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April 1, 2022
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Attn: Ms. Michele Gittinger, Secretary
Southampton Township Planning Board
5 Retreat Road
Southampton, NJ 08088-3591

RE: **Completeness Review**
Minor Site Plan
BEMS Southampton Solar Farm LLC
Old Forge Road and Big Hill Road
Block 2702, Lots 3, 4, 5, 7, and 8

Dear Board Members:

We have reviewed an application for a Minor Site Plan to develop a community-scale solar energy facility on the former BEMS landfill, as permitted in the Redevelopment Plan for the BEMS Landfill Non-Condemnation Redevelopment Area. The application includes the following documents:

1. Application Cover Letter prepared by Steven P. Gouin, Esq. of Giordano, Halleran, & Ciesla of Trenton, NJ, dated 02/24/22 and a second letter dated 03/08/22;
2. Application for Acceptance in the NJ Community Solar Pilot Program Letter prepared by Steven P. Gouin, Esq. of Giordano, Halleran, & Ciesla of Trenton, NJ, dated 02/24/22;
3. Southampton Township Planning Board / Zoning Board Application Form and Checklist A – Minor Site Plan, dated 03/08/22;
4. Minor Site Plan prepared by Tony Diggan, PE of Kimley-Horn and Associates, Inc. in Princeton, NJ, dated 09/14/21 and last revised 02/23/22, comprising the following sheets:
 - a. Cover Sheet (C-000);
 - b. General Notes (C-010);
 - c. 200' Property Owners List (C-020);
 - d. Existing Conditions Plan (C-100);
 - e. Soil Erosion & Sediment Control Plan (C-200);
 - f. Enlarged SESC Plan (C-201 and C-202);
 - g. Soil Erosion & Sediment Control Details (C-250);
 - h. Site Plan (C-300);
 - i. Enlarged Site Plan – PSEG Array (C-301);
 - j. Enlarged Site Plan – JCPL Array (C-302);
 - k. Site Plan Details (C-350 and C-351);
 - l. Existing Grading and Drainage Plan (C-400);
 - m. Proposed Grading and Drainage Plan (C-410);
 - n. Landscape Plan (C-500, C-501, and C-502);
 - o. Landscape Notes and Details (C-510)
5. Stormwater Management Report prepared by Tony Diggan, PE of Kimley-Horn and Associates, Inc. in Princeton, NJ, dated 09/14/21

6. Pinelands Commission Certificate of Filing dated 01/27/22;
7. Pinelands Commission Wetlands Letter of Interpretation dated 05/24/21;
8. Zoning Permit Denial Letter prepared by Denise Schmied, Zoning Officer dated 04/09/21.

General Information

Applicant: BEMS Southampton Solar Farm LLC
c/o Steven Gouin, Esq.
Giordano, Halleran, and Ciesla, PC
125 Half Mile Road, Suite 200
Red Bank, NJ 07701

Attorney: Steven Gouin, Esq.
Giordano, Halleran, and Ciesla, PC
125 Half Mile Road, Suite 200
Red Bank, NJ 07701

Engineer: Tony Diggan, PE
Kimley-Horn and Associates, Inc.
902 Carnegie Center Boulevard, Suite 140
Princeton, NJ 08540

Completeness Review

We recommend that the Board grant the Applicant the following submission waivers on the condition that they be provided on the final plan.

No.	Description
4	Approval signature lines for: Planning/Zoning Board Chairperson, Board Secretary, and Township Engineer.
19	Any deed descriptions including metes and bounds, easements, covenants, restrictions, roadways and sight triangle dedication must be shown.

CONCLUSION: We recommend that the application be found COMPLETE for the Board's review and consideration of approval.

Should you or the Applicant have any questions, please do not hesitate to contact us.

Sincerely,



Rakesh R. Darji, PE, PP, CME
Board Engineer



Edward Fox AICP, PP
Board Planner

RRD:EF

Ec: Steven Gouin, Esq., Applicant's Attorney via email sgouin@ghclaw.com
Tony Diggan, PE, Applicant's Engineer, via email tony.diggan@kimley-horn.com
Peter C. Lange, Esq. Board Attorney via email plange@langelaw.biz

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