

Planning Bd.  
Res.

**HAMPTON TOWNSHIP PLANNING BOARD**

**RESOLUTION ADOPTING A MASTER PLAN REEXAMINATION REPORT**

**WHEREAS**, the Hampton Township Planning Board has reexamined the Hampton Township Master Plan pursuant to the requirements of N.J.S.A. 40:55D-89 and other applicable laws;

**NOW, THEREFORE, BE IT RESOLVED** that the Hampton Township Planning Board makes the following findings of fact and conclusions of law:

The Planning Board has reexamined the Master Plan as required by law. The Planning Board has utilized the services of Harold E. Pellow & Associates, Hampton Township Engineers and the firm of Dolan And Dolan, P.A. by Robert T. Morgenstern, the Hampton Township Planning Board Attorney;

The Board finds that substantial progress has been made toward addressing the problems and objectives at the time of the adoption of the last Master Plan. Those problems and objectives together with the progress made in attaining a Resolution of the problems and objectives are set forth in the report entitled "Master Plan Reexamination Report – Hampton Township, Sussex County, New Jersey" dated July 2015 and annexed hereto as Exhibit "A." The Board does not recommend the adoption of any amendments to the Hampton Township Zoning Ordinance or Land Development Ordinances of the Township.

**BE IT RESOLVED** that the Hampton Township Planning Board adopts the Reexamination Report annexed hereto as Exhibit "A."

**BE IT FURTHER RESOLVED** that a copy of this report and Resolution shall be forwarded by the Hampton Township Planning Board Secretary to the Sussex County Planning Board. A copy of this Resolution shall be sent to the Municipal Clerk of each adjoining municipality.

I hereby certify that the within Resolution was adopted by the Hampton Township  
Planning Board at its meeting on July 15, 2015.

**HAMPTON TOWNSHIP PLANNING BOARD**

By: W.E. Hinkes  
William E. Hinkes, Chairman

Dated: July 15, 2015

By: Mary Whitesell  
Mary Whitesell, Secretary

Dated: July 15, 2015

RTM 07-01-15

**MASTER PLAN REEXAMINATION REPORT  
HAMPTON TOWNSHIP  
SUSSEX COUNTY  
JULY 2015**

Prepared by:  
Harold E. Pellow & Associates & Dolan And Dolan, P.A.

This Report has been signed and sealed in the original  
in accordance with N.J.A.C. 13:41-1.3

## **INTRODUCTION**

The Municipal Land Use Law and N.J.S.A. 40:55D-89 requires a periodic reexamination of the Township Master Plan. That section provides that the governing body shall provide for a general reexamination of its Master Plan and Development Regulations by the Planning Board which shall prepare and adopt by Resolution a Report on the findings of such reexamination a copy of which report and Resolution shall be sent to the County Planning Board and the Resolution shall be sent to the Municipal Clerk of each adjoining municipality.

## **REEXAMINATION CRITERIA**

N.J.S.A. 40:55D-89 provides for the preparation of Periodic reexamination Report using the following five criteria:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or Development Regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.

- d. The specific changes recommended for the Master Plan or Development Regulations, if any, including underling objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “local redevelopment and housing law”, P.L. 1992, c79(C40A:12A-1 et al) into the land use plan element of the municipal master plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plan of the municipality.”

### **MASTER PLAN REEXAMINATION**

1. At the time of the adoption of the Master Plan there were recommended revisions to the Land Development Ordinances to provide for and locate land uses deemed suitable for Hampton Township at densities that can be accommodated within the adopted environmental standards. This was accomplished by subsequent amendments to the Land Development Ordinances.
2. The Master Plan recommended the inclusion of town centers in Hampton Township including two (2) town centers proposed by the Township. This was accomplished.
3. The Master Plan included the projected demand for housing by type, lot size and cost and factored in ways of meeting Hampton Township’s COAH obligations. This was accomplished.
4. The Master Plan determined the extent and location of land needed to accommodate projected new residential development in areas suited for redevelopment and reuse. This was accomplished.

5. The Master Plan provided a circulation system to serve all properties in Hampton Township incorporating movement to and from employment, recreation opportunities and commercial and institutional services. This was accomplished. A Circulation Plan Element Amendment was adopted July 17, 2008.
6. The Master Plan recommended the provision for recreational and cultural facilities for the Township. This was accomplished by adopting an Open Space and Recreation Plan Element by the Planning Board on January 17, 2013.
7. The Master Plan recommended the maintenance and improvement of the level of educational opportunity for local residents. This was accomplished. The public schools within the Township include the Hampton Township Elementary School named the McKeown School and the Kittatinny Regional High School. Those schools have been upgraded pursuant to plans presented to the Hampton Township Planning Board.
8. The Master Plan recommended the support of increases in safety and health related activities such as fire, emergency squad and public health. This has been accomplished by the creation of the Hampton Township Volunteer Fire Department and the Rescue Squad. The New Jersey State Police provides adequate policing for the Township.
9. The Master Plan recommended the identification and protection of lands which may be needed for Open Space and Recreational Lands. Recreational facilities have been created since the adoption of the Master Plan including recreational fields.

#### **COMMUNICATION FACILITIES**

10. The Township has adopted Ordinances to facilitate the erection of wireless communications towers in appropriate locations within the township. The Development Regulations have been amended to establish wireless communications facilities as

conditional uses in appropriate locations.

### **THE PROVISION OF AFFORDABLE HOUSING**

11. Hampton Township received Second Round Substantive Certification of its Housing Element and Fair Share Plan from the Council on Affordable Housing. Hampton Township adopted a Growth/Share Development Fee Ordinance. Hampton Township petitioned the Council On Affordable Housing for Third Round Substantive Certification which included a newly proposed Development Fee Ordinance based on COAH's Third Round Regulations on Development Fees. COAH recommended to Hampton Township that the Development Fee Ordinance be amended in specific respects. Hampton Township adopted the Amended Development Fee Ordinance recommended by COAH. Hampton Township has collected Development Fees pursuant to COAH Regulations. The Township has met its obligations for Affordable Housing by the adoption of appropriate regulations and appropriate housing plan.

### **THE STORM WATER ORDINANCE**

12. The Township has adopted a Storm Water Ordinance as required by law.
13. Hampton Township also conducted Vision Plan Hearings to review conceptually future development in the Township.

### **OVERVIEW**

Because of the rather sluggish economy effecting the nation, state, county and Hampton Township there has not been a great deal of development within the township within the last nine (9) years. The Planning Board finds that the Land Development Regulations have been functioning properly to allow reasonable development. The Hampton Township Zoning Board in its Annual Reports has not recommended any amendments to the Land Development Ordinances

in the last five (5) years. An official map has been adopted by the Township providing for future roads within the municipality.

The Planning Board makes the following findings:

1. There have been no major problems relating to land development in the municipality since the adoption of the Master Plan.
2. The Planning Board finds that any problems and objectives related to land development have been adequately addressed by the Master Plan and subsequent ordinance amendments.
3. There have been no significant changes in the assumptions, policies and objectives forming the basis of the Master Plan or Development Regulations with regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.
4. No specific changes are recommended for the Master Plan or Development Regulations.
5. The Planning Board makes no recommendation concerning the incorporation of Redevelopment Plans pursuant to the local Redevelopment and Housing Law. N.J.S.A. 40A:12A-1 et. seq. This is unnecessary.

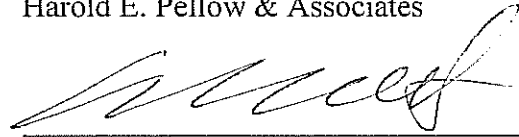


This Report has been signed and sealed in the original in accordance with

N.J.A.C. 13:41-1.3.

Harold E. Pellow & Associates

By:

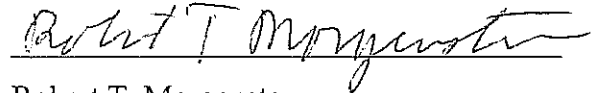


David B. Simmons, Jr., P.E., P.P.

Dated: July 6, 2015

Dolan And Dolan, P.A.

By:



Robert T. Morgenstern

Dated: July 6, 2015.

