

# Township of Southampton

Sheri L Hannah  
Administrative Officer of Planning/Zoning  
5 Retreat Road  
Southampton, NJ 08088

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## **PLANNING BOARD MINUTES REGULAR MEETING November 1, 2012 @ 7:30 PM**

**Call to order. Meeting was called to order at 7:30PM**

**Flag Salute.**

**Roll call.**

**Present:** Mr. Budd, Mr. Gager, Mrs. Gower, Mr. Magazzo, Mr. Pielli, Mr. Schwarz and Mayor Young.

**Absent:** Mrs. Dent and Ms Conover

**Also Present:** Thomas Scangarello, Board Planner  
Pete Lange ESQ, Board Attorney

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

Read by the Secretary

**Adoption of the minutes of the October 4, 2012 regular meeting as presented prior to this meeting.**

**Mr. Budd motioned to approve the minutes and Mr. Schwarz seconded.**

**Voted in the Affirmative:** Mr. Budd, Mr. Gager, Mrs. Gower, Mr. Magazzo, Mr. Pielli, Mr. Schwarz and Mayor Young.

**Resolutions**

**Resolution 2012-10P**

**Carla Morris**

Block 2202, Lot 2.05

1 Kerry Court

Extension of approvals

**Mr. Pielli motioned to memorialize resolution 2012-10P and Mrs. Gower seconded.**

**Voted in the Affirmative:** Mr. Gager, Mrs. Gower, Mr. Magazzo, Mr. Pielli, Mr. Schwarz and Mayor Young.

**Applications**

**Southampton Township School District  
Solar Project**

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Helene Leon- Attorney for the Southampton BOE

Scott Taylor of Taylor Design Group- Mr. Taylor stated the plan will have trees 6-12 feet, at planting along Buddtown road. There will also be native grasses and wildflowers around the array. There will be 13 ornamental trees, 160 shrubs, some evergreens, that will have the potential to grow 10-12 feet. There will be 500 wild flower plugs installed in June of 2013 and another 500 plugs installed by June 2014. There will be two meadow areas. These areas will have grasses that will only need to be cut once a year.

Mr. Taylor stated that this landscaping plan will also be used a learning tool for the children. Teachings of the wetlands, habitats, birds, etc.

Mr. Scangarello- Planning Board Planner- discussed the meeting with the School Board on Friday October 26<sup>th</sup>, 2012. Mr. Scangarello stated that at that meeting there were more plantings discussed, more buffering along Main Street and Buddtown Road, also that some of the trees that are proposed are only 6-8 feet which will not be sufficient enough to buffer the panels.

Betty Conley- Ms. Conley stated that after the meeting she was under the impression that there would be more buffering on Main Street. She agreed that the 6 foot trees will not be sufficient.

Mr. Joyce- Ray Angelini Solar- Explained the change of the layout of the solar array. The portion of the array that was closest to Main Street was lessened and added to the back of the solar array. The solar panels are now approximately 500 feet from Main Street.

Todd Ditzman- Historic Preservation Committee - Mr. Ditzman has concerns that the buffering along Main Street will not be adequate buffering. The entire side of the solar array will be visible from Main Street. With the front portion of the school property being lower as it comes toward Main Street the buffering will not be sufficient. Mr. Ditzman asked if more trees could be brought forward towards Main Street.

Mr. Scangarello stated that a black galvanized fence was discussed at the meeting instead of silver galvanized. Also, would the school be willing to increase the amount and size of the plantings?

Mr. Taylor stated that there would be groupings of 9 foot trees to hinder the view of the residents on Buddtown road.

Mrs. Gower- Asked if the residence directly across from the array on Main street, will they have buffering? Also will there be trees along the science walk?

Mr. Taylor testified that there will be trees along the science walk.

## **Open to the public on School solar project.**

Todd Ditzman- Mill Street - Again asked Mr. Taylor if a better plan for the Main Street view could be done. Mr. Taylor stated that trees from other areas can be brought forward.

Betty Wight - Stated that with more plantings being requested that that will be more cost to the school. Mrs. Gower asked if the panels will generate a glare to the properties across the street.

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Joe Joyce stated that this will only happen a few times a year and for a few minutes at a time and would reach second story windows.

Christine Borget - Main Street – There should be more of a barrier coming from Main Street toward 206.

Pete Lange summarized recommendations made by the board;

1. Board of Education uses a black galvanized fence.
2. Relocate some of the trees toward Main Street
3. Increase the plantings around the array.
4. Board of Education adds additional planting, and placards in the future.

Mr. Budd moved for the recommendations outlined by Mr. Lange are included in a resolution and Mr. Schwarz seconded.

**Voted in the Affirmative:** Mr. Gager, Mrs. Gower, Mr. Magazzo, Mr. Pielli, Mr. Schwarz and Mayor Young.

## **Discussion/Public Comment**

**No comment from the public**

## **Motion for adjournment by 11:00 PM.**

Mr. Budd made a motion to adjourn at 8:56PM and Mr. Schwarz seconded.  
Motion passed unanimously.