

# Township of Southampton

Maryalice Brown  
Zoning Board Secretary  
5 Retreat Road  
Southampton, NJ 08088

[zoning@southamptonnj.org](mailto:zoning@southamptonnj.org)

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## REGULAR MEETING ZONING BOARD OF ADJUSTMENT MINUTES November 9, 2021 @ 7:30 P.M.

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

**Flag salute**

**Roll call for meeting:**

**Present:** Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Kennedy, Mr. Mattio, Chairman Zoltkowski

**Absent:** Mr. Heller, Mr. Kelly

**Also present:** Mr. Ed Fox, Planner; Mr. Chuck Petrone, Board Attorney; Maryalice Brown, Board Secretary

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

**Adoption of the minutes of the October 14, 2021 meeting as presented prior to this meeting.**

It was moved by Mr. Murphy, 2<sup>nd</sup> by Mr. Thomas to adopt the minutes

**Ayes:** Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Mattio, Mr. Kennedy, Chairman Zoltkowski

**Abstain:** None **Absent:** Mr. Kelly, Mr. Heller,

### RESOLUTIONS

- **2021-15z**  
**Steve Creel**  
**34 Constitution Dr.**  
**Block 2902.03 Lot 17**  
**Bulk Variance for Inground Pool**  
**Mr. Murphy made a motion to approve the resolution, 2<sup>nd</sup> by Mr. Kennedy**  
**Ayes:** Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Mattio, Mr. Kennedy, Chairman Zoltkowski  
**Abstain:** -0-  
**Absent:** Mr. Heller, Mr. Kelly,

### NEW APPLICATIONS

Donald George  
1978 Rt. 206  
Block 1903, Lot 44  
Bulk variance – construction of addition  
**Moved by Mr. Kennedy, 2<sup>nd</sup> by Mr. Murphy to deem the application complete.** All in favor  
Mr. George was sworn in by Mr. Coleman and then gave testimony to his application  
Mr. Fox reviewed their letter with the board and applicant.

**Public comment on application:** None received

**It was then moved by Mr. Robbins, 2<sup>nd</sup> by Mr. Kennedy to approve a C-1 variance to build addition with an increased side yard setback N 34', S 27.2'. Not to exceed impervious coverage of 25% and land clearing of 77% To receive all applicable permits prior to construction.**

**Ayes:** Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Kennedy, Mr. Mattio Chairman Zoltkowski

**Abstain:** -0- **Absent:** Mr. Kelly, Mr. Heller,

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Edward Davis  
343 New Rd  
Block 2302, Lot 8.01  
Bulk variance – inground pool

**Moved by Mr. Kennedy, 2<sup>nd</sup> by Mr. Murphy to deem the application complete.** All in favor  
Mr. Davis was sworn in by Mr. Coleman and then gave testimony to his application  
Mr. Fox reviewed their letter with the board and applicant.  
Ms. Kacie Polidoro was sworn in by Mr. Coleman and then gave testimony to the application

**Public comment on application:** None received

**It was then moved by Mr. Robbins, 2<sup>nd</sup> by Mr. Murphy to approve a C-1 variance to allow the installation of an inground pool. Increasing imperious coverage of 14.5% and imperious coverage limited to walkway from home to pool. Applicant must submit verification or delineation from a qualified individual confirming the pool and improvements do no encroach into wetlands and wetlands buffer area.**

**Ayes:** Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Kennedy, Mr. Mattio, Chairman Zoltkowski  
**Abstain:** -0- **Absent:** Mr. Kelly, Mr. Heller

Justin Wienckowski  
165 Ridge Rd  
Block 1903, Lot 33.02  
Bulk variance – pole barn

**Moved by Mr. Kennedy, 2<sup>nd</sup> by Mr. Murphy to deem the application complete.** All in favor  
Mr. Wienckowski was sworn in by Mr. Coleman and then gave testimony to his application  
Mr. Fox reviewed their letter with the board and applicant.

**Public comment on application:** None received

**It was then moved by Mr. Robbins, 2<sup>nd</sup> by Mr. Kennedy to approve a C-1 variance to allow construction of 30x30 pole barn including electric. No commercial use allowed, to allow imperious coverage of 29.8%. As built barn must conform to testimony.**

**Ayes:** Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Kennedy, Mr. Mattio, Chairman Zoltkowski  
**Abstain:** -0- **Absent:** Mr. Kelly, Mr. Heller

Kyle Hilbert  
506 Meadowyck Lane  
Block 901.03, Lot 3  
Bulk variance – construction of porch

**Moved by Mr. Kennedy, 2<sup>nd</sup> by Mr. Murphy to deem the application complete.** All in favor  
Mr. Hilbert and Mr. Derrick Daniels (contractor) were both sworn in by Mr. Coleman and then gave testimony to the application  
Mr. Fox reviewed their letter with the board and applicant.

**Public comment on application:** None received

**It was then moved by Mr. Robbins, 2<sup>nd</sup> by Mr. Murphy to approve a C-2 variance to allow the construction of 8x 24' front porch and to make the front set back 81.33'.**

**Ayes:** Mr. Robbins, Mr. Murphy, Mr. Thomas, Mr. Kennedy, Mr. Mattio, Chairman Zoltkowski  
**Abstain:** -0- **Absent:** Mr. Kelly, Mr. Heller

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**Board Comment:** Chairman Zoltkowski ask the Secretary to provide a list of all board members renewal date

**Motion for adjournment:**

Mr. Kennedy made a motion to adjourn at 9:20 pm, 2<sup>nd</sup> by Mr. Murphy. Motion was passed with a unanimous voice vote.