

Township of Southampton

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PLANNING BOARD MINUTES WORKSHOP MEETING July 16, 2020 7:17 p.m.

Call to order: The meeting was called to order at 7:17PM

Flag Salute

Roll Call

Present: Ms. Conover, Mr. Coyle, Ms. Gower, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery and Mr. Schwarz.

Absent: Mr. Moore

Also in attendance:

Edward Fox, Board Planner
Peter Lange, Board Solicitor

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

Minutes:

Adoption of the minutes for June 6, 2020 as presented prior to this meeting.

Mr. Raftery made a motion to approve the February 6, 2020 minutes; **Mr. Schwarz** seconded.

Ayes: Mr. Coyle, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery and Mr. Schwarz.

Discussion - Investigation Findings

Mr. Fox began by reviewing the request for the investigation for the area recommended by the Township Committee for potential areas of redevelopment or rehabilitation. From his discussions, Mr. Fox disclosed to the board the purpose of the requested process. Mr. Fox then went over the two areas found under Southampton Township Resolution # 2019-97, Southampton Township Resolution # 2020-68 as requested, providing great detail to the board. Mr. Fox also was able to identify to the Board the areas within the criteria guidelines in which each block and lot identified would be classified as. The Board polled to determine if there were any questions, not seeing any, the Chairman opened the portion of the meeting to the public for comments and questions.

Members of the public were present via in person and via zoom. The first member of the public to speak was Ms. Gail Wendell, who resides on Red Lion Road, across from the Beneficial Bank. Ms. Wendell asked questions regarding both the Red Lion Diner and the Beneficial Bank. Ms. Wendell questioned the date and time of the investigation in relation to the Red Lion Diner. Ms. Wendell's second question related to the drainage of the water on the Beneficial Bank. Her last statement that she wanted to add was relating to a potential Zoning Board application to convert the Beneficial Bank to a Dunkin Donuts. Mr. Fox indicated that this was not a matter being heard by the Planning Board, but rather will be heard by the Zoning Board at the next meeting. It was recommended that Ms. Wendell contact the zoning board secretary.

The second member of the public to speak was Charlotte Tran, on behalf of the animal sanctuary and Bedlam Kennel. Ms. Tran offered questions regarding the Beneficial Bank. Mr. Lange indicated that her concerns would be best heard by the Zoning Board during the next meeting. Ms. Tran also asked for further clarification on condemnation and non-condemnation. Mr. Fox offered a detailed explanation on the subject.

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Resolution

2020.07P

Southampton Township Resolution # 2019-97

Requesting Planning Board to perform a preliminary investigation of areas in need of redevelopment or rehabilitation

Ms. Gower made a motion to adopt Mr. Fox's recommendation to consider Block 3002 Lots 5, 5.02, 5.03, as an area in need of non-condemnation rehabilitation, but not Block 2204 Lot 1 and **Mr. Schwarz** seconded.

Ayes: Ms. Conover, Mr. Coyle, Ms. Gower, Mr. Heston, Mr. Kavanagh, Chairman Magazzo, Mr. Raftery and Mr. Schwarz

2020.08P

Southampton Township Resolution # 2020-68

Requesting Planning Board to perform a preliminary investigation to determine if portions of Route 70 are in need of redevelopment or rehabilitation

Mr. Schwarz made a motion to adopt Mr. Fox's recommendation to consider Block 2702 Lots 3, 4, 5, 7, 8 as an area in need of non-condemnation rehabilitation and **Mr. Kavanagh** seconded.

Ayes: Ms. Conover, Mr. Coyle, Ms. Gower, Mr. Heston, Mr. Kavanagh, Chairman Magazzo, Mr. Raftery and Mr. Schwarz.

Discussion: Mr. Kavanagh offered his recognition and appreciation to the Board for Mr. Fox, and the work that he has been doing as the Planning Board Planner.

Discussion/Public Comment: None

Motion for adjournment:

Mr. Heston made a motion to adjourn at 8:23PM and **Ms. Conover** seconded.

Motion passed with a unanimous voice vote.