

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of October 20, 2011

The minutes of this meeting have not been formally approved and are 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 Vice Chairwomen Rosko who led us in the Flag Salute.

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

STATEMENT: Chairwomen Rosko advised that this meeting is being held in compliance with provision 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: Approval of the September 15, 2011 minutes was made by Mr. Dooley and 2nd by Mr. Roberts.

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

GARAGE SALES ON COMMERCIAL PROPERTIES

Dominick Barbagallo was present to request the use of the Naetone Building which his family owns to have a garage sale in. The building is presently for sale and the family has stuff to get rid of and he thought he would like to use it to hopefully dispose of some of their belongs. This was discussed under the Outdoor Sale ordinance. This ordinance requires that a bond be posted of \$ 500.00 and \$ 50.00 per event. The Board waived the Bond Fee but he was to pay the \$ 50.00 event fee and would be allowed 7 days of sale.

A motion to grant the above was made by Mr. Dooley and 2nd by Mr. Yetter.

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

APPLICATIONS:

**11-04PB Cage Investors – Farm View Estates – Block 3501, Lot 44 – Major
Subdivision - 7 Lots**

A motion to carry to November 17, 2011 was made by Mr. Yetter and 2nd by Dooley.

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

**11-05PB Ena's Emporium, LLC – Block 3603, Lot 25.03 – Martin's Property
Change of Use**

Present for this application was Ms. Shirley Moseley and Bruce Shmilowitz and Attorney Lawrence Cohen of Courter, Kobert & Cohen. The applicant is proposing to use the old State Police Barracks as a retail shop for Antiques, Pictures, vintage furniture and furnishings. The building is owned by Kenneth Martin. Mr. Morgenstern reviewed his letter of completeness. This lot is pre-existing and contains approximately 60,000 sq. ft. The applicant is not proposing to change the building on the outside but will make some changes to the interior. There appears to be approximately 24 parking spaces this may need a variance if because of the use and the size of the building.

There are 2 variances required at this point. Lot Area Variance and a Rear Yard Setback Variance.

The Board should determine if this a major or minor site plan. The application is incomplete for the following items:

Key Map, Zone District, Natural features, location of proposed easements, picture of the existing building, exterior lights not shown and any proposed signage.

General Check list:

Affidavit of Service, Publication of Notice, an application to the County Planning Board are required, EIS may be required. Check list also requires Certification of Soils for a legal septic system or comments from the Sussex County Health Dept. as to the adequacy of the existing septic system. Corners of the lot to be flag.

Mr. Morgenstern's general observations are the building is existing and vacant, the use is permitted and it will benefit to have building occupied. Board to determine whether it is a Major or Minor Site Plan. The applicant should complete a variance applications. The Township Engineer to determine if the exterior lighting is adequate for a parking lot and complies with Zoning Ordinance.

Mr. Simmons reviewed is letter of October 12, 2011.

The site plan indicates that there is approximately 5,031 sq. ft. in building size and the applicant proposes to use the entire building of which approximate 600 sq. ft. would be

storage. The applicant stated that she is not using the fenced in area. Applicant is not proposing to have any outside display area. They will restripe the parking lot, flag pole will remain and be painted. They are not proposing any sidewalks at this time. Applicant states that the wooden pole will be removed.

Applicant should provide a floor plan and state the status of the roof with the Blue Tarp. The roof has been repaired and they will furnish a floor plan.

The utilities are well and septic and should be receive approval from the Sussex County Health Dept. before occupancy

Lighting to evaluated by the Township Engineer, Signage to be determined and approved by the Board.

Other approvals from the following should be :

Sussex County Planning Board – Site Plan or Waiver
Sussex County Health Dept. – for Well and Septic
Hampton Twp. Fire Subcode Official
Hampton Twp. Construction Official

Applicant agreed to comply with the requirements of this report.

A motion to deem application complete with conditions, storage area, sign design, and refuse location and lighting to be determined was made by Mr. Yetter and 2nd by Mr. Dooley.

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

A motion to grant 2 variances, lot area and rear yard setback was made by Mr. Roberts and 2nd by Mr. Yetter.

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

A motion to Grant this a Minor Site Plan with conditions was made by Mr. Dooley and 2nd by Mr. Roberts.

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

A motion to allow a permit for the interior work prior to the Resolution was made by Mr. Dooley and 2nd by Mr. Yetter

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

BILLS:

Harold E. Pellow & Assoc. – Farmview Estates	120.00
Harold E. Pellow & Assoc. – Cage Investors	30.00
Harold E. Pellow & Assoc. – Home Goods	344.00
Harold E. Pellow & Assoc. – Bar N Gut	180.00
Harold E. Pellow & Assoc. – Vogt	315.00
Harold E. Pellow & Assoc. – General	315.00
Harold E. Pellow & Assoc. – Ephemeral Realty	30.00
Dolan & Dolan – General	737.21
Dolan & Dolan – Bar N Gut, LLC	37.50
Dolan & Dolan – Cage Investors	112.50
Sussex County MUA	7,017.00
Harold E. Pellow & Assoc. – General	120.00
Harold E. Pellow & Assoc. – Ephemeral Realty	278.00
Harold E. Pellow & Assoc. – Bar N Gut	252.00
Harold E. Pellow & Assoc. – Cage Investors	262.50

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

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

ADJOURNMENT

A motion to adjourn at 8:45 PM was made by Mr. Dooley and 2nd by Mrs. Rosko.

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

Respectfully submitted;

Mary Whitesell

Mary Whitesell
Secretary