

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of September 19, 2013

The minutes of this meeting have not been formally approved and are subject to change and or modification at the next regular meeting of the Hampton Township Planning Board.

The meeting of the Hampton Township Planning Board was called to order at 7:30 PM by Chairman Hinkes who led us in the Flag Salute.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Absent; Mr. Brucker, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; Mrs. Whitesell, Yes; Attorney Morgenstern, Yes; and Engineer Simmons, Yes.

STATEMENT: Chairman Hinkes advised that this meeting is being held in compliance with the provisions of P. L. 1975 of the Sunshine Law. Adequate notice of this meeting has been supplied to the Official Newspaper of the Hampton Township Planning Board that being the Sunday and Daily New Jersey Herald and is posted in the usual location of posted notices.

MINUTES: A motion to approve the minutes of August 15, 2013 was made by Mr. Dooley and 2nd by Mr. Yetter.

ROLL CALL: Mr. Roberts, Yes; Mr. Brucker, Abstained; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes and Mrs. Whitesell, Yes.

RESOLUTION:

Ms. Stephanie Biron – Block 3602, Lot 3 – 2 Sid Taylor Rd. – Baking Bldg.

A motion to approve the Resolution with Conditions for a Home Occupation was made by Mr. Dooley and 2nd by Mr. Roberts.

ROLL CALL: Mr. Roberts, Yes; Mr. Brucker, Abstained; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; and Mrs. Whitesell, Yes.

APPLICATIONS:

06-18PB Hampton RV – Block 3603, Lot 13 Site Plan

Mr. Dianella had called the Board Secretary with an update on the progress of the work at this site. Curbs are done, sidewalks are done top soil and seeding is complete, Power is

on and the shop is painted. Inside doors are not installed at this time. Pad in front of rear doors is ready to be poured..

13-02PB Lowe’s – Block 3501, Lot 37 – Subdivision

A letter was received from the Attorney for Lowe’s requesting the application be carried to the October 17th meeting no further notice is required.

A motion to approve the request was made by Mr. Brucker and 2nd by Mr. Yetter.

ROLL CALL: Mr. Roberts, Yes; Mr. Brucker, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes and Mrs. Whitesell, Yes.

13-04PB McGuire Realty – Final Site Plan – Block 3501, Lot 44.01

Applicant was represented by Attorney John Ursin of Schenck, Price, Smith & King,LLP And John Manilo of Redco Engineering & Construction Corp.

Mr. Morgenstern reviewed his report of September 3, 2013. The report the explains the Planning Board function for Final Site Plan Approval. The site is not completely finish at this time. There are still easements to be furnish and reviewed. Approvals from the Sussex County Soil Conservation, Board of Health, DOT for the Detention Basin Approval and approval from the building dept. for the work in the building.

Mr. Simmons reviewed his letter of September 20, 2013. His report reviewed the outstanding items that need to be furnish before the next meeting on October 17, 2013 specifically section 2, 3. 4,5,6,7 and 8 of this report.

A motion to deem application complete with waivers was made by Mr. Brucker and 2nd by Mr. Dooley.

ROLL CALL: Mr. Roberts, Yes; Mr. Brucker, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Goytil, Yes and Mrs. Whitesell, Yes.

A motion to grant Final Site Approval with conditions was made by Mr. Goytil and 2nd by Mr. Dooley.

ROLL CALL: Mr. Roberts, Yes; Mr. Brucker, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

13-04PB Robert Stevenson – Block 902, Lots 5.01 & 5.02 – Minor Subdivision

Mr. Stevenson represented himself in this application. Mr. Morgenstern reviewed his

report of August 30, 3013. The two lots that are being proposed are undersized one contains 1.28 acres and the other 1.293 acres. There are vacant and undersized lots on one side of this project. Those lots should be explored more since they are not buildable even when combined. Mr. Stevenson explained that he had spoken with Ms. Barrett she does not want to sell her property and returned the paperwork stating so. Mr. Dooley stated that he was not in favor of the subdivision as it creates 2 substandard lots and that not what we usually propose. Mr. Stevenson should approach Black Kat to purchase his lots since they are not buildable. Mrs. Whitesell was asked to write to Ms. Barrett and explain to her the issues with her lot and see what her response is.

Mr. Ken Heim was concerned about his well and septic since is house is lower than the properties that we are speaking about.

A motion to deem application incomplete and carry to October 17th with no further notice required was made by Mr. Dooley and 2nd by Mr. Yetter.

ROLL CALL: Mr. Roberts, Yes; Mr. Brucker, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

BILLS:

Dolan & Dolan – General	406.15
Dolan & Dolan – Lowe’s Home Center	116.25
Dolan & Dolan - McGuire Realty	116.25

A motion to pay the bills as presented was made by Mr. Dooley and 2nd by Mr. Goytil.

ROLL CALL: Mr. Roberts, Yes; Mr. Brucker, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

ADJOURNMENT

A motion to adjourn at 8:50 PM was made by Mr. Roberts and 2nd by Mr. Goytil with all members present in Favor and None Opposed.

Respectfully Submitted:



Mary Whitesell, Secretary