

Township of Southampton

Michele M. Gittinger
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PLANNING BOARD MINUTES REGULAR MEETING October 1, 2020 7:00 p.m.

Call to order: The meeting was called to order at 7:06PM

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 July 16, 2020 as presented prior to this meeting.

Mr. Raftery made a motion to approve the July 16, 2020 minutes; **Mr. Kavanagh** seconded.

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

Discussion -

As with each Southampton Township Ordinance presented to the Planning Board (PB), the Planner, Mr. Fox, reviewed in detail the ordinance itself and his findings as it relates to the consistence with the Southampton Township Master Plan.

Planning Board 2020-09P

Master Plan Consistency Review

Southampton Township Resolution # 2020-08

Impervious Coverage

2020-08 is a Township ordinance which pertained to the Impervious Coverage change that was requested. During the review of the ordinance, there were some discussions surrounding the change or rezoning of the area on Buddtown Road where the soccer fields are currently located. Mr. Heston made mention that he wanted clarification as it relates to page 3, under the section: G. §19-2.10: Adoption of Zoning Map

Mr. Heston wanted to ensure that approving the Resolution deeming this ordinance consistent with the Master Plan would not prohibit, in any way, the Township's ability to request the zoning change from the existing change to Municipal Complex. Mr. Lange advised only purpose of the Board was to deem the proposed ordinance either consistent or inconsistent with the Master Plan.

Mr. Schwarz made a motion to approve/adopt resolution 2020-09P, deeming the Southampton Township Ordinance 2020-08 consistent with the Master Plan; **Mr. Kavanagh** seconded.

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

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Planning Board 2020.10P Master Plan Consistency Review Southampton Township Resolution # 2020-09 Restaurants

2020-09 is a Township ordinance pertaining to the amendment of the Code to permit restaurants in the Highway Commercial zone, not as conditional uses, but rather approved used. Due to the fact that this ordinance reviewed both restaurants and fast food restaurants, Mr. Fox reviewed with the board the definition of each and the existing locations of each of the current establishments within our Town. Mr. Fox did request to focus the board's attention to the 2nd page of the ordinance at the bottom under 12-3.6.d. entitled Highway Commercial District. This section labels Fast Food Restaurants as a conditional use. On the top of page 3, letters F & G have been relabeled to be letters A & B.

(a) All signs shall conform to the requirements of Subsection 12-5.15 of the Land Development Chapter

(b) Minimum off-street parking requirements shall be in conformance with Subsection 12-5.10 Mr. Fox recommended to the board to add these two requirements to section 19-2.9 entitled Highway Commercial as it relates to Fast Food Restaurants. Ultimately, the same requirements in letters A & B above would pertain to this section as well. Mr. Fox stated that he would update the verbiage in the proposed ordinance to reflect the changes requested.

Mr. Heston made a motion to approve resolution 2020-10P, deeming the Southampton Township Ordinance 2020-09 consistent with the Master Plan; **Mrs. Gower** seconded.

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

Planning Board 2020.11P Master Plan Consistency Review Southampton Township Resolution # 2020-11 Garages

2020-11 is a Township ordinance related to the amendment of proposed garages. Mr. Fox provided a brief explanation. The height of the newly proposed garage was questioned, and Mr. Fox explained that it would have to meet the typical code, which he believed to be 35 feet.

Mr. Schwarz made a motion to approve resolution 2020-11P, deeming the Southampton Township Ordinance 2020-11 consistent with the Master Plan; **Mr. Keebler** seconded.

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

Planning Board 2020.12P Southampton Township Resolution # 2020-97

Requesting Planning Board to perform a preliminary investigation to determine if portions of Route 38 and County Road 530 are in need of redevelopment or rehabilitation

Mr. Raftery made a motion to authorize Mr. Fox to conduct a preliminary investigation for the designated portions of Route 38 and County Road 530; **Mr. Heston** seconded.

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

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Resolution

2020.09P

Southampton Township Resolution # 2020-08
Impervious Coverage

Ms. Gower made a motion to memorialize resolution 2020.09P; **Mr. Schwarz** seconded.

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

2020.10P

Southampton Township Resolution # 2020-09
Restaurants

Mr. Schwarz made a motion to memorialize resolution 2020.10P; **Mr. Keebler** seconded.

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

2020.11P

Southampton Township Resolution # 2020-11
Garages

Ms. Gower made a motion to memorialize resolution 2020.11P; **Mr. Schwarz** seconded.

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

Discussion/Public Comment: None

Motion for adjournment:

Mr. Heston made a motion to adjourn at 8:37PM and **Mr. Raftery** seconded.

Motion passed with a unanimous voice vote.