

SOUTHAMPTON TOWNSHIP
PLANNING BOARD
RE-ORGANIZATION / REGULAR MEETING MINUTES
February 1, 2024

Re-Organization: Secretary Michele Gittinger call the Re-Organization scheduled to order at 6:01 p.m. After the flag salute, was the reading of the open public meeting act statement.

Attendance:

Ms. Conover – Present	Mr. Coyle - Present
Mr. Hagerthey – Present	Mr. Heston – Present
Mr. Kavanagh – Present	Mr. Keebler – Present
Chairman Magazzo – Present	Mr. Raftery – Present

Introduction / Oath of Office: Newly appointed members were introduced and sworn in.

Ronald Heston, Class 1
Ryan Hagerthey, Class 2
William Raftery, Class 3
Patrick Kavanagh, Class 4 – Seat 5 (term 1/1/2024 to 12/31/2027)
Vacant, Class 4 – Seat 4 (term 1/1/2024 to 12/31/2027)
Vacant, Class 4 – Alternate #1 (term 1/1/2024 to 12/1/2025)

Nominations:

Nomination for Chairperson

Mr. Raftery made a motion to nominate Philip Magazzo for Chairman and Mr. Kavanagh seconded.
Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Mr. Magazzo, Mr. Raftery

Nomination for Vice-Chairperson

Mr. Raftery made a motion to nominate Ed Keebler for Vice-Chairman and Ms. Conover seconded.
Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery

Nomination for Secretary

Chairman Magazzo made a motion to nominate Michele Gittinger for Board Secretary and Mr. Raftery seconded.
Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery

Executive Session –

Closed at 6:06pm to 6:09pm by Resolution 2024.01ES to discuss RFP's

Resolution 2024.01P – Appointment of Planning Board Attorney

Mr. Raftery made a motion to appoint Mr. Peter Lange, ESQ for board attorney and Mr. Keebler seconded.
Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery

Resolution 2024.02P – Appointment of Planning Board Engineer

Mr. Raftery made a motion to appoint Environmental Resolutions, Inc. for board engineer and Chairman Magazzo seconded.
Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery

Resolution 2024.03P – Appointment of Planning Board Planner

Mr. Raftery made a motion to appoint Environmental Resolutions, Inc. for board planner and Mr. Keebler seconded.
Ayes: Ms. Conover, Mr. Coyle, Mr. Hagerthey, Mr. Heston, Mr. Kavanagh, Mr. Keebler, Chairman Magazzo, Mr. Raftery

Resolution 2024.04P – Setting time, place and dates for the 2024 meetings

Mr. Heston made a motion to accept the dates submitted for 2024 and Chairman Magazzo seconded.

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

Resolution 2024.05P – Designation of the Planning Board’s official newspapers

Mr. Raftery made a motion to accept the planning board newspapers used for 2024 and Mr. Keebler seconded.

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

Discussion/Public Comment:

No public comments

Motion to close Re-Organization and move to Regular:

Chairman Magazzo made a motion to close the Re-Organization portion of the meeting and open the Regular portion of the meeting and Mr. Raftery Seconded.

Motion passed with a unanimous voice vote.

Regular: Chairman Magazzo call the regularly scheduled to order at 6:00 p.m.

Attendance:

Ms. Conover – Present

Mr. Coyle - Present

Mr. Hagerthey – Present

Mr. Heston – Present

Mr. Kavanagh – Present

Mr. Keebler – Present

Chairman Magazzo – Present

Mr. Raftery – Present

Minutes: Minutes were submitted for the regular meeting of December 7, 2023. Approved by a unanimous vote.

Vote: Ms. Conover – Yes

Mr. Coyle – Yes

Mr. Hagerthey – Yes

Mr. Heston – Yes

Mr. Kavanagh – Ineligible

Mr. Keebler – Yes

Chairman Magazzo – Yes

Mr. Raftery – Yes

Applications:

23-403-1201

2357 Route 206

Dermody Warehouse

Block 403 Lot 12.01, 12.03 and 12.04

Preliminary and Final Major Site Plan

Professionals whom testify on behalf of applicant and were sworn in and accepted as Professionals by the Board:

1. Civil Engineer: Ahman Tamous, PE with Bohler Engineering
2. Traffic Engineer: Nathan Mosely, PE, CME with Shropshire and Associates
3. Planner: Justin Auciello, AICP/PP with Cofone Consulting Group
4. Architect: Philip Ruggieri, RA with Ruggieri & Partners
5. Applicant: David Jennings with Dermody
6. Applicant: Robert Borny with Dermody

Emily Givens, on behalf of the applicant, introduced the proposed application to the Board. Mr. Lange verified with Ms. Givens that the appropriate notice to the newspapers and property owners within 200 feet had been advertised properly. Ms. Givens continued by describing the project to the Board stating the applicant is seeking Preliminary and Final approval for a Warehouse located in the Highway Commercial Zone at 2357 Route 206 on lots 12.01, 12.03 and 12.04 which are lots found within the previously approved redevelopment plan area. Ms. Givens continued to explain that the application for the 33.8 acre property, is for a 277, 550 sqft warehouse with on-site septic and well with a 34ft high water tank for fire suppression. The warehouse is proposed to be 47.5 feet high with 46 loading docks, 158 parking (including 7 EV parking spaces by law as well as ADA compliant parking) 200 trailer spaces, [2] 66 sqft (per side) free standing signs. Ms. Givens stated that the applicant is

seeking C(2) Variances (12-5.10.K.2) for 6 feet between building and parking spaces instead of the required 20 feet as well as landscape buffers and lighting design standards. The applicant is also seeking submission waivers relating the numbers: 6, 7, 13, 29 and 25 found on page 2 of the November 20th ERI letter. Ms. Givens stated that the applicant has received and reviewed the Environmental Resolutions, Inc. letter dated November 20, 2023 and many of the comments have been addressed either in writing or verbally. Ms. Givens then offered a number of professionals intended to testify on behalf of the applicant. Prior to any testimony being given, Mr. Lange sworn in all individuals for testimony, and each member offered their background. Prior to testimony, the Chairman accepted the individual as reputable professionals.

Mr. Tamous, Mr. Mosely, Mr. Auciello, Mr. Ruggieri and Mr. Jennings all offered testimony.

Mr. Tamous testified that all existing easements would remain; however, the applicant is proposing to combine all 3 lots into one lot totaling 33.8 acres. When combining the lots, the current lease agreement with GST Transportation would be withdrawn and all of the busses currently parked on the parcel would be removed. Mr. Tamous' testimony also reviewed the details previously presented by Ms. Givens relating to the specifics of the property. Mr. Tamous addressed the proposed basins, onsite well and septic, parking spaces, signage, curbing, lighting as well as access to the complex.

Mr. Mosely offered testimony relating to the traffic studies, which were submitted in 2023; the last report dated October 16, 2023. Mr. Mosely indicated that the traffic study; although conducted for a specific period of time really focused on peak periods of 6am-9am to 3pm to 6pm which was typically when the most traffic was identified on those roadways. He further identified that more specifically, the AM peak time was between 7:15-8:15am and the pm peak hour was between 4:15-5:15pm. Currently, the applicant is in discussions with the NJ DOT for access to the facility. The applicant is proposing two separate entrances to the complex, one for Route 206 and the other for Route 38. The Route 38 entrance is proposed to be a right in - right out. The Route 206 entrance heading south on 206 proposes a right in – right out drive, as well as a left turn lane heading north on Route 206. Mr. Mosely testified that this would allow traffic to turn left into the complex; however, would force traffic leaving the complex to only be able to turn right. Mr. Mosely indicated that both the Professional for Dermody and ERI have met with the DOT for approval and/or options for accessing the property.

Mr. Jennings offered testimony relating to a future tenant being the same as what would typically be a warehouse facility. As no tenant has been proposed or is under contract, the use is not proposed for a same day delivery type of facility. Mr. Jennings stated that the facility is designed for shipments to come in, be reduced or consolidated and then to go to the next destination. A same day processing facility would typically have more employee parking and less truck and trailer parking. Mr. Jennings further testified that if a future tenant would like to have the same day operation, Dermody would come back to the board as that type of use is not permitted in the Highway Commercial zone.

Mr. Ruggieri offered testimony to the design aspect of the building. Most of the Dermody owned share the same look and blue strip on the building. Mr. Ruggieri further stated that the intent is not to hide the building; rather, to make the building look attractive and to blend into the surroundings.

Mr. Auciello offered testimony reviewing some of the same information offered previously; specifying the variances that were requested, design waivers, landscaping, parking, buffering, and lighting.

Exhibits offered:

- A-1 Publication
- A-2 200 Foot List
- A-3 Colored aerial map dated January 29, 2024
- A-4 Colored overall layout – Color Rendering
- A-5 Sign Rendering
- A-6 [6] page Color Rendering

After testimony concluded and the Board heard from Mr. Darji and Mr. Fox. Both Board Professionals addressed the November 20th letter. As the Board Professionals reviewed the letter from ERI, the applicant indicated any items not previously answered/addressed would be complied with. Ms. Givens announced to the board that Preliminary approval would be appreciated so that the applicant can work on some of the items that the Board/Board Professionals asked for. One of the items to be address would be access from the NJ DOT as both Route 206 and 38 are both State Highways. Testimony and comments from the Board and Board Professionals concluded.

The meeting was then open to the public. Mr. Jonathan Brunt, spoke on behalf of GST Transportation located at 1897 Route 38. Mr. Brunt's stated that the bussing company is contracted to transport children to school in Southampton and neighboring districts. Mr. Brunt's concern is that the bus company would remain operational and would like to see a detailed DOT plan once any approval/denials are received. No other members of the public spoke. Public portion closed

Mr. Lange reviewed the conditions that the board and board professional requested, citing specifically that the applicant is requesting Preliminary Major Site Plan approval for a warehouse located in the Highway Commercial Zone at 2357 Route 206 on lots 12.01, 12.03 and 12.04 which were all lots found within the previously approved redevelopment plan area. The 33.8 acre property, is the site of the proposed 277, 550 sqft warehouse with on-site septic and well with a 34ft high water tank for fire suppression. The warehouse is proposed to be 47.5 feet high with 46 loading docks, 158 parking (including 7 EV parking spaces by law as well as ADA compliant parking) 200 trailer spaces, [2] 66 sqft (per side) free standing signs. C(2) Variances (12-5.10.K.2) for 6 feet between building and parking spaces, as well as landscape buffers and lighting design standards were requested. Submission waivers relating the numbers: 6, 7, 13, 29 and 25 found on page 2 of the November 20th ERI letter. Additionally, the applicant agreed to meet all items and concerns addressed in the ERI letter.

Moved by Mr. Keebler, 2nd by Mr. Kavanagh to approve the application preliminary major site plan approval with the conditions indicated by Mr. Lange.

Roll call: Ms. Conover – Yes
Mr. Hagerthey – Yes
Mr. Kavanagh – Yes
Chairman Magazzo – Yes

Mr. Coyle – Yes
Mr. Heston – Yes
Mr. Keebler – Yes
Mr. Raftery – Yes

DISCUSSION – None

OPEN TO THE PUBLIC – Open; no members of the public requested to speak; closed.

ADJOURNMENT - Moved by Mr. Heston, 2nd by Mr. Kavanagh to adjourn the meeting at 8:51pm; all in favor