Township of Southampton

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ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
May 12, 2016 @ 7:30 P.M.

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

Flag salute.

Roll call:

Present: Mr. Heller, 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

Minutes

Adoption of the minutes of the May 12, 2016 meeting as amended.

Mr. Robbins made a motion to approve the minutes as amended and Mr. Heller Seconded.

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

Resolutions

2016-06 z
Allied Recycling Inc.
BL 2401, LT 36.02
440 New Road
Reconsideration of Certificate of Non-Conforming use Rights and Other related matters.

Mr. Heller made a motion to memorialize Resolution 2016-06Z and Mr. Thomas Seconded.

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

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2016-09z
Allied Recycling Inc.
BL 2401, LT 36.02
440 New Road
Denial of Use Variance

Mr. Robbins made a motion to memorialize Resolution 2016-09Z and Mr. Kennedy Seconded.
Voted in the Affirmative: Mr. Kennedy
Voted in the Negative: Mr. Heller, Mr. Robbins, Mr. Thomas and Mr. Zoltowski

2016-07 z
James Walker
821 Westminster Drive
Block 2702.72, Lot 3
Patio Extension, Bulk Variance

Mr. Goettelmann made a motion to memorialize Resolution 2016-07Z and Mr. Kennedy Seconded.
Voted in the Affirmative: Mr. Heller, Mr.Goettelmann, Mr. Robbins, Mr. Thomas and Mr. Zoltowski.

2016-08 z
SBA Towers and Cello Part. D/b/a/ Verizon Wireless
125 Eayrestown Road
Block2201, Lot 8.08
Minor Site Plan

Mr. Goettelmann made a motion to memorialize Resolution 2016-08Z and Mr. Heller Seconded.
Voted in the Affirmative: Mr. Heller, Mr.Goettelmann, Mr. Robbins, Mr. Thomas and Mr. Zoltowski

Applications

1. **Christopher Ruhs**
BL 3501, LT 37.02
2357 N Firelane Road
Bulk Variance

Christopher Ruhs, sworn in by Thomas Coleman, Board attorney.

Mr. Ruhs stated that on his property is an existing small detached garage that is dilapidated and too small for what he want to use it for. He stated that he will tear

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It down to replace it with a 32 x 48x15 garage.

His plans for the garage are that he is restoring an antique car. He wants to be able to have a “workshop” for him and his young sons to be able to teach them how to work on cars. The exterior will be a tan siding with a dark green trim that will match his house.

Mr. Ruhs plans to do landscaping around the garage. There will not be any additional lighting.

Mr. Ruhs stated that there will not be any commercial work done in this garage. It will all be for personal use.

Mr. Goettelmann made a motion to grant a variance for a 32 x 48 two car garage which is larger than the primary residence with a 6 foot side yard setback and Mr. Heller Seconded.

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

2. Megan McDonagh
BL 301, LT 23
114 East Mae Ave
Bulk Variance

Mr. Penberthy Attorney for the applicant.

Mr. Penberthy stated that he had just been retained three days prior to the meeting and stated that he knew there were a few things missing from the application.

Mr. Coleman, Board Attorney stated that the notice was deficient and that the board did not have jurisdiction to hear the application.

Mr. Scangarello testified that he reviewed the application and the plan and found it to be incomplete. He offered to meet with Ms. McDonough to direct her in what needed to be done to be able to be heard. She agreed.

Mr. Goettelman made a motion to dismiss the application until complete and Mr. Kennedy Seconded.
Voted in the Affirmative: Mr. Heller, Mr.Goettelmann, Mr. Kennedy, Mr. Robbins, and Mr. Thomas and
Voted in the negative: Mr. Zoltowski

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J&B Liquors
BL 403, LT 9
Route 206
Preliminary & Final Site Plan

Mr. Patrick McAndrew, Attorney for the applicant.

James Biegen, Engineer for the applicant.

Mr. Biegen stated that the applicant is seeking final site plan approval. This approval would be for a 21,000 sq. foot building.

Exhibit A-1 – color rendering of the site plan.

Mr. Biegen explained that the loss of time with this project is that the applicant was tied up with DOT over the driveways.
The final plan, the driveways are one entrance will be in only and the other will be an entrance and an exit.

Mr. Biegen stated that a permit for a well will be obtained when the well digger is contracted.

The applicant is asking for a waiver of the irrigation design but will place a bond.

There will be an island on the front side of the parking lot. For continuity purposes Mr. Scangarello questioned as to why there is not one located in front of the building to match. The applicant agreed to place one along the front of the building. The lost parking space will be made up on the side of the building.
Also the applicant stated that he will work with Mr. Scangarello to finalize his landscaping plan.

Mr. Darji requested that warning signs be placed in the rear of the building and the applicant agreed.

At this time there are no tenants for the 2 additional stores.
There are no signage designs at this time because usually franchises have a specific design so they have to wait until they contract someone for the spaces.

Mr. Biegen testified that there will be a deed restriction that if the 3,000 sq. foot storage space were to ever be occupied the applicant will have to revisit the septic plan. There will not be an entrance from the sidewalk into the storage area.

Also there will be another deed restriction for the maintenance manual.

Exhibit A-2 – old detention plan.
Exhibit A-3 – Architectural

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The mechanicals that will be placed on the roof will be hidden by the pulpit walls.

The building front will consist of brick and stucco... The colors that will use will be earth tone colors. Mr. Scangarello asked if that the color choices can be an approval of the professions as a condition. The applicant agreed.
Also that a condition that there will not be a lot of paper signs hung in the windows. This takes away from the building.

There will be a 150 foot monument sign placed 10 feet from Route 206.

Mr. Joshi, architect for the applicant stated that the applicant is planning to hang fabric awning on the front of each store front. Again with no prospective tenants signage is not known at this time.

Mr. Goettelmann made a motion to approve the final site plan for the new J&B Liquor Store as per plans submitted and specifications presented and with a waiver on site plan lighting as approved by the Boards Engineer and Planner, with a deed restriction to keep the storage space as per plans to limit future negative septic impacts and with final external paint colors to be approved by the Boards professionals; and with a 21,000 foot area waiver and all other waivers defined by the Boards Planner and Engineer, and Mr. Heller Seconded.

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

Discussion/Public Comment:

1. Pat Topham – 450 New Road.
   Mrs. Topham questioned as to what Allied can do now with the two resolutions that were just memorialized. Mr. Coleman stated that he can operate at 90% auto Salvage and 10% recycle. This will have to be calculated by revenue.

Motion for adjournment:

Mr. Heller made a motion to adjourn at 9:36PM and Mr. Goettelmann Seconded.
Motion passed with a unanimous voice vote.