Township of Southampton

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ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
MARCH 10, 2016 @ 7:30 P.M.

Call to order.

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

Roll call:

Present: Mr. Heller, Mr. Goettelmann, , Mr. Murphy Mr. Robbins, Mr. Thomas and Mr. Zoltowski
Absent: Mr. Kennedy

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

Read by the Secretary

Minutes

Adoption of the minutes of the March 10, 2016 meeting as presented prior to this meeting.

Mr. Goettelmann made a motion to approve the minutes for the October 8, 2015 meeting and Mr. Kennedy Seconded.

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

****Mr. Kennedy made a motion to amend the agenda and Mr. Goettelmann Seconded.**
Motion passed with a unanimous voice vote.

EXECUTIVE SESSION

Mr. Kennedy made a motion to go into executive session at 7:46 to discuss professional appointments and Mr. Goettelmann Seconded.

CLOSED SESSION RESOLUTION NO. 2016-06

Where it was necessary to discuss Professional Appointments.

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Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes will be made public.
WHEREAS, it is necessary to discuss possible litigation involving the Township of Southampton or Southampton Township Zoning Board of Adjustments; and
WHEREAS, questions dealing with possible litigation is a proper subject of exemption under the Open Public Meetings Act; and
WHEREAS, the Southampton Township Zoning Board of Adjustments 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. Heller made a motion to close the closed session at 7:40 PM and Mr. Goettlemann seconded. The voice vote was unanimous.

Applications

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

Mr. Streitz, attorney for the applicant.
Mr. Streitz recapped the previous meeting.
Mr. Darji's review his comments on the nitrate dilution. The comments were that he was comfortable with the calculations that were submitted. He recommended that a pre-construction testing be done to make sure that the model submitted is working properly.
Mr. Zoltowski asked if this was a common system used.
Mr. Darji stated that this is a popular system used in the Pinelands.

Vincent Gioffre, Sewer designs Expert.

Mr. Gioffre designed the Septic to use the Fuji Clean CE 10 system; this is a one tank system, with 3 compartments. The first compartment is for refuge. The second tank is the quiet zone compartment. The third compartment is the air rated compartment that treats the nitrates.
The only maintenance done on this system would be the blower. There would be periodic check to make sure that it does not need to be pumped and checking the circulation. Mr. Gioffre stated that this system

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will probably run more efficient than the nitrate standards.
Mr. Robbins asked if the entire property will utilize this septic. Mr. Gioffre stated that only the barn will be connected to this system.
Carlton Montgomery, Pinelands Preservation Executive Director.
Mr. Montgomery stated that some of the people will be moved to the barn. But the majority of the employees will stay in the current offices.
Mr. Montgomery testified that if the board wishes to have all septic waste be processed through this system that they will comply.

Exhibit A-2
1. Letter from Fuji Clean
2. Preliminary application to health Department
3. Letter from South Jersey Engineers

Exibit A-3
Letter from Scott Williams

Mr. Scott Williams stated that the variances requested are:

1. Use Variance
2. Buffers
3. Parking surface area
4. Landscaping in parking Areas
5. Distance from parking areas from building
6. Building height

The waivers requested are:
1. Environmental Study
2. Traffic Impact
3. Community Impact

Mr. Williams stated that the use of the property will not change. The refurbished barn will be for larger meetings. Also some of the current employees' offices will be moved out to the barn. The parking will remain the same because over the years it has been more than

Adequate, even for the largest function held at the property which is the yearly flower show.

Mr. Goettelmann made a motion to approve the use and other changes included in the proposed improvements and site plans provided with a NSF-245 Septic System as per plans and specifications presented which define the Fungi System's

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maintenance and use for all the facilities located on the property with a continuance of the existing bulk (C) variances with a new 37 foot limit on the existing barn buildings height, with a continuance of the 2003 use variances. This structure will be utilized for office and educational purposes after its restoration, all the proposed access parking and site plan details so that the historic facades are preserved. Mr. Heller Seconded.

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

Discussion/Public Comment:

1. Mr. Jones, Robbins Way.
   Mr. Jones wanted to submit arial photos of the Allied site that he found on the internet to show that he had proof that the site has changed. Mr. Coleman, Board Solicitor advised Mr. Jones to hold the photos because at this meeting was not the time. When Allied is to return to the board there may be a public portion and that is when he can submit it.
2. Mr. Wishart, Falcon Drive.
   Mr. Wishart asked the board if there was an update on Allied. Mr. Coleman stated that the motion to reconsider was denied by the Judge and that they (Allied) would be returning to the board just not sure when.
3. John Price, 33 Falcon Drive.
   Mr. Price was inquiring about the strategy

Motion for adjournment:

Mr. Heller made a motion to adjourn at 9:30PM and Mr. Goettelmann Seconded.
Motion passed with a unanimous voice vote.