

**HAMPTON TOWNSHIP  
PLANNING BOARD**

**Minutes of December 15, 2016**

**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 Chairman Hinkes who led us in 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 advised that this meeting is being held in compliance of provisions 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 the October 20, 2016 meeting was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Yetter.

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

**APPLICATIONS:**

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

A request was made to carry the application to the January 2017 meeting. A motion to grant the request was made by Mr. Yetter and 2<sup>nd</sup> by Mrs. Rosko.

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

**16-02PB      Augusta Solar Farm – Final Site Plan – Block 3105, Lot 20.02**

Mr. Hinkes & Mrs. Rosko stepped down for this hearing

Applicant was represented by Attorney Thomas Molica of Vogel, Chat and Kenneth Dykstra of Dykstra Walker Associates. Also present was a representative from Augusta Solar Farm Thomas Pepper. The applicant is back for a variance for the height of the Power Company Poles. 4 Poles were installed that are greater than the 30 Ft. which we

approved. Most of the other work has been done. A tree needed to be replaced and some more seeding topsoil fertilizing and straw mulching of all slopes and disturbed areas, a stop sign and bar on the access drive payment. Solar panels need to be numbered for ease of access in case of an emergency, clear up debris around the fence. Applicant to post a bond in the amount of \$ 58,500.00 until the work is completed. A proposed deadline for completion being 5/31/17.

Soil Conservation will need to be satisfied also.

A motion to grant the variance for the pole height was made by Mr. Goytil and 2<sup>nd</sup> by Mr. Dooley.

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

A motion to grant Final Site Plan approval and post a bond was made by Mr. Brucker and 2<sup>nd</sup> by Mr. Dooley

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

A motion to carry to the January 19<sup>th</sup> for a memorializing Resolution was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Brucker.

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

Mr. Hinkes & Mrs. Rosko returned to the meeting.

#### **W. Campbell Supply Realty, Block 3603, Lot 29 – G & G Property – Amendment To Previous Site**

Applicant was represented by Attorney Donna Jennings of Wilentz Attorneys at Law. After the original site plan was completed the setback rules for a commercial property changed. The original site plan required 100 ft. setback for the front yard and the new purchaser of the property is seeking relief from that condition. 50 Ft. Front yard and 30 Ft. side yard set back.

A motion to grant the request was made by Mrs. Rosko and 2<sup>nd</sup> by Mr. Dooley

**ROLL CALL:** Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, Yes; Mr. Yetter, Yes; Mr. Dooley, Yes; Mr. Goytil, No; and Mrs. Whitesell, Yes.

**Cage Investors – Block 3501, Lot 44 – Minor subdivision – Re-approval**

The applicant is requesting a re-approval of this Minor Subdivision since they have been all this time with the Wetlands and DEP approval.

A motion to grant the request for re approval until September 1, 2017 was made by Mr. Brucker and 2<sup>nd</sup> by Mrs. Rosko

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

**RESOLUTION:**

**Home & House – Preliminary & Final Major Subdivision Approval Extension  
For Block 2602, Lot 8.03**

A motion to grant the extension was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Brucker

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

**Kenneth Martin – Affordable Housing**

The applicant was represented by Jeffrey Kantowitz, Steven Martin and Eric Martin to discuss the re-zoning of their property and the Affordable housing use of the other side of the their property. They furnished a map showing how they see it to be completed. Their division of the property was Residential 35 acres, Commercial 45 Acres and Mixed Use 15 Acres. Mr. Kantowitz presented change needed to the Zoning Ordinance which were not discussed.

**BILLS:**

<b>Harold E. Pellow &amp; Assoc. – Augusta Solar Farm</b>	<b>626.00</b>
<b>Harold E. Pellow &amp; Assoc. – Cage Investors</b>	<b>32.50</b>
<b>Harold E. Pellow &amp; Assoc. – Ken Martin</b>	<b>65.00</b>
<b>Harold E. Pellow &amp; Assoc. – General</b>	<b>65.00</b>
<b>Dolan &amp; Dolan – General</b>	<b>466.78</b>
<b>Dolan &amp; Dolan – Home &amp; House</b>	<b>149.24</b>
<b>Dolan &amp; Dolan – Augusta Solar Farm</b>	<b>123.00</b>
<b>Harold E. Pellow &amp; Assoc. – General</b>	<b>292.50</b>
<b>Harold E. Pellow &amp; Assoc. – Home &amp; House</b>	<b>552.00</b>
<b>Harold E. Pellow &amp; Assoc. – Cage Investors</b>	<b>161.50</b>
<b>Harold E. Pellow &amp; Assoc. – Augusta Solar Farm</b>	<b>65.00</b>
<b>Dolan &amp; Dolan – W. Campbell Supply</b>	<b>205.00</b>

**Dolan & Dolan – Augusta Solar Farm**

**123.00**

**Dolan & Dolan – Cage Investors**

**382.12**

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

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

**ADJOURNMENT**

A motion to adjourn was made at 10:10 PM and was approved by all members present.

Respectfully submitted

*Mary Whitesell*

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