

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of September 21, 2007

The minutes of this meeting have not been approved and or subject to change and or modification at the next regular meeting.

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

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; 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 advise 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 to 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: A motion to approve the Minutes of August 17, 2017 was made by Mr. Dooley and 2nd by Mrs. Rosko.

Roll call Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, Yes; Mr. Hinkes, Abstained; Mr. Dooley, Yes; and Mrs. Whitesell, Yes.

APPLICATIONS:

13-02PB Lowe's – Block 3501, Lot 37 – Subdivision – Carry to October 19, 2017.

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

Roll call: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

17-03PB Judith Dykstra – Block 3501, Lot 44.02 – Preliminary Major Subdivision

Present for this application was Kenneth & Judith Dykstra and were sworn by Mr. Morgenstern. The applicant is proposing a 3 Lot subdivision on a 16.03 acre parcel. There is just a point of access to the lot. There is an access easement which was created when the Hampton Downes Subdivision was done over lot Block 3501, Lot 74 and is apparently 100 ft. wide at its intersection with Hampton Downes Road. The new lots to

be created will have the following acreage 1- 9.286 acres, 2-3.072 acres and 3-3.296 acres. These new lots have enough acreage for the R-3 Zone and will be on a cul-de-sac road which may be requested to become a Township Road in the future. At the present time the applicant will need a Variance for homes on an unapproved township road. There is some wetlands on the larger lot of which they have a Wetland Letter of Interpretation from the NJDEP –LOI. The applicant is proposing to build a house on the larger lot but that may change due to some changes in his personal affairs.

At one time there was an “L” shaped piece that extended down to Route 206. That piece has since been subdivided off and added to the Honda Dealership. There will be no access to Route 206 from this development.

This application will take place in (2) phases. Phase 1 will consist of the construction of one dwelling on Lot 1, the storm drainage system and a 12 foot wide private driveway on Lot 1. Phase 2 will consist of the construction of the proposed cul-de-sac and then lots 2 and 3 can be sold and have houses constructed on them .

Neighbors of the proposed property objected to the application. Mr. Michael Korszoloski the owner of the Lot 73 objected because the dwelling would obstruct his view.

Stephen Fischer owner of Block 3501, Lot 74 is the owner of the fee title to the access easement. He objected because his view would be obstructed as well.

Susan Tully of Lot 72 objected as well and Michael Kinsora, the owner of Lot 65 also objected.

Variance need to be granted are as follows:

Lot frontage for Lots 2 & 3 – 250 Ft. required and 142 Ft and 96 Ft. respectfully proposed Variance from the requirement for sidewalks and curb

Variance to construct homes on a private road in accordance with N.J.S.A. 40:55D-35 & 36.

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

Roll Call: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

A motion to grant the variances was made by Mr. Goytil and 2nd by Mr. Roberts.

Roll Call: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

A motion to grant Preliminary Major Subdivision approval was made by Mr. Hinkes and a

Roll Call: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, No; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

A motion to carry to October 19th for the Memorializing Resolution was made by Mr. Yetter and 2nd by Mr. Roberts.

Roll Call: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, No; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

Home & House – Inspection of Project on Parsons Rd.

Mr. Simmons made an inspection of the project on Parsons Rd. He furnished by board with pictures of the existing project. He also had a conversation with Mr. Hannoush in regards to the status of the project. He’s still working on it as funds are available.

A motion to grant a one year extension was made by Mr. Yetter and 2nd by Mr. Roberts.

Roll Call: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, No; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

BILLS:

Dolan & Dolan – Cage Investors	41.75
Dolan & Dolan – Two Camre Dr	208.75
Dolan & Dolan – Home & House	41.75
Dolan & Dolan – Lowe’s	41.75
Dolan & Dolan – General	83.50
Dolan & Dolan – Hampton Body Works & Truck & Trailer	375.75
Harold E. Pellow & Assoc. – Cage Investors	113.15
Harold E. Pellow & Assoc. – Two Camre Dr.	325.00

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

Roll Call: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, No; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Yes; and Mrs. Whitesell, Yes.

ADJOURNMENT

A motion to adjourn at 9:35 was made by Mr. Dooley and 2nd by Mr. Yetter with all members present in Favor and none Opposed.

Respectfully submitted:

Mary Whitesell
Mary Whitesell
Secretary