

# Township of Southampton

Michele M. Gittinger  
Administrative Officer of Planning/Zoning  
5 Retreat Road  
Southampton, NJ 08088

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Telephone (609) 859-1394

Fax (609) 859-3202

Planning-zoning@southamptonnj.org

**PLANNING BOARD MINUTES**  
**REGULAR MEETING**  
**August 3, 2017 7:00 p.m.**

**Call to order: The meeting was called to order at 7:35PM**

**Flag Salute**

**Roll Call**

**Present:** Stephen Black, Patricia Conover, Evelyn Doherty, Nancy Gower, Ronald Heston, Philip Magazzo, John Schwarz and William Raftery.

**Excused:** Ryan Hagarthey

**Also Present:** Frank Morris, Board Engineer  
Peter Lange, Board Solicitor  
Thomas Scangarello, Planner

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

**Read by the Secretary**

**Minutes: June 1, 2017**

**Mr. Schwarz made a motion to approve the minutes as presented and Mr. Raftery Seconded.**

**Motion passed with a unanimous voice vote.**

**Resolutions**

**2017-06P**  
**Todd Ditzman**  
**53 Mill Street**  
**Block 1001, Lot 6**  
**Subdivision**

**Ditzman Resolutions to be held until September meeting.**

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**2017-07P**  
**Rick Allen**  
**231 Landing Street**  
**Block 903, lot 5& 5.02**  
**Exempt Agricultural Subdivision**

**Mr. Heston made a motion to memorialize Resolution 2017-07P as presented and Mr. Raftery Seconded.**

**Ayes:** Ms. Conover, Mrs. Gower, Mr. Heston, Mr. Schwarz, Mr. Raftery and Chairman Magazzo.

**Abstained:** Ms. Doherty, Mr. Black

## Application

**The New Vincentown Diner**  
**2357 US HWY ROUTE 206**  
**BL 403, LT 12**  
**Minor Site Plan**

**Patrick McAndrew, Attorney for the applicant.**

Mr. McAndrew stated that the application that was submitted is for a facade change and sign updates. Also the stairs and ramp that currently exist will be updated also.

Flavio Riva, Architect for the applicant. Mr. Riva testified that the current building and accesses are in poor condition. He also stated that with the remodel the location of the stairs and handicap ramp will be relocated.

Mr. Riva stated that this will be a more modern, updated look to go along with the sign that was done a few years ago.

**Exhibit A-1-** Architectural design of the proposed changes.

There is an existing overhang on the Route 38 side that will be made larger.

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Mr. Scangarello, Board Planner reviewed his letter and stated that he feels this is a good plan and that this would be a nice upgrade along Route 206. Conditional of approval was encouraged; however, additional documentation was requested in regards to the lighting and landscaping design alterations.

**Mr. Heston made a motion to accept the request for waiver for items A, B, C & M be considered conditions; additionally, items E through L be considered waivers. Raftery Seconded.**

**Ayes:** Ms. Conover, Ms. Doherty, Mrs. Gower, Mr. Heston, Mr. Schwarz, Mr. Raftery, Mr. Black and Chairman Magazzo.

**Abstained:**

**Mrs. Gower made a motion to conditionally approve the application for The New Vincentown Diner as presented and Mrs. Conover Seconded.**

**Ayes:** Ms. Conover, Ms. Doherty, Mrs. Gower, Mr. Heston, Mr. Schwarz, Mr. Raftery, Mr. Black and Chairman Magazzo.

**Abstained:**

## Presentation

### Master Plan Review

The board had a short discussion in regard to some of the items in the Master Plan. The conclusion was that since Michelle Lamar was not present to be able to clarify some of the questions that this needs to be held over until the September meeting.

### Discussion/Public Comment:

No public comment

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

**Mr. Schwarz made a motion to adjourn at 9:08PM and Ms. Conover Seconded.**

Motion passed with a unanimous voice vote.