

Township of Southampton

Denise Schmied
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REORGANIZATION AND REGULAR MEETING ZONING BOARD OF ADJUSTMENT MINUTES MARCH 11, 2021 @ 7:30 P.M.

Call to order- The meeting was called to order and Roll call at 7:30 pm

Flag salute

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

Roll call: Present: Mr. Heller, Mr. Murphy, Mr. Robbins, Mr. Thomas, Mr. Kennedy and Chairman Zoltowski

Absent: Mr. Kelly

Also present: Charles Petrone, Board Attorney & Ed Fox, Board Planner

Adoption of the minutes of the February 11, 2021 meeting as presented prior to this meeting.

Mr. Kennedy made a motion to adopt the minutes, Mr. Murphy seconded the motion.

Ayes: Mr. Murphy, Mr. Robbins, Mr. Thomas, Mr. Kennedy and Chairman Zoltowski

Resolutions:

2021-5z
Geneva Taylor
67 Holly Blvd
BL: 2502 LT: 2
Bulk Variances

Mr. Kennedy made a motion to approve the resolution and Mr. Murphy Seconded the motion.

Ayes: Mr. Murphy, Mr. Thomas, Mr. Kennedy and Chairman Zoltowski

2021-6z
Tractor Supply Company
1869 Route 38
Block: 403 Lot: 1
Minor Site Plan & Use Variance for the Expansion of a Non-Conforming Use
Adding a propane tank fill station.

Mr. Kennedy made a motion to approve the resolution and Mr. Murphy Seconded the motion.

Ayes: Mr. Murphy, Mr. Robbins, Mr. Thomas, Mr. Kennedy and Chairman Zoltowski

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New Applications:

Richards Mobile Home Court, LLC
150 Route 530
BL: 701 LT: 4.01
Interpretation and Variance Approval

Mr. Petrone, Board Attorney swore in Mr. Christopher Hanlon Esquire and the applicant, Naushaun “Shaun” C. Richards. Mr. Hanlon and Mr. Richards reviewed with the board the history of the park. They explained to the board the reasoning for the new foundation design instead of the normal slab or piers for the installation of the mobile home and that our ordinance states that no foundation is allowed which is against HUD regulations. The applicant testified that the foundations would comply with the township setback requirements. They also explained that HUD now inspects all mobile homes installations and not DCA.

Mr. Fox, the Board Planner reviewed this March 8, 2021 letter.

Mr. Heller made a motion for the interpretation of that there is not expansion in the use and Mr. Murphy seconded the motion.

Ayes: Mr. Heller, Mr. Murphy, Mr. Robbins, Mr. Thomas, Mr. Kennedy and Chairman Zoltowski

Public Comment:

No public Comment.

Mr. Heller made the motion to allow foundations for manufactured homes in Richards Mobile Home Court, LLC. With the conditions of the Planners and Engineers letter dated 3/8/2021, all other agencies prior approvals have been applied for and approved, zoning permits are issued and any necessary construction permits, Seconded by Mr. Murphy.

Ayes: Mr. Heller, Mr. Murphy, Mr. Robbins, Mr. Thomas, Mr. Kennedy and Chairman Zoltowski

Public Comment:

No public Comment.

Motion for adjournment:

Chairman Zoltowski made a motion to adjourn at 10:24 pm, Motion was passed with a unanimous voice vote.