

Township of Southampton

Sheri L Hannah
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PLANNING BOARD MINUTES
REGULAR MEETING
APRIL 6, 2017 7:00 p.m.

Call to order: The meeting was called to order @ 7:00PM.

Flag Salute

Roll Call

Present: Patricia Conover, Philip Magazzo, John Schwarz and William Raftery.

Excused: Ronald Heston, Evelyn Doherty

Absent: Warren Pielli, Nancy Gower,

Also Present: Frank Morris, Board Engineer
Peter Lange, Board Solicitor

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

Minutes: March 2, 2017

Mr. Raftery made a motion to approve the minutes as presented and Ms. Conover Seconded.

Voted in the Affirmative: Patricia Conover, Philip Magazzo, John Schwarz and William Raftery.

Application

127 Eayrestown Road Associates LLC
330 Red Lion Road
Block 2201, Lot 8.09
Amended Site Plan

Patrick McAndrew, Attorney for the applicant
Scott Brown, Engineer for the Applicant

Scott Brown stated that there were approximately 15 items that had been changed from the original approved plan.

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Exhibit A-1, photos of the property

The first change was the fueling station. The tanks are 1000 gallon off road diesel and 500 gallon on road diesel. Mr. Morris, Board Engineer advised the applicant that a spill plan needs to be put in place.

The trash enclosure is not in a block enclosure. It is a dumpster that sits on a concrete pad adjoins the bins with sand and concrete storage.

All of the equipment that was stored outside during construction is now stored in the building.

Next was the sign. The approval for the sign was that it was to be placed vertical to the road. When it actually was installed it was installed horizontal. It is not located in the sight triangle.

There was red brick added to the precast inlet to raise it.

The chain link fence that was proposed was changed to wood.

Drainage was discussed; sand was added to bottom of the basins to act as a filter. At any time it can be removed and changed. The basin is smaller than what proposed.

The gate that was proposed was to be a 20 foot gate. Ten foot was installed.

In the original plan, Eayrestown Road was to be restriped. Mr. Brown stated that since it was not disturbed during the construction that the applicant was not planning to restripe.

The lighting that was approved was pole lighting. The change was that wall packs were put on the building. The lighting to the rear of the building was reduced. Mr. Morris stated that this was an improvement to what was originally planned.

Mr. Magazzo stated that the slats that were done on the chain link fence need to be finished on the 6 foot area near the gate.

Mr. Raftery expressed to the applicant what a great job that was done on this site.

Mr. Raftery made a motion to approve the Amended site plan and Mr. Schwarz Seconded.

Voted in the Affirmative: Patricia Conover, Ryan Hagerthy, Philip Magazzo, John Schwarz and William Raftery.

Presentation:

1. Master Plan Review (continued)

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Ms. Lamar discussed the Town Center. Also that there an infill ordinance might need to be considered for this area. With the properties being non-conforming.

Affordable housing was discussed. Pete Lange suggested to Ms. Lamar that she reach out to Ron Morgan, the Township COAH Attorney for the details of our plan.

The Vision 2030 plan was discussed. There needs to be pedestrian connections so it coincides with the “age in place” plan. Ms. Lamar stated that the scenic Corridor needs to be promoted and will help with public transportation. There are also grants available for historic preservation for the Scenic Corridor.

Ms. Lamar stated that with all the discussion from the last meeting and the discussion from this meeting, that she would go back and make the complete revision of the draft and return next month.

Discussion/Public Comment:

Mike Miller, 2 Eayrestown Road.

Mr. Miller asked the board to consider extending the sewer in certain areas to include 9 Lees Lane, Peggy Greer, owner.

This is a 62 Acre parcel that Ms. Greer would one day want to build on to retire.

Motion for adjournment by 11:00 PM.

Mr. Schwarz made a motion to adjourn at 8:59PM and Ms. Conover Seconded.

Motion passed with a unanimous voice vote.