

**HAMPTON TOWNSHIP
PLANNING BOARD
Minutes of December 20, 2012**

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. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Absent; Mrs. Whitesell, Yes; Attorney Morgenstern, Yes and Engineer Simmons, Yes.

STATEMENT: Chairman Hinkes 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 Sunday and Daily New Jersey Herald and is posted in the usual location of posted notices.

MINUTES: A motion to approve the minutes of November 15, 2012 was made by Mr. Yetter and 2nd by Mrs. Rosko.

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

OPEN SPACE PRESENTATION

Barbara Davis from the Land Conservancy of New Jersey gave a power point presentation, The Planning Board should hold a Public Hearing in January a part of the Master Plan update.

A motion to have Attorney Morgenstern do the notice for the Public Hearing for January was made by Mr. Yetter and 2nd by Mr. Brucker

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

RESOLUTIONS:

**12-09PB Barbagallo – Minor Site Plan – Garage Sales Warehouse
Block 3603, Lot 1.02**

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

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

NOTH JERSEY ADVERTISING – SIGNS AT MALL

George Crescione was present to discuss the use of Digital Signs to replace the existing Free Standing signs at the mall. George gave some locations that the Board could go to see what he is proposing. Mr. Yetter stated that he would like to go see the signs.

APPLICATIONS

12-08PB Cage Investors – Minor Subdivision – Block 3501, Lot 44

The applicant is proposing to subdivide this large lot in two lots, 1 Commercial and 1 Residential located in the R-3, and HC-RD Zone. Proposed Lot A as frontage on Rt. 519 consisting of 170.16 ft. existing and 250 ft. required. Tanis Road is not a Township Road and there is only 51.57 ft. of frontage along this right-of-way. There is an existing dwelling on Lot A with just an access drive at Rt. 519. There was a previous subdivision to remove that parcel from the plan but it was never completed.

There is connector road shown on the Hampton Township Master Plan between Rt. 519 and Rt. 206. This road or the right of way easement is not shown on this map dated November 5, 2011 updated 11/20/12 per the completeness review. The applicant has submitted a draft alignment plan for the proposed easement.

The applicant has submitted an application to the Sussex County Planning Board which was one of the requirements at a previous meeting for the same application before this Board.

Mr. Simmons reviewed his report of December 4th, 2012.

The proposed remainder lot will consist of 110.8 acres in size and is located primarily on the eastern side of the lot and will be accessed from Rt. 206. This portion of the lot is located in the HD-RD Zone with small portion located in the HC-MFG Zone and R-3 Zone.

Stormwater management issues have not been address at this time. There is not any proposed development of this property at this time. Only separating the Commercial and Residential property. Applicant is to return to this Board for further development.

Applicant is proposing to submit an application to the DOT for access to the Commercial property after the subdivision has been perfected.

A motion to grant the waivers and declare complete was made by Mr. Brucker and 2nd by Mrs. Rosko.

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

A motion to Grant a Variance for Lot Frontage on Rt. 519, 250 Ft. required and 170.6 Ft. proposed and existing 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. Hinkes, Yes; Mr. Dooley, Yes and Mrs. Whitesell, Yes.

A motion to carry to January 17th for Memorializing Resolution was made by Mr. Yetter and 2nd by Mr. Roberts.

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

BILLS:

Dolan & Dolan – General	355.00
Dolan & Dolan – Garage Sale Warehouse	337.50
Dolan & Dolan – McGuire Hampton Realty	613.50
Harold E. Pellow & Assoc. – General	330.00
Harold E. Pellow & Assoc. – McDonald’s USA	992.50
Harold E. Pellow & Assoc. – McGuire chevrolt	639.00
Harold E. Pellow & Assoc. – Home & House	30.00
Harold E. Pellow & Assoc. – Lowe’s	30.00
Harold E. Pellow & Assoc. – Ephemeral Realty	30.00
Harold E. Pellow & Assoc. - KIA Dealership	30.00
Harold E. Pellow & Assoc. - Kenneth Martin	3,372.38
Harold E. Pellow & Assoc. – Home Goods	30.00
Harold E. Pellow & Assoc. – Cage Investors	336.25
McGovern & Roseman – McGuire	300.00

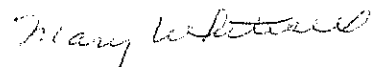
A motion to pay the bills as presented was made by Mr. Dooley and 2nd by Mr. Roberts

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

ADJOURNMENT

A motion to adjourn at 8:45 PM was made by Mr. Roberts and 2nd by Mr. Brucker with all members present in Favor and None Opposed.

Respectfully submitted;



Mary Whitesell
Secretary