

PLANNING BOARD MINUTES
REGULAR MEETING
September 1, 7:00 p.m.

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

Flag Salute

Mr. Raftery made a motion to appoint Mr. Schwarz to run the meeting in Mr. Magazzo's absence, Mr. Heston Seconded.

Motion passed with a unanimous voice vote.

Roll Call:

Present, Ms. Conover, Mrs. Dent, Mr. Heston, Mr. Pielli, William Raftery and Mr. Schwarz.

Absent: Nancy Gower, Mr. Magazzo

Excused: Ms. Doherty

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

Read by the Secretary

Minutes: Minutes from the July 20, 2016 meeting.

Mr. Heston made a motion to approve the minutes as presented and amended, Mr. Raftery Seconded.

Voted in the Affirmative: Ms. Conover, Mr. Heston and Mr. Raftery

Abstained: Mr. Pielli

Applications:

**Leisuretowne Homeowners Association
102 South Plymouth Ct
Southampton, NJ 08088
Interpretation**

Greg Shivers, Attorney for the Applicant.

Mr. Shivers stated that this application was submitted in order in the original covenants; it requires approval of the Planning Board to be able to change the covenants. The changes were sent out to the members of the Leisuretown community and overwhelmingly they passed. The only two covenants that truly apply to the Township would be the covenants that pertain to the infrastructure and the covenants that apply to the 55 and older restriction.

Mr. Lange explained that in the original covenants, it requires the Leisuretown Association to come before the Planning Board to request making changes to their covenants. He stated that the language that is proposed does coincide with the fact that the Township will still be involved.

Mr. Heston stated that he had additional information that the rest of the board members did not have. Mr. Heston feels that the Board cannot make an informed decision because they all did not receive the red line copy that he has.

Mr. Pielli testified that as a resident of Leisuretown he was informed of the proposed changes.

These changes would allow the entire community to have a vote in changes that are proposed, also that the Association would not have to come before the Township Planning Board and Township

Committee except in the case of infrastructure or 55 and older restriction. Mr. Raftery questioned as to why this method of Leisuretown having to come to the board was created?

Carrie Posture, manager of Leisuretown, stated that Leisuretown was one of the first planned developments. As every section was constructed (11), there were covenants created for each. In 2002 the Association came before the board to combine all the section covenants to have only one set for the entire development.

Mr. Heston questioned the change of the covenants in regard to fees. Mr. Shivers stated that now any fees incurred to a foreclosure will now be paid by the home owner not the association.

Open to the Public

1. Jim Kline - 3 Stanford Place, questioned Mr. Heston as to why if he had additional information why he would not make sure that all members had the same information. Mr. Heston stated that he advised the administrator to disperse the information.
2. Lawrence Platt - 27 Berkshire, inherited a home in Leisuretown. He had someone approach him to lease the property, but with the covenants only allowing 40 rentals he cannot lease this property. This is creating a financial hardship.
3. Kathleen Carol – 12 Gramercy Place, stated that that she has a home in Leisuretown and she wishes to rent it but with the current covenants she cannot do that.
4. Dennis Sheehan -71 Mayfair – Mr. Sheehan stated this would be a great thing if the covenants could be changed.

Discussion/Public Comment:

1. **Kathleen Carol** – Thanked the board for listening to her story and for approving the covenants change.

Motion for adjournment by 11:00 PM.

**Mr. Heston Made a motion to adjourn at 8:24 PM and Mr. Raftery Seconded.
Motion passed with a unanimous voice vote.**

Respectfully Submitted,

Sheri Hannah