

**HAMPTON TOWNSHIP  
PLANNING BOARD**

**Minutes July 18, 2013**

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

**STATEMENT:** This meeting is being held in compliance with 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 June 20, 2013 was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Yetter.

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

**RESOLUTION – EXTENSION OF TIME**

**Gabriel Hannoush – Home & House – Block 2602, Lot 8.03**

A motion to approved the Resolution as prepared was made by Mr. Yetter and 2<sup>nd</sup> by Mr. Rosko.

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

**Joseph Maio – Block 508, Lot 1,2,&3 – Minor Subdivision**

Mr. Maio was present to talk about not being able to file the subdivision deeds for this project. He is not finished with house at this time but he would like to complete the subdivision. A condition in the Resolution was to upgrade the road in front of the house. This is requiring him to furnish 8” of dense graded aggregate and oil and stone the road in front of this property. At the present time Mr. Maio owns lots 2 & 3. And the Subdivision took some property from Lot 1 owned by the Gordons to make it more conforming to today’s Zoning. As of this time the deeds have been reviewed and

corrected but the site Tri-angle deed is not complete. Mr. Simmons stated that he should posted a Bond for the road work to be done before the road is complete if he can not due that work right now. Mr. Maio was not happy with that scenario.

#### **APPLICATIONS:**

##### **06-18PB Hampton RV – Block 3603, Lot 13 – Site Plan**

The secretary did not receive any pictures or updates on the project. Mr. Simmons advised the Board that they were making a change to area in the back of the new building. Instead of having the area Black Topped, they were going to make it reinforced concrete and that took sometime for his Engineer to develop the plan and have it approved by Mr. Simmon's Office.

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

Applicant was represented by Kevin Bulger, Consultant for Lowe's, Attorney Michael Lavery of Courter, Kobert and Cohen and Arthur Robinson purchaser of the Subdivided Lot. This lot is in the back of Lowe's Home Center up on the hill. When site plan approval was given to Lowe's to construct a building the space in back of the store was to have a conservation easement grant for that area. Mr. Robinson wanted that area for future development because there was 2 large flat areas that he taught might be able to developed.

Mr. Morgenstern reviewed his letter on completeness of the application. There would be several variances necessary for the subdivision.

Variances that would be needed for this project are:

1. Variance from the requirement in NJSA 40:55D-35 which is entitled "Building Lot to abut Street" that section provides as follows in pertinent part: "No permit for the erection of any building or structure shall be issued unless the lot abuts a street giving access to such proposed building or structure." This variance would be required if Applicant were to apply for a building permit for Lot 37.01.
2. Lot Frontage. The ordinance requires a minimum of 200 ft. of road frontage. This lot has no frontage.
3. A rear yard setback variance is required for the water tank. 100 Ft. is required and 36 ft. is proposed.
4. Section 108-27G requires sidewalks in the HC-MFG Zone District. No sidewalks are proposed.
5. Other variances are likely to be required once development proposals are submitted for the proposed Lot 37.01.

Mr. Simmons reviewed his report of June 13, 2013. A lot of his report is in regards to the original subdivision to correct mistakes made between the maps and deed wording. His report discusses the same concerns as Mr. Morgenstern's report.

The issue of road frontage was discussed by extending Town Center Dr. further up and relocating to another area so that the parcel would still have the same area. Mr. Robinson wasn't in favor of that. Mr. Robinson wanted more time to discuss this matter.

A motion to deem application Incomplete was made by Mr. Goytil and 2<sup>nd</sup> by Mr. Yetter.

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

A motion to carry to August 15, 2013 was made by Mr. Goytil and 2<sup>nd</sup> by Mr. Dooley.

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

#### **BILLS:**

<b>Harold E. Pellow &amp; Assoc. – Hampton RV</b>	<b>465.00</b>
<b>Harold E. Pellow &amp; Assoc. – Kere Associates</b>	<b>93.75</b>
<b>Harold E. Pellow &amp; Assoc. – Maio</b>	<b>420.00</b>
<b>Harold E. Pellow &amp; Assoc. – Lowe's</b>	<b>1,674.50</b>
<b>Harold E. Pellow &amp; Assoc. – McGuire</b>	<b>1,578.50</b>
<b>Harold E. Pellow &amp; Assoc. – General</b>	<b>156.25</b>
<b>Harold E. Pellow &amp; Assoc. – General</b>	<b>437.50</b>
<b>Dolan &amp; Dolan – General</b>	<b>444.93</b>
<b>Dolan &amp; Dolan – Kere Associates</b>	<b>232.50</b>
<b>Dolan &amp; Dolan – Lowe's</b>	<b>761.05</b>
<b>Dolan &amp; Dolan - Cage Investors</b>	<b>38.75</b>
<b>Dolan &amp; Dolan – Jerry Finegan</b>	<b>38.75</b>
<b>Dolan &amp; Dolan – Home &amp; House</b>	<b>38.75</b>
<b>Dolan &amp; Dolan – Maio</b>	<b>38.75</b>
<b>Sussex County MUA – Lowe's</b>	<b>7,417.75</b>


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

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

#### **ADJOURNMENT**

A motion to adjourn at 9:40 PM was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Goytil with all members present in Favor and None Opposed.

Respectfully submitted;



Mary Whitesell  
Secretary