

**HAMPTON TOWNSHIP
PLANNING BOARD**

**Minutes of November 15, 2018
Rescheduled to December 4, 2018**

The minutes of the meeting have not been formally approved and are subject to approval at the next regular meeting.

The meeting of the Hampton Township Planning Board was called to order at 7:14 PM by Vice Chairman Dooley who led us in the Flag Salute.

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

STATEMEN: Vice Chairman Dooley 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 Twp. Planning Board that being the Sunday and Daily, New Jersey Herald and is posted in the usual location of posted notices in the front hall.

MINUTES: A motion to approve the minutes of October 18, 2108 was made by Mr. Yetter and 2nd by Mr. Dooley

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

RESOLUTION:

18-03PB Fairclough Propane – Block 3106, Lot 2 – New Site Plan

A motion to approve the Resolution with a few changes was made by Mr. Yetter and 2nd by Mr. Brucker – change to be made the number parking spaces to 12, Awnings to remain with the a change to the name and the lighting to be more conforming the ordinance.

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

APPLICATION:

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

A motion to carry to the January 17th meeting as requested was made by Mr. Brucker and 2nd by Mr. Yetter.

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

Mr. Hinkes arrived

18-04PB DMK Development – Block 3105, Lot 1 - 4 Lot Subdivision and Site Plan for Tractor Supply

Present for this application was Attorney Damien Del Duca, Engineer Jeff Careaga from Careaga Engineering.

Mr. Morgenstern reviewed his report on completeness. The applicant proposes to purchase Lot 1.03 which will be 6.58 acres after the subdivision. The applicant will construct a 19,079 Sq. Ft. Tractor Supply Company Retail Store at the location. G.A.S Enterprises will retain ownership of the remaining lots. The applicant seeks a conditional use approval for the warehouse, storage and wholesale of certain materials including propane gas. The applicant will be using outdoor speakers on the site to broadcast from one department to another.

The Variances required:

1. Parking spaces 96 required and 75 Proposed
2. Free Standing Sign size. 40 Sq. Ft. Allowed and 194 Sq. Ft. Per side proposed.
3. Freestanding Sign Height 18 Ft. Permitted and 29 Ft. Proposed.
4. A minimum of 1 parking space for every thirty space is required to be landscaped, applicant proposes no landscaping and requests a variance.
5. Applicant requires outdoor display for sale of items
6. Variance for No sidewalks

Conditional Use Approval

Applicant applies for conditional use approval for the sale of propane gas from a 1,000 gal. propane tank to be located in a fenced area on the south side of the proposed building

Applicant will also require conditional use approval under Section 108-32F(4)(b) for the warehousing, storage and wholesale of certain other materials listed in its application including but not limited to used oil recycling, battery recycling, car batteries, oil and lubricant, engine additives, roof coatings, paints, solvent, paint sundries, lawn chemicals and fertilizer.

Mr. Simmons reviewed his reports of November 8 and November 26. Most questions and concerns on the November 8th report have been addressed. The building envelopes on lots 1.05 and 1.06 are set up based on the offsets required by the zoning requirement. Wetland and transition areas will dictated the limits of the building envelopes.

Exhibits A-1, A-2, A-3 Site Plan, Page 4, A-4 Bowman Site Plan and A-5 dated 10/16 & 11/26/18

A motion to deem the application complete was made by Mr. Dooley and 2nd by Mr. Roberts

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

Variance for size of sign & Height to be determined at the next meeting.

Variance for sidewalks, curbing and parking spaces to be granted was made by Mr. Dooley and 2nd by Mr. Brucker

ROLL CALL: Mr. Roberts, 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 subdivision and Site Plan was made by Mr. Yetter and 2nd by Mr. Brucker

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

A motion to carry to the January 17th meeting for a memorializing Resolution and Sign approval was made by Mr. Brucker and 2nd by Mr. Dooley

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

David Simmons – Home & House update

Machine down at this time – Secretary to send letter request to come to January meeting

BILLS:

Dolan & Dolan – General	304.49
Dolan & Dolan – Martin	127.50
Dolan & Dolan - Faircough	765.00

Dolan & Dolan – DMK Development	340.00
Dolan & Dolan – Economou	136.00
Dolan & Dolan – Lowe’s	494.70
Dolan & Dolan – 2 Camre Dr.	382.50
Dolan & Dolan – Home & House	42.50
Harold E. Pellow & Assoc. – General	65.00
Harold E. Pellow & Assoc. – Lowe’s	195.00
Harold E. Pellow & Assoc. – Hannoush	228.00
Harold E. Pellow & Assoc. -2 Camre Dr	995.35

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

ROLL CALL: Mr. Roberts, Yes; Mr. Brucker, Yes; 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 all members present in Favor and None
Opposed.

Respectfully submitted;

Mary Whitesell
Mary Whitesell, Secretary