

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of October 16, 2014

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 7:35 PM by Chairwoman Rosko who led us in the Flag Salute.

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

STATEMENT: Chairwoman Rosko 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: A motion to approve the Minutes of August 21st , 2014 was made by Mr. Dooley and 2nd by Mr. Yetter.

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

RESOLUTION:

14-02PB 46 Hampton House Rd. LLC(Optical Center) – Block 3603, Lot 17 – Site Plan for New Sign

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

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

APPLICATIONS:

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

A letter was received from the applicants attorney requesting that the application be carried to November 20, 2014.

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

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

14-03PB Newton Dairy Queen – Block 3501, Lot 36 – Preliminary & Final Site Plan – Addition for Freezer and New Signs

Michael Brucker stepped down for this hearing.

Present for the applicant was Attorney William Askin, Esq. of Laddey, Clark & Ryan and Jason Dunn, PP of Dykstra Associates, P.C and Yolanda Peragino manager of the store.

Attorney Askin advised that this is an existing building which they would like to add 10' x 18' addition for freezers and additional equipment and change the free standing sign and signs on the building.

Mr. Morgenstern reviewed his letter on completeness dated October 2, 2014.

The applicant is proposing to add 10 ft. by 18 ft. addition to the North side of the Store and install a new Free Standing sign with 2 signs on the Pylon. One of which will be an LED digital display sign to advertise their specials. There will also be 2 façade signs for a total of 46.9 sq. ft. and the maximum of 40.9 sq. ft. (10%) of the front façade the old signs will be removed.

There will several variances needed for this project.

1. Free Standing Sign will be installed 5 ft. from the property line on the south side of the property. The existing sign is on the property line. The new sign will be 15 ft. from the Route 206 right of way. The sign will be in 2 parts constituting 2 separate signs. Variance for sign area 40 sq. ft. allowed and 56.79 sq. ft. required.
2. A variance to permit the sign to be closer to the ground and still be only 18 ft. high at the top. The proposed sign would be 19.9 ft. above the ground.
3. Variance for Lot area – 2 acres required and .451 acres existing
4. Variance for Lot depth – 200 ft. required and 110.22 ft. existing
5. Variance for Rear Yard Setback – 100 Ft. required and existing 46.4 ft. existing
6. Variance for Lot Frontage – 200 Ft. required and 190.21 ft. existing.
7. Variance for the length of parking spaces 10 ft. required and 9 ft. proposed.
8. The maximum impervious coverage per ordinance 30% and proposed coverage after adding an additional 280 sq. ft. of pavement will be 59% coverage
9. The minimum parking lot width on the northerly side should be 65 ft. and proposed parking area from the addition is 62 ft.

Mr. Simmons reviewed his letter of October 7th 2014

Most of the items in his report were discussed in Mr. Morgenstern's report. In the site plan section the sidewalks were discussed. Applicant to get approval from the DOT before doing the sidewalks (three separate sections) . Lighting to remain the same. Signage on this property to be LED and the brightness for day and night to be as specified this report. Township Engineer will inspect the intensity of the sign.

Exhibits A-1 – Examples of the signage for the Building
Exhibits A-2 – Architect Drawing

A motion to Grant Preliminary & Final Site Plan Approval was made by Mr. Goytil and 2nd by Mr. Dooley

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 Variances for the Free Standing Signs (2) on one pole, 18 Ft. instead of 19.1 and bottom of the sign to be 8ft. above the ground, 40 Sq. Ft. Allowed and 57.56 Sq. Proposed was made by Mr. Dooley and 2nd 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 2 façade signs was made by Mr. Dooley and 2nd 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 allow the applicant to apply for the building permit before the Resolution was made by Mr. Dooley and 2nd 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 carry the application to the November 20th for the Memorializing Resolution was made by Mr. Dooley and 2nd by Mr. Goytil.

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

Mr. Brucker rejoined the Board.

14-04PB Cage Investors – Block 3501, Lot 44 – Minor Subdivision

Application was deemed in complete for the reasons in the Attorney's letter of October 16, 2014 was made by Mr. Yetter and 2nd by Mr. Goytil.

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

BILLS:

Dolan & Dolan – General	318.50
Dolan & Dolan – 46 Hampton House Rd.	145.36
Dolan & Dolan – Lowe's	158.00
Sussex County MUA – Lowe's Sewer	7,350.00
Harold E. Pellow & Assoc. – General	31.25
Harold E. Pellow & Assoc. – Hampton RV	125.00
Harold E. Pellow & Assoc. - 46 Hampton House Rd.	125.00
Harold E. Pellow & Assoc. - McGuire	125.00
Harold E. Pellow & Assoc. – Lowe's	187.50
Dolan & Dolan – General	51.82
Dolan & Dolan – 46 Hampton House Rd.	52.14
Dolan & Dolan – Cage	237.00
Dolan & Dolan – Lowe's	39.50
Dolan & Dolan – Dairy Queen	39.50

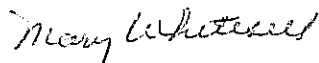
A motion to pay the bills as presented was made by Mr. Goytil and 2nd by Mr. Dooley.

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

ADJOURNMENT

A motion to adjourn at 9:05PM was made by Mr. Yetter and 2nd by Mr. Brucker with all member present in Favor and None Opposed.

Respectfully submitted:



Mary Whitesell, Secretary