

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

SOUTHAMPTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES May 14, 2015

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. Robbins Mr. Thomas and Mr. Zoltowski
Absent: Mr. Murphy

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

Read by the Secretary

Adoption of the minutes of the February 12, 2015 meeting as presented prior to this meeting.

Mr. Goettelman made a motion to approve the minutes from the February 12, 2015 meeting and Ms. Doherty Seconded.
Voted in the Affirmative: Ms. Doherty, Mr. Heller, Mr. Haas, Mr. Goettelmann, Mr. Thomas and Mr. Zoltowski
Abstained: Mr. Robbins

Resolutions

2015-4
Stone Creek Properties, LLC
Lenny's towing
Block 1902, Lot 41.01 &41.02
230 Red Lion Road
Use variance & site plan waiver
Denial

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

Ms. Doherty made a motion to memorialize Resolution 2015-4 and Mr. Haas Seconded.

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

Applications

**WAWA Inc.
Block 404, Lot 2
2356 Route 206
Minor Site Plan**

Duncan Prime, Attorney for WAWA.

Mr. Prime discussed when WAWA came to the Board in 2005 for Site Plan approval. Mr. Prime explained that the original approval allowed for internal trash room. This application is for an external trash enclosure of 14x36 feet.

Also seeking a D variance, because the enclosure is not an accessory use. Also expansion of a non-conforming use.

Mr. Prime stated that this will be more efficient way to keep the trash rather than the existing which is totes kept in the building. With the trash enclosure pickup of the trash will lessen.

The fencing around the enclosure will be 8 feet high and contain a trash compacter and recycle containers.

A-1 – Color rendering of site plan

Mark Whitaker, Engineer for WAWA.

Mr. Whitaker explained that there will be a 6 yard trash compacter in this enclosure with an odor ionizer. The enclosure will have gates at both ends with one man door. With this compacter the pickup times will be 5 minutes as opposed to 20 minute pickups with the totes. He also stated that there will be a 7x7 shed for any tools used to maintain the property. The trash will be picked up in off hours. There will be a stop bar installed in front of the pedestrian crossing at the back right corner of the building. Since there is no place for a sign there will be painted lettering on the pavement. WAWA does not wish to add more buffering to the property.

Mr. Whitaker stated that this enclosure will be within the loading zone area that already exists.

A-2 – proposed gates on the end of enclosure

A-3 – fence material vinyl fencing (white)

A-4 - entire trash enclosure

A-5 – photo of entire trash enclosure.

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

Elizabeth Leheny, Planner for Wawa.

Ms. Leheny testified that there is positive.

The trash is not a permitted in the zone and that is why a variance is warranted. With the trash enclosure and the trash will be out of the building which supports the safety and wellbeing. This will enhance the trash pickup. The pickups will be less and a cleaner operation.

This is a minimal change to the parcel and since it is in the rear of the building it will not be visible from Route 206. Ms. Leheny also stated that she believes that there will not be any negative impact.

Mr. Robbins asked if WAWA has been contacted by any state facility that would prompt them to change the way trash is stored.

Mr. Prime said yes that in Ocean County they had received a letter approximately 2 years ago and WAWA then decided to change all their stores.

Mr. Goettelmann made a motion to approve a minor D variance and a minor site plan to facilitate the safety and sanitation improvements on the retail site, as presented and with modifications recommended by the boards engineer and planner and Mr. Haas Seconded.

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

Recess: 8:06PM

Resume: 8:10PM

**James Brey
Block 2702.46, Lot 20
892 Westminster Drive
Bulk Variance**

Mr. Brey, sworn in by Thomas Coleman. Mr. Brey stated that he needs a variance to be able to build a three season room. He stated that in time due to combat injuries, he will be in a wheelchair. The 3 season room he proposes will be 20 x 12. This will make a 17 foot set-back where 22 is required. Mr. Brey testified that the sunroom will be covered with aluminum siding that will match the existing house. A 10 x10 patio will remain. The existing patio is 10 x 30. Mr. Brey also testified that there are other properties that have 3 season rooms so his proposed room will not be a detriment to the neighborhood. As far as the runoff from the roof, it will go into the retention basin next to his property.

Ms. Doherty suggested that no trees be removed. Mr. Brey agreed.

Mr. Goettelmann made a motion to grant a bulk variance to allow the expansion of the rear yard setback to allow the expansion of the

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

concrete slab with a 3 season room. The rear yard setback will be no less than 17 feet and no trees will be removed and Mr. Kennedy Seconded.

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

**Cynthia Leek
Block 2702.73, Lot2
8 Berkshire Lane
Bulk Variance**

Cynthia Leek, sworn in by Thomas Coleman.

Mrs. Leek stated that she recently purchased a home in Leisuretown. Mrs. Leek stated that in her previous home in Tabernacle, she had a hot tub for medical purposes. There is a 7x20 patio existing. Mrs. Leek is requesting an additional 3 feet to be able to make the room 10 x 20. She also testified that the addition will

have the same siding and shingles as the existing house. There are other three season rooms in the immediate are of Mrs. Leek's home. The roof line of the addition will meet with the roofline of the house.

Mr. Goettelmann made a motion to grant a bulk variance to allow the expansion of the concrete slab to 10 x 20 and to build a 3 season room which will require a new rear yard setback of 14 feet as per plans submitted and Mr. Kennedy Seconded.

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

Discussion/Public Comment:

No comment from the public.

Ms. Doherty asked the attorney a status update on the allied lawsuit. Mr. Coleman, Board Solicitor made a statement that the judge's aide was leaving and he wanted it to be reviewed prior to his leaving that presentations would not be made till around July.

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

Motion for adjournment:

**Mr. Kennedy made a motion to adjourn at 8:40PM and Mr. Goettelmann
Seconded.**

Motion passed with a unanimous voice vote.