

Township of Southampton

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PLANNING BOARD MINUTES SPECIAL MEETING October 19, 2017 7:00 p.m.

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

Flag Salute

Roll Call

Present:, Mr. Black, Ms. Doherty, Ms. Gower, Mr. Hagerthey, Mr. Heston, Mr. Magazzo, and Mr. Raftery, Mr. Schwarz.

Excused: Ms. Conover

Absent: Mr. Kavenaugh

Also Present: Peter Lange, Board Solicitor

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

Read by the Secretary

Minutes:

Minutes were not presented at this meeting due to the fact that this was a special meeting relating to the discussion of the Master Plan.

Presentation

Master Plan Review

The board met to review the most recent revision of the proposed Municipal Land Use Element. Mr. Magazzo asked Mr. Lange, board solicitor, to guide the board through the changes that have been implemented since the last changes were made.

Mr. Lange started the discussion by addressing the boards concerns with having Mr. Scangarello available for review of the Municipal Land Use Element. Mr. Lange indicated that the Southampton Township Committee had determined that it was not necessary to have the Planning Board Planner review the submitted documents due to the fact that the representative of Burlington County Planner

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has been working with the board to make any needed suggestions and/or changes. Mr. Lange then began discussing the recommended changes that were made by Michele Lamar, Sr. Planner, that was been submitted. Some of the topics that Mr. Lange reviewed were: Highway Commercial District, Village Commercial District, Town Center District, Clustering, Pedestrian Traffic, Town Center Designation, Scenic Corridors, Restaurants, Junk Yards, NJ State Development/Redevelopment Plan, County/Regional Plans (open space), Action Plan, Action Steps, COAH Language, Public Transportation, Overlay Ordinance, and Transfer of Development Rights

Additionally, there was a brief conversation, prompted by Mr. Raftery relating to the Scenic Corridor. Mr. Lange indicated that there was an existing Scenic Corridor in place from the John D Rockefeller (eastwards) on Route 70. Additionally, on the Red Lion Circle (westward) on Route 70, this is a State Highway, and is regulated by the State. After a minor discussion, Mr. Lange indicated that he will have information compiled to show the meaning of being a Scenic Corridor, the restrictions on Route 70 and on Route 206, and the benefits of Scenic Corridors buffer and a non-Scenic Corridor buffer.

Mr. Lange indicated spelling corrections would be made, as well as word replacement to offer a friendlier feel to the Master Plan.

Mr. Maggazo indicated that he would like to go through the document one more time and would like to offer the board the option to take action at the next regular meeting and to offer it to public hearing.

Mr. Lange will reach out to the Ms. Lamar for clarification on some comments and to aid in preparing the comparisons requested relating to the scenic corridor. Mr. Lange will reach out to Mr. Morgan from Parker McCay regarding the verbiage surrounding the COAH program.

Discussion/Public Comment:

A member of the public made a suggestion regarding to word replacement. Another question was asked regarding to a farm being buildable.

Motion for adjournment:

Mr. Heston made a motion to adjourn at 8:39PM and Ms. Gower Seconded.

Motion passed with a unanimous voice vote.