25PM

**Pinelands Gymnastics**

**Block 2101. Lot 10&11**

**1725 Route 70**

**Preliminary and Final Major Site Plan, with bulk Variances**

Patrick McAndrew, Attorney for the Applicant

Ken Levers, planner for the Applicant

Bridget and Michael Sandusky, Owner, sworn in by Pete Lange

Mr. McAndrew stated that this application is for preliminary and final site plan. The owners plan to add on a 5,000 sq. foot addition.

Bridget Sandusky stated that she has operated out of the existing building for 10 Years. She also stated that she does not intend for the clientele to increase but to be able to have a full service gymnastic school. The hours of operation are 9AM-9PM. There are usually 3 employees working all the time. As far as the parking most of the gymnasts are dropped off.

Exhibit A-1 – Color rendering of the site

Ken Levers, Environmental Consultant, stated that there 4,000 sq. feet building now exist. The addition will be slightly larger than 5,000.

The drive way has been reconfigured so that there is a drop off lane. There will be a sidewalk all the way around the building. A portion of the parking lot will be paved and some stone. Some of the existing stone area is going to be removed and seeded with grass.

With the school running at full capacity there will be approximately 21- 26 people in the building at one time.

Mr. Heston stated that it seems that the owner is training on half the needed space to train properly but with the added space will allow that and not necessarily allow for more clients.

Mr. Morris, Board Engineer, reviewed his letter.

The applicant agreed to all of Mr. Morris' comments.

Mr. Morris asked about a trash enclosure. Mr. Levers stated that Mrs. Sandusky takes the trash home at the end of the day so a trash enclosure is not needed.

#### OPEN TO THE PUBLIC

1. Len Davis – 10 Purgatory Road – had concerns with the parking area.

**Mayor Young made a motion to approve the Major Site Plan for Pinelands Gymnastics and Mrs. Dent Seconded.**

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

#### **Discussion/Public Comment:**

No comment from the public.

#### **Adjournment**

Mayor Young made a motion to adjourn at 9:19PM and Mrs. Gower seconded.

**Motion passed with a unanimous voice vote.**

