

# Township of Southampton

Michele M. Gittinger  
Planning Board Secretary  
5 Retreat Road  
Southampton, NJ 08088

Phone (609) 859-5570  
Fax (609) 388-5532  
Planning@southamptonnj.org

---

## PLANNING BOARD MINUTES WORKSHOP MEETING May 19, 2022 6:00 p.m.

**Call to order:** The meeting was called to order

**Flag Salute**

**Roll Call**

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

*Absent:* Mr. Coyle & Mr. Hagerthey

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

### **Minutes:**

Adoption of the May 5, 2022 regular meeting minutes. The minutes were passed by a unanimous vote.

### **Applications**

22-27023-8

BEMS Solar Farm – Minor Site Plan  
Big Hill Road / Old Forge Road (BEMS Landfill)

Mark Bellin, Attorney representing the BEMS Solar Farm – Minor Site Plan, introduced himself and provided the board with a brief background of the nature to the application. Mr. Bellin also acknowledged the professionals that would be testifying.

1. Ben Mitsmenn, P.E.: Kimley Horn & Associate - 902 Carney Center Blvd Princeton, NJ. Ben is a NJ Professional Engineer, practicing for 3 years in the State of NJ. His license is current and in good standing. Education is a Bachelors from Dartmoor University in MD in Civil & Environmental engineering. Ben has provided testimony through multiple boards throughout the State.
2. Edwin Caballero, P.E.: Colliers Engineering & Design – 53 Frontage Road Hampton, NJ 08827. Licensed Engineer in the State of NJ. Graduated from NJIT in 1971, has over 40 years' experience, and has appeared in front of numerous boards
3. Rodger Ferguson, Jr., LPRP, President of PennJersey Environmental Consulting – 744 Milford Warren Glen Road Milford, NJ. Rodger is a licensed site remediation professional. Rodger has a Bachelor's degree in Chemistry from 1983 with 40 years of experience.

All experts were sworn in by the Planning Board Attorney.

Plans were marked into evidence. Sheet C100 was marked as Exhibit A-1, A colorized site plan was marked as Exhibit A-2, Visual Sims package View #1-6 was marked as Exhibit A-3, Huntington Drive inner-connection was marked as A-4.

Mr. Mitsmenn was the first expert to testify.

# Township of Southampton

Michele M. Gittinger  
Planning Board Secretary  
5 Retreat Road  
Southampton, NJ 08088

Phone (609) 859-5570  
Fax (609) 388-5532  
Planning@southamptonnj.org

---

Referencing Exhibit A-1, Mr. Mitsmenn stated that spoke regarding the proposed project of a solar farm on the existing land fill which was in existence from 1970-1982. The array being proposed is will be contained on lots 3, 4 & 5. Mr. Mitsmenn spoke about the storm water basins (where they are/will be located), the redevelopment plan, and regarding the fencing. Mr. Bellin questioned Mr. Mitsmenn about the current condition of the property. Mr. Mitsmenn stated that the landfill has been properly closed; no vegetation, only grass which is surrounded by natural vegetation. Mr. Mitsmenn also testified that there are no wetlands on lots 3, 4 & 5, only on lots 7 & 8.

Referencing Exhibit A-2, Mr. Mitsmenn spoke to the board regarding the colorized site plan. There are 2 separate arrays being placed on the lot, one serviced by JCP&L and the other by PSEG. Both arrays will be 5mw each. All improvements will take place within the Landfill Cap area. No additional access points are being proposed; however the current access drives will be cleaned and maintained. Additionally, Mr. Mitsmenn stated that no additional signs are being requested and that landscaping requirements will be complied with. No sanitary facilities are being proposed or forecasted. Portable facilities will be placed during the construction phase; however, Mr. Bellin stated that there would be no reason to have such facilities on the site.

Referencing Exhibit A-3, Mr. Mitsmenn reviewed 6 colorized photos. He spoke to the details of each photo, the perspective that the photos were taken in, and described to the board a potential visual aspect of details being proposed. Mr. Bellin offered to walk to the landfill with the Board/Township Engineer, once the field is constructed and will plant additional landscaping if required/needed. Mr. Mitsmenn stated that they will comply with all of the suggestions/requirements in the ERI letter dated May 16, 2022.

Mr. Caballero was the second expert to testify.

Mr. Caballero referenced exhibit A-4, detailing the layout of where the arrays would be inner-connected for each supplier. JCP&L's inner-connection has been determined and is outlined on the exhibit. Mr. Caballero outlined two options that the developer has been working with PSEG's engineers regarding their inner-connection. One option would be for the cabling to be trenched underground down Huntington Drive (a southerly route); however the second option would be trenched throughout the Leisuretowne development (a northerly route). Mr. Caballero stated that they have met with the Leisuretowne Association and has an approval/agreement regarding either the path of the inner-connection lines. All cabling would be trenched underground and not visible to residents. Mr. Heston questioned the strength of the PSEG line to handle the capacity of the facility. Mr. Bellin stated that PSEG is checking the line and if the northerly route was chosen, PSEG would upgrade the line to be compliant. Ms. Conover questioned how the arrays would be connected to the ground. Mr. Caballero advised that the arrays sit on trays that are affixed to concrete (ballast block). Mr. Darji recommended that the final plans show all finalized route of cabling prior to the signing of the final plans. Chairman Magazzo requested to follow Mr. Darji's recommendation, Ms. O'Connor agreed the request is reasonable. Mr. Bellin agreed to the recommendation.

Mr. Ferguson was the third expert to testify.

Mr. Ferguson appeared in front of the board to answer questions regarding the existing condition of the landfill. Chairman Magazzo questioned if the use of the arrays were discontinued, that the site would be brought back to the original status. Mr. Bellin stated that is

# Township of Southampton

Michele M. Gittinger  
Planning Board Secretary  
5 Retreat Road  
Southampton, NJ 08088

Phone (609) 859-5570  
Fax (609) 388-5532  
Planning@southamptonnj.org

---

typical practice that if the use of the arrays were discontinued that the site will be returned to its original condition. Mr. Heston questioned Mr. Ferguson on his professional opinion with the proposal of the solar arrays being constructed on the land fill, to which Mr. Ferguson stated that he would only be able to speak to the regulation or restrictions of the “cap”. There will be no change to the “cap”.

Mr. Darji spoke to the board and applicant regarding the ERI letter dated May 16, 2022. After a detailed review of the letter and obtaining testimony on any required points, Mr. Bellin agreed to all of the conditions set forth in the letter.

The meeting was then opened to the public.

Michael Tamm - 24 Westminster Drive South

Mr. Tamm questioned the runoff speed of stormwater and if there were calculations conducted. Mr. Mitsmann and Mr. Ferguson answered Mr. Tamm’s question.

Thomas Haluszczak – 792 Westminster Drive North

Mr. Haluszczak questioned Mr. Ferguson the “closing” of the landfill. Mr. Ferguson answered Mr. Haluszczak’s question.

Larry O'Rourke (Leisuretowne Association Board of Trustees) – 57 Mayfair Road

Mr. O'Rourke read into record the Board of Trustees approval and support of the minor site plan and solar farm.

Public portion closed. Ms. O'Connor was asked to read to the board all of the conditions that will be required for approval.

Mr. Schwarz made a motion to approve the BEMS Solar Farm – Minor Site Plan as per the conditions specified by the Planning Board Attorney; Ms. Conover seconded.

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

Discussion: None

Public Comment: None

Motion for adjournment:

Mr. Heston made a motion to adjourn and Ms. Conover seconded.

Motion passed with a unanimous voice vote.