

Township of Southampton

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RE-ORGANIZATION AND REGULAR MEETING ZONING BOARD OF ADJUSTMENT MINUTES JANUARY 14, 2016 @ 7:30 P.M.

Call to order and Flag salute.

The meeting was called to order at 7:30PM.

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

Larry Thomas, class 4 member. Expires 12/31/19

Mr. Coleman, Board Solicitor performed the Oath of Office.

Roll call:

Present: Mr. Heller, Mr. Goettelmann, Mr. Kennedy, Mr. Murphy, Mr. Robbins,
Mr. Thomas.

Excused: Mr. Zoltowski

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

Read by the Secretary

RE-ORGANIZATION:

Nomination for: Chairperson and Vice Chair.

**Mr. Goettelmann made a motion to nominate Stephen Zoltowski as
Chairman and Mr. Kennedy Second.**

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Kennedy, Mr.
Murphy, Mr. Robbins, and Mr. Thomas.

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Mr. Goettelmann made a motion to nominate Timothy Murphy as Vice Chairman and Mr. Heller Second.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Kennedy, Mr. Murphy, Mr. Robbins, and Mr. Thomas.

Executive Session

Mr. Murphy made a motion to enter into closed session at 7:40PM to discuss professional appointments. The motion was seconded by Mr. Goettelmann and the motion unanimously carried.

RESOLUTION # 2016-4

WHEREAS, it is necessary to discuss professional contracts involving the Southampton Township Zoning Board of Adjustments; and

WHEREAS, the Southampton Township Zoning Board desires to close this portion of the meeting to consider the aforementioned matters.

NOW, THEREFORE, BE IT RESOLVED that the portion of the meeting dealing with the aforementioned matters shall be closed to the public and the results of the discussions held under the closed sessions shall be made available to the public at such early a time as possible.

Mr. Robbins made a motion to re-enter into open session at 8:02 PM. The motion was seconded by Mr. Goettelmann and the motion unanimously carried.

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Appointments of Professionals: Attorney, Engineer and Planner.

Mr. Goettelmann made a motion to appoint Thomas Coleman of Raymond Coleman Heinold and Norman LLC for a one year appointment as Board Solicitor and Mr. Kennedy Seconded.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Kennedy, Mr. Murphy, Mr. Robbins, and Mr. Thomas.

Mr. Goettelmann made a motion to appoint Thomas Scangarello for a Ninety day appointment as Board Planner and Mr. Kennedy Seconded.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Kennedy, Mr. Murphy, Mr. Robbins, and Mr. Thomas.

Mr. Goettelmann made a motion to appoint Rakesh Darji from Environmental Resolutions Inc. for a ninety day appointment as Board Engineer and Mr. Kennedy Seconded.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Kennedy, Mr. Murphy, Mr. Robbins, and Mr. Thomas.

Adoption of Resolution 2016.01Z setting time, place and dates of the “2016” meetings of the Zoning Board of Adjustment.

Mr. Goettelmann made a motion to memorialize Resolution 2016-01Z and Mr. Kennedy Second.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Kennedy, Mr. Murphy, Mr. Robbins, and Mr. Thomas.

Adoption of Resolution 2016-2z for the designation of the Board’s official newspapers: ***The Central Record*** and ***The Burlington County Times***.

Mr. Goettelmann made a motion to memorialize Resolution 2016-02z and Mr. Kennedy Second.

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

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Kennedy, Mr. Murphy, Mr. Robbins, and Mr. Thomas.

REGULAR MEETING:

Minutes

Adoption of the minutes of the November 5, 2015 meeting as presented prior to this meeting.

Mr. Goettelmann made a motion to approve the minutes as presented and Mr. Kennedy Second.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Kennedy, Mr. Murphy, Mr. Robbins, and Mr. Thomas.

Resolutions

**2015-11z
WAWA Inc.
Block 404, Lot 2
2356 Route 206
Minor Site Plan**

Mr. Goettelmann made a motion to memorialize Resolution 2015-11Z and Mr. Kennedy Second.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Kennedy, Mr. Murphy, Mr. Robbins, and Mr. Thomas.

Applications

**Pinelands Preservation
Block 603, Lot 1.02
Variance/ Amended Major Site Plan**

Mr. Stietz, Attorney for the applicant. Mr. Stietz stated that this application is for an amended site plan. Also variance will be required for a use variance for the expansions of the previous use.

Carleton Montgomery, executive Director of the Pinelands Preservation Alliance.

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Mr. Montgomery spoke of the mission of the Pinelands Preservation. That would be to preserve and to educate about the pinelands. The preservation is a non-profit Organization. The organization relies on grants and monetary gifts.

Mr. Montgomery stated that the Preservation offices are in the main house along with the visitors' center. This is where all employees have offices. Three full time and three part time employees. There is also a potting shed, storage shed and carriage shed.

Exhibit A-1 – Photos of barn

The carriage shed is a meeting house. Mr. Montgomery also stated that over the years many renovations have been made to preserve the buildings but at this time it would be more cost effective to do a rehab of the building to insure the integrity of the building and also to give more room for meetings for the Preservation Organization.

There will not be any exterior changes to the building. There will be handicap spaces with ramps added. As for the interior, lights will be added and the entrance floor replaced. The second floor will go un rehabbed except for the flooring. This area will be used for storage. Some of the windows will be replaced with new storm windows.

Scott Williams, of William H Nicholson Assoc., Engineer/Planner for the applicant. Mr. Williams explained that the concrete in the entrance way has deteriorated and will be removed and replaced. Handicap ramps will add to the entrance also. Six parking spaces will be added. Currently parking is on the grass. The spots are designated by wheel stops.

There will be coach lighting added and also shoe box lighting in the parking lot. There will be a new well and new septic design to be submitted at a later time.

Questioned as to why it was not considered for the Pinelands Preservation to connect to the public Sewer. Mr. Montgomery stated that it was a great idea and that they will look into that.

Recess 9:10PM
Resume 9:13PM

Mr. Stietz after conferring with his client requested that this application be held to the next meeting to be able to clarify some open issues and to also look into the ability to tie into the public sewer.

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Discussion/Public Comment:

1. Joe Springer -209 New Road.

Mr. Springer spoke of the ground water process

1. Pat Topham- 450 New Road.

Mrs. Topham made reference to a similar situation as to the Allied application that is under litigation in Green Bank, New Jersey.

Executive Session

Mr. Murphy made a motion to enter into closed session at 9:15PM to discuss the further ongoing litigation with Allied Recycling. The motion was seconded by Mr. Goettelmann and the motion unanimously carried.

RESOLUTION # 2016-5

WHEREAS, it is necessary to discuss litigation involving the Southampton Township Zoning Board of Adjustments; and

WHEREAS, the Southampton Township Zoning Board desires to close this portion of the meeting to consider the aforementioned matters.

NOW, THEREFORE, BE IT RESOLVED that the portion of the meeting dealing with the aforementioned matters shall be closed to the public and the results of the discussions held under the closed sessions shall be made available to the public at such early a time as possible.

Mr. Robbins made a motion to re-enter into open session at 9:38 PM. The motion was seconded by Mr. Goettelmann and the motion unanimously carried.

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Motion for adjournment:

Mr. Goettelmann made a motion to adjourn at 9:40PM and Mr. Kennedy Second.

Motion passed with a unanimous voice vote.