

# Township of Southampton

Denise Schmied  
Zoning Board Secretary  
5 Retreat Road  
Southampton, NJ 08088

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**REGULAR MEETING  
ZONING BOARD OF ADJUSTMENT MINUTES  
NOVEMBER 9, 2017 @ 7:30 P.M.**

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

**Flag salute**

**Roll call:**

**Present:** Mr. Heller, Mr. Kennedy, Mr. Thomas, Mr. Robbins  
and Mr. Zoltowski

**Also Present:** Thomas Coleman, Board Solicitor  
Rakesh Darji, Board Engineer

**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 October 12, 2017 meeting as presented prior to this meeting.**

**Mr. Kennedy made a motion to approve the minutes and Mr. Heller Seconded**

**Ayes:** Mr. Heller, Mr. Kennedy, Mr. Robbins, Mr. Thomas, and Mr. Zoltowski

**NEW APPLICATIONS:**

**Thomas & Nihan Marasheski  
5 Franklin Court  
BL 2902.03, LT 26  
Bulk Variance**

Mr. Thomas Marasheski and Mr. Steve Chepurny of Beechwood Landscape was sworn in by Board Solicitor Thomas Coleman.

Mr. Marasheski stated he was seeking a bulk variance because he was denied a

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zoning approval due to lot coverage. He is proposing to install an in-ground swimming pool with a large patio and expand the existing driveway. Mr. Marasheski explained that his family just purchased the home in May and the house had been vacant for some time and that the yard had been neglected. Since they moved in they have not been able to spend time in the yard due to this and have been trying to clean up the yard of dead trees and over growth since they moved in.

Mr. Chepurny presented to the board a color design of Mr. Marasheski's proposal. A smaller version was given to the board, Exhibit A-1.

Mr. Chepurny explains to the board the proposed design and where the driveway would be expanded, trees will be planted for privacy and the pool and patio.

Mr. Zoltowski states his concerns in regards to the grading and the drainage.

Mr. Darji also stated that this is his area of concern on his letter of review from November 3, 2017.

Mr. Chepurny states that they have a small berm at the rear of the property and that they can put in a drainage system. He also requests for an approval with the condition of an approval of a grading plan from the zoning board engineer.

Mr. Zoltowski asks Mr. Darji to read his comments from his November 3<sup>rd</sup> letter.

Mr. Darji reads over his review letter and explains his concerns regarding drainage.

## Public Comment:

### 1. Don and Sue Butella, 4 Constitution Drive

Mr. Butella stated to the board that he was comfortable with what the applicant is doing; his concern was the water runoff and privacy. Mr. Butella was able to explain the grading of the properties to the board.

Mr. Marasheski presented to the board 4 colored pictures, Exhibit A-2, which show how the back yard looks like at this time.

Mr. Chepurny explains how they will be adding to the landscaping to provide additional privacy with a slight berm. This is an opportunity to aesthetically improve the property and the surrounding neighborhood.

**Mr. Robbins offered a motion to approve a variance to allow impervious**

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**coverage of no more than 19% be granted with the condition that a grading plan must be received and approved by the Zoning Board Engineer based on his November 3, 2017 letter. Mr. Heller seconded the motion.**

**Ayes:** Mr. Heller, Mr. Kennedy, Mr. Robbins, Mr. Thomas & Mr. Zoltowzki

**Recess: 8:36 pm**

**Resume: 8:39 pm**

## **COMPLETENESS REVIEW:**

**Danish Enterprise, LLC**

**1887 Route 38**

**BL 403, LT 16 & 17**

**Site Plan Waiver & Use Variance**

Mr. Coleman and Mr. Darji explain to the board that the applicant wished to carry the application to the December meeting. There reason for this is due to letter issued by the Mr. Scangarello dated October 31, 2017. Mr. Scangarello has determined that the information given in the application is not in conformance with the Southampton Township Land Use Regulations and believes if the additional information is provided on the plans than they could be heard at the December meeting.

**Mr. Heller makes the motion for Danish Enterprises, LLC to be deemed complete but insufficient and carry the application to the December meeting because of the lack of information. Mr. Robbins seconded the motion.**

**Ayes:** Mr. Heller, Mr. Kennedy, Mr. Robbins, Mr. Thomas & Mr. Zoltowzki

## **RESOLUTIONS:**

**No Resolutions.**

## **Discussion/Public Comment:**

**No Comment from the public**

## **Motion for adjournment:**

**Chairman Zoltowski made a motion to adjourn at 8:57 PM.**

**Motion passed with a unanimous voice vote.**