

**HAMPTON TOWNSHIP  
PLANNING BOARD**

**Minutes of May 17, 2012**

**The minutes of this meeting have not be 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, Yes; Mr. Brucker, Absent; 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 Daily and Sunday New Jersey Herald and is posted in the usual location of posted notices.

**MINUTES:** Approval of the Minutes for the April 19, 2012 meeting was made by Mr. Yetter and 2<sup>nd</sup> by Mrs. Rosko.

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

**RESOLUTIONS:**

**Ephemeral Realty – Block 3603, Lot 4 – Amendment to previous Site Plan for the  
Location of the Sign.**

A motion to approve the Resolution as prepared was made by Mr. Yetter and 2<sup>nd</sup> by Mr. Dooley.

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

**QUESTIONS:**

Mr. Dianella was present to inquire about removing the trailer on the adjacent property and making it a parking area for the tenant in the house and for busy times at the Body Shop for employee parking. Removing the trailer and trees was not a problem but he

would have to go to the Zoning Board for approval for the parking spaces/lot without a principal use on the property. He would have to do a Site Plan.

### **APPLICATIONS:**

#### **11-04PB      Cage Investors, - Farmview Estates, Block 3501, Lot 44 - Major Subdivision - Revised map# 2 for a Minor Subdivision.**

Present for the applicant was Attorney Hahn with Courter, Kobert & Cohen, also present was Carmine Pio Casta and Engineer Frank Matarazzo.

Mr. Morgenstern had advised them previous to the meeting that they needed to notice again for the meeting since the map had changed. There would still be a variance needed for Road frontage.

A motion to close this application at this time was made by Mr. Goytil and 2<sup>nd</sup> by Mr. Dooley

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

**Chairman Hinkes stepped down for this application, Chairwoman Rosko continued the meeting**

#### **12-03PB      Augusta Solar Farm – Block 3105, Lot 20.02 – Hampton Hse. Rd.**

Present for this application was Attorney Thomas Molica, Engineer Kenneth Dykstra of Dykstra Walker Engineering and Scott Lewis from Green Energy.

The applicant had revised the map as required by the Engineers report at the last meeting. Exhibit A5 was presented as a Site Layout, Exhibit A6 a Site Cross section.

Mr. Lewis advised that this system would provide electric for approximately 500 homes.

The Engineer advised there would be no removal of soil from the property it would be redistributed on the property, a berm would be extended on the south side of the entrance and would be planted with some green plantings, the driveway thru the project had been widened as requested from the Fire Dept.. At the rear of the property there would be no additional buffer installed since it is all woods and owned by the State of New Jersey. The Storm Water management plan had been revised and approved by Mr. Simmons office. Most of the drainage would go to the North East on the property down to existing detention basins. There is a natural berm on the North Side of the entrance into the property so there will be little visibility to the public using Rt 206.

Application required 4 Variances:

1. No curbing to be installed
2. No sidewalks
3. No paving of driveway
4. No buffer proposed where the property meets the R-2 Zone

A motion to grant the above variances was made by Mr. Goytil and 2<sup>nd</sup> by Mr. Roberts

**ROLL CALL:** Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

A motion to grant Preliminary Site Plan Approval with conditions was made by Mr. Goytil and 2<sup>nd</sup> by Mr. Roberts.

**ROLL CALL:** Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

A motion the carry to June 21<sup>st</sup> for the Memorializing Resolution was made by Mr. Goytil and 2<sup>nd</sup> by Mr. Roberts

**ROLL CALL:** Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

**Mr. Hinkes rejoined the Board**

**Hampton Board of Education Foundation – Tim Dooley**

Mr. Dooley spoke about the project of the lighting the ball fields for night games. This is project that they are doing is as tribute to Mike Biron and they have been raising money with Golf Tournaments. They are looking to install a 10 x 10 bldg. to have the lighting controls in and hopefully will be vandal proof. They will need to do a Site Plan and notice to the residents around the area.

**Hannoush - Amount of Insurance**

Mr. Morgenstern talked about the letter he had received from Mr. Hannoush's Attorney wanting to change the amounts of Insurance required. The proposed new amount do not meet the agreement that was proposed.

A motion to require the original amount of insurance will still stand was made by Mrs. Rosko and 2<sup>nd</sup> by Mr. Dooley.

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

**BILLS:**

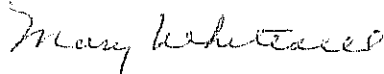
Dolan & Dolan – General	239.21
Harold E. Pellow & Assoc. – General	60.00
Dolan & Dolan – Hannoush	187.50
Dolan & Dolan – McGuire	75.00
Dolan & Dolan – Cage Investors	213.00
Dolan & Dolan – Pet Smart	300.00
Dolan & Dolan – Augusta Solar Farm	661.50
Dolan & Dolan – Ephemeral Realty	124.50
Dolan & Dolan – Hannoush	150.00
Harold E. Pellow & Assoc. – McGuire	330.00
Harold E. Pellow & Assoc. – Cage Investors	60.00
Harold E. Pellow & Assoc. – Ena's Emporium	60.00
Harold E. Pellow & Assoc. – Home Goods	336.00
Harold E. Pellow & Assoc. – Pet Smart	1,230.00
Harold E. Pellow & Assoc. – General	150.00
Harold E. Pellow & Assoc. – McGuire	377.00
Harold E. Pellow & Assoc. – Home & House	30.00
Harold E. Pellow & Assoc. – Augusta Solar Farm	3,267.00
Harold E. Pellow & Assoc. – Cage Investors	540.00
Harold E. Pellow & Assoc. – Cage Investors	793.13
Harold E. Pellow & Assoc. – KIA Dealership	2,610.89

A motion to pay the bills as represented was made by Mr. Yetter and 2<sup>nd</sup> by Mr. Dooley with all members present in Favor and None Opposed.

**ADJOURNMENT**

A motion to adjourn at 8:47 PM was made by all members present in Favor and None Opposed.

Respectfully submitted;



Mary Whitesell, Secretary