

**SOUTHAMPTON TOWNSHIP
LAND USE BOARD
REGULAR MEETING MINUTES
September 14, 2023**

Chairman Zoltowski called the regularly scheduled meeting of the Southampton Township Land Development Board to order at 7:30 p.m. After the flag salute, Secretary Brown read the open public meeting act statement.

RECORD OF ATTENDANCE

Thomas Heller – present	Patrick Kennedy - present
Timothy Murphy – present	Lawrence Thomas – present
William Kelly – absent	Anthony Mattio – present
Chairman Zoltowski – present	Michael Dehoff – present

Professionals:

Tom Coleman, Attorney – present	Edward Fox, Planner – Present
Rakesh Darji, Engineer – absent	Maryalice Brown, Secretary – present

OPEN PUBLIC MEETING ACT STATEMENT

The regularly scheduled monthly meeting of the Southampton Township Zoning Board is being held in accordance with the provisions of the Open Public Meeting Act. Adequate notice was provided on January 19, 2023, to The Central Record, the Courier Post and The Burlington County Times as well as being posted on the municipal bulletin board. Notices were also sent to the Municipal Clerks office. Members of the public who wish to address the board shall be given the opportunity to do so prior to the meeting adjourning for the evening.

MINUTES

Minutes were submitted for approval for the regular meeting of July 13, 2023. Moved by Mr. Heller, 2nd by Mr. Thomas to approve.

Vote:

Thomas Heller – yes	Patrick Kennedy - yes
Timothy Murphy – abstain	Lawrence Thomas – yes
William Kelly – absent	Anthony Mattio – yes
Chairman Zoltowski – yes	Michael Dehoff - yes

RESOLUTIONS - None

NEW APPLICATIONS -

1875 Route 206

Sherwood Landscaping

Block 2203, Lot 25.01

Site Plan & Use Variance - Requesting continuance to October 12, 2023 meeting

Moved by Mr. Murphy, 2nd by Mr. Kennedy to continue this application until October 12, 2023

Roll call: Thomas Heller –yes	Patrick Kennedy – yes
Timothy Murphy – yes	Anthony Mattio– yes
Lawrence Thomas – yes	William Kelly – absent
Chairman Zoltowski – yes	Michael Dehoff, Alt –yes

4 Summit Drive

Jason Burke

Block 2903, Lot 1

Pole Barn – Bulk variance

Moved by Mr. Murphy, 2nd by Mr. Heller, all in favor to deem application complete.

Mr. Kennedy questioned jurisdiction. It was determined Southampton has jurisdiction.

Scott Brown, Engineer of Random Consultants and Mr. Burke were sworn in by Mr. Coleman.

Board accepted Mr. Brown’s credentials as Engineer.

Engineer explained issues with pole barn behind home due to septic location.

Mr. Fox reviewed his report.

Chairman opened the meeting to the public. No comments received. Chairman closed the meeting to the public.

Moved by Mr. Murphy, 2nd by Mr. Thomas to approve the application to grant a variance for an 50’ x 30’ detached garage with the following variances including lot clearing of 22.7 %, 16.4 % increase in imperious coverage, accessory structure floor area of 1900 sq. ft.; maximum vehicles allowed increased to 6 vehicles; accessory building in front of principal structure. There will be no parking or storage of commercial vehicles and will have exterior lighting; as well as a front yard of setback of 97.2’

Roll call: Thomas Heller –yes

Timothy Murphy – yes

Lawrence Thomas – yes

Chairman Zoltowski – yes

Patrick Kennedy – no

Anthony Mattio– yes

William Kelly – absent

Michael Dehoff, Alt –yes

220 Retreat Road

Craig & Christina Lambert

Block 2702.70, Lot 52

Driveway & rear deck – Bulk variance

Moved by Mr. Kennedy, 2nd by Mr. Heller, all in favor to deem application complete.

Mr. & Mrs. Lambert was sworn in by Mr. Coleman.

Looking to increase driveway and increase deck area.

Mr. Fox reviewed his report.

Chairman opened the meeting to the public. No comments received. Chairman closed the meeting to the public.

Moved by Mr. Murphy, 2nd by Mr. Kennedy to approve the application to grant a variance for an additional 16’x 28’ rear deck; lot clearing of 18.7%, 18.7% imperious coverage; 73.5’ side setback and a rear set back of 63’.

Roll call: Thomas Heller –yes

Timothy Murphy – yes

Lawrence Thomas – yes

Chairman Zoltowski – yes

Patrick Kennedy – yes

Anthony Mattio– yes

William Kelly – absent

Michael Dehoff, Alt –yes

5 Mayfair Road

Eleonorma Bennet

Block 2702.47, Lot 26

Awning/Setback – Bulk variance

Moved by Mr. Kennedy, 2nd by Mr. Heller, all in favor to deem application complete.

Ms. Bennet and Tom Mazza, contractor, were sworn in by Mr. Coleman.

Replacing 9’x27’ awing with same size that was never permitted in the beginning – not enclosed.

Chairman opened the meeting to the public. No comments received. Chairman closed the meeting to the public.

Moved by Mr. Murphy, 2nd by Mr. Kennedy to approve the application to grant a variance for an replacing existing awing over rear concrete patio and to extend rear yard 15’.

Roll call: Thomas Heller –yes
Timothy Murphy – yes
Lawrence Thomas – yes
Chairman Zoltowski – yes

Patrick Kennedy – yes
Anthony Mattio– yes
William Kelly – absent
Michael Dehoff, Alt –yes

OPEN TO THE PUBLIC – no comment

COMMENTS BY THE BOARD – Secretary corrected previous statement that the cancellation of the August meeting wasn't given to the Board. The Board was notified on August 1st.

Chairman stated that Western Atlantic Adventures has stated they are not moving forward with the project and has withdrawn their application.

ADJOURNMENT

Moved by Mr. Murphy, 2nd by Mr. Heller to adjourn the meeting at 8:41pm; all in favor

Respectfully submitted,

/s/ Maryalice Brown

Maryalice Brown, Secretary