

Township of Southampton

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PLANNING BOARD MEETING WORKSHOP MEETING MARCH 17, 2022 6:00 p.m.

Call to order: The meeting was called to order at 6:03PM

Flag Salute

Roll Call

Present: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery, and Mr. Schwarz.

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

Minutes: Mr. Schwarz made a motion to accept the January 6, 2022 regular and executive meeting minutes and Mr. Kavanagh seconded.

Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery, and Mr. Schwarz

Applications

22-1801-13
Paul Caruso – Minor Subdivision
306 Eayrestown Road

By Zoom, Mr. Oppermann requested the board to postpone hearing the application for Mr. Caruso until the Planning Board's May meeting. Mr. Schwarz made a motion to postpone project 22-1801-13 Caruso Minor Subdivision to the May meeting and Ms. Conover seconded.

Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery, and Mr. Schwarz

22-903-6
William & Carolyn Pettit – Site Plan Waiver
221 Newbolds Corner Road

Dr. William Pettit was present in person during the meeting and was called upon to testify regarding his application. Ms. O'Connor swore in Dr. Pettit and Mr. Fox for the testimony they were about to provide. Dr. Pettit was asked to summarize the purpose of the application. He indicated that it was his request to add a farm market that will be open to the public, and that the application is primarily for the dedication of parking spaces for the farm market. Mr. Fox reviewed the letter from Environmental Resolutions, INC. dated March 3, 2022. In reference to #2 of the review letter (asking for the applicant to provide testimony indicating whether the proposed development is consistent with the definition of a farm market in NJAC 2:76-2A.13) Dr. Pettit vouched that at least 51 % of the materials grown on the farm would be sold at the farm market. In reference to #3 of the review letter, requesting that the applicant provide testimony regarding the location of the outdoor display space or storage; Dr. Pettit indicated that it would face the parking lot. Dr. Pettit also testified to the number of employees, hours of operation, deliveries, signage, and any potential planned events. Dr. Pettit also agreed to supply an updated grading and drainage plan prior to issuance of a building permit.

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Mr. Raftery made a motion to approve 22-903-6 Dr. William Pettit 221 Newbolds Corner Road Site Plan Waiver as amended or required pursuant to the Environmental Resolutions INC. letter dated 3/3/22 and Mr. Heston seconded.

Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery, and Mr. Schwarz

22-2702119

Middlesex Water Company – Minor Site Plan
Well House Expansion
2 Malvern Street

From Zoom, Mr. Kooper, General Counsel for Middlesex Water Company, introduced himself and made an initial statement regarding the nature of the application and provided an opening statement regarding the current condition, structures, suggested improvements and expansion of the site. After Mr. Kooper's statement, he offered the Board the testimony of Middlesex Water Company's professionals present in the audience. Present to testify on behalf of the application was Mr. Charles Witte (Sr. Project Engineer from H2M), and Mr. Brian Carr (); both of whom were sworn in by Ms. O'Connor.

Mr. Fox directed the Planning Board to the review letter prepared by Environmental Resolutions, INC. dated March 8, 2022. Mr. Fox continued by reviewing the particulars of the application, type of application, history of the property, proposed improvements. Mr. Fox questioned the representatives of Middlesex Water Company to determine if there were any items of said review letter that the applicant had issues with. The representatives stated that they did not have the opportunity to review the letter. Chairman Magazzo announced that he would allow the applicant a brief recess to become familiar with the review sheet. Recess was taken from 6:20pm to 6:25pm. After the recess, Chairman Magazzo questioned the delivery/receipt of the letter and why the firm had not seen the letter. Mr. Witte stated that the review letter was sent to Mr. Hilla, whom was out of the office, at the time of delivery, and the letter had not been forwarded.

Mr. Fox continued the discussion by reiterating his previous question, of any objections to the information being requested. Mr. Witte stated that there were no issues or objections and provided some details to satisfy Mr. Fox's questions. Mr. Witte stated that there would be an 8' fence around the utility; although by ordinance one is not required. The fence along Malvern, and the adjoining property owner would be a black ornamental aluminum picket fence in character and a chain link fence on the remaining property sides. Mr. Fox explained to the board that the height and fence itself are needed due to safety reasons and to be compliant with the regulations of

Additionally, there was a brief discussion regarding the potential relocation of a generator. Currently, a generator is located on the NJ DEP's property. The applicant has requested to relocate the generator to their property; however, has simultaneously requested an easement from NJ DEP to service and maintain the generator at its current location. Although the chance was not reflected on the application, Mr. Witte indicated that they want to make the change to the property in the event that the approval did not take place. Mr. Fox indicated to the applicant that if the board granted an approval for the current site plan and the applicant received the waiver from NJ DEP, the applicant could choose to keep the generator in its current location; however, they would be required to return to the board for an amended site plan. Mr.

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Fox spoke to the removal of the generator and the concern with potential contaminated soils. Mr. Witte stated that they would be willing to have testing done both if the generator were to be moved or stay in its current location. Mr. Witte also stated that if the generator stayed in its current location the fence would be extended to now enclose the generator.

Mr. Fox wrapped up the concerns that the Board Engineer and Planner address in the review letter, Chairman Magazzo opened the conversation up to the Board for discussion. Mr. Heston asked Mr. Witte if the generator was diesel or propane to which Mr. Witte answered diesel. Additionally, Mr. Heston indicated that he had questions concerning the site and the amount of time the site is utilized throughout the year, the levels of chlorine in the water, dirt coming through the water line and possible chlorine plugs in the lines. Mr. Heston conveyed that these questions were being directed to Mr. Witte because Middlesex Water Company has not responded to repeated attempts, by residents. Mr. Heston also explained to the applicant that he was contacted by several representatives of the Leisuretowne community and would like to speak on behalf of them to get their questions answered. Mr. Witte indicated that the chlorine issues is one of the items being address with the upgrades to the site. The chlorine is being upgraded from a liquid system to a tablet system. This would be cleaner and easier to regulate. The facility will consist of one well and one pump on the site which it runs throughout the year. In relation to the dirt coming through the pipes, Mr. Witte explained that it would be a distribution system issue and he does not handle that aspect of issues. Mr. Witte offered to speak with Middlesex Water Company to address the questions; however, reminded the board and public that he is the engineering firm hired to complete a requested site expansion project.

Public Comment:

Dorothy Bartolino – 23 Farrington Court

Concerns: Chlorine burning her eyes; contacted Middlesex Water Company/Pinelands 3 times.

Javier Rodriguez – 2 Malvern Street

Concerns: Generator, fencing, impact on pipes, trees

Regina Burke – 3 Malvern Street

Concerns: Traffic on street

Dan Lacy – 4 Kingston Way

Concerns: Generator

Mr. Keebler made a motion to approve 22-2702119 Middlesex Water Company - Minor Site Plan Approval as amended or required pursuant to the Environmental Resolutions INC. letter dated 3/8/22 and Mr. Hagerthey seconded.

Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery, and Mr. Schwarz

Discussion/Public Comment:

Update from Mr. Fox regarding the Red Lion Redevelopment Plan

Motion for adjournment:

Mr. Heston made a motion to adjourn at 7:32PM and **Mr. Schwarz** seconded. Motion passed with a unanimous voice vote.