

Township of Southampton

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PLANNING BOARD MINUTES REGULAR MEETING February 4, 2021 6:00 p.m.

Call to order: The meeting was called to order at 6:05PM

Flag Salute

Roll Call

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

Excused: Ms. Conover, Mr. Hagerthey

Absent: Mr. Moore

Also in attendance:

Edward Fox, Board Planner – via Zoom

Rakesh Darji, Board Engineer – in person

Peter Lange, Board Solicitor – via Zoom

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

Minutes:

Adoption of the minutes for January 7, 2021 Regular and Executive Session as presented prior to this meeting.

Mr. Schwarz made a motion to approve the January 7, 2021 Regular and Executive Session minutes; **Mr. Keebler** seconded.

Ayes: Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Keebler, Mr. Magazzo, Mr. Raftery, and Mr. Schwarz.

New Applications -

Christeve Ridge, LLC – Minor Subdivision
20-2401-45
206 Retreat Road

In attendance by Zoom, were Mr. Charles Opperman, Attorney for the Applicant, Mr. Melvin Stephen Black, the Applicant, and Mr. Samuel Previtera, Engineer for the Applicant. All individuals were sworn in by Mr. Lange, and provided testimony as it relates to the request for the Minor Subdivision.

Mr. Lange then turned over the floor to Mr. Opperman, who offered a brief explanation and the nature of the application. Mr. Opperman shared his virtual screen with the members on Zoom as well as the members in person. Testimony was offered as to the intent of the property, stating that lot 45.01 was intended to be sold to the owner of lot 5. The remaining 2 lots would remain the property of Mr. Black. It was offered that no building, development would take place due to the conservation restrictions set forth within the deed.

After Mr. Opperman was finished with his testimony, Mr. Darji began to review the Engineer's letter, which was previously prepared by Mr. Morris, with the Alaimo Group. Mr. Darji stated on record that he agreed with the findings of Mr. Morris and found no need to generate a new review letter. As Mr. Darji went through the letter, it was determined that the applicant was seeking waivers for items A-F on page 2 of the review letter. Mr. Darji questioned 3E in the reviewed letter. This item referenced the access/paper road and how the owner of lot 45.02 would gain access to the lot. Mr. Black indicated that the property would not be land locked due to the access road on established on the survey/site plan. Mr. Darji finished

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up the review and invited Mr. Fox to begin his review of findings. Mr. Fox did not spend a great deal of time reviewing the application; however, he covered page 3 of his review letter, letters (D:2) A-F with the Applicant.

- a. During item (f), Mr. Fox recommended that there would be a change to the deed, which would include the enforcement by the Township or State; not required by the Township, but rather to include if needed.

The Board professionals concluded their testimony, and the Chairman Magazzo opened the meeting to the Public. Mr. Nodine, 206 Ridge Road, asked for an explanation of a conservation easement. Mr. Fox offered a brief explanation. The Public portion was closed; Chairman Magazzo opened the floor to the Board to ask questions. No questions or discussions were offered by the Board.

Mr. Raftery made a motion to approve the application for minor subdivision as requested; **Mr. Keebler** seconded.

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

Dollar General – Major Subdivision, Major Site Plan
20-2203-14
1823 Route 206

In Attendance on behalf of the Applicant, by Zoom were, Mr. Duncan Prime, Attorney, Mr. Paul Mutch, Engineer, Mr. Matthew Seckler, Traffic Engineer, and Creigh Rahenkamp, Planner. Each Professional was sworn in by Mr. Lange. Individually, each Professional offered testimony into their credential; Mr. Mutch, Mr. Seckler and Mr. Rahenkamp were accepted by the Board as experts.

The meeting progressed with each expert affirming the details of the documents in the Site Plan and included in the subdivision details. After the Applicant's professionals completed reviewing the documents, presenting exhibits, and offering explanation, Mr. Darji and Mr. Fox were offered the floor. Mr. Darji and Mr. Fox individually reviewed their letters in detail. Mr. Mutch had no objection to the items being requested by Mr. Darji and agreed to comply with all items. Chairman Magazzo opened the floor to the public, seeing none, he closed the public section.

Mr. Heston made a motion to approve the Preliminary/Final Major Site Plan and Subdivision; **Mr. Raftery** seconded.

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

Discussion/Public Comment: None

Motion for adjournment:

Mr. Heston made a motion to adjourn at 7:59PM and **Mr. Kavanagh** seconded.
Motion passed with a unanimous voice vote.