

**HAMPTON TOWNSHIP COMMITTEE
SPECIAL MEETING MINUTES
FEBRUARY 17, 2017**

THE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION AT THE NEXT REGULARLY SCHEDULED MEETING.

FLAG SALUTE: Mayor Philip Yetter led the Flag Salute at 2:03 P.M.

ROLL CALL: Present: Committeeman timothy Dooley, Committeeman Keith Gourlay, Committeeman David Hansen and Mayor Philip Yetter. Also present: Township Administrator E. Klose and Township Planning Board Attorney R. Morgenstern.

STATEMENT- Mayor Philip Yetter stated that the meeting was being held in compliance with the provisions of P.L. 1975, Ch. 231, Secs. 4 & 13 the Sunshine Law, adequate notice of the meeting has been published in the New Jersey Herald being the Sunday and Daily editions as to time, place, and date, and is posted in the usual location of posted notices in the municipal building.

No Consent Agenda (Special Meeting)

The attorney for 15 Route 206, LLC, Mr. J. Kantowitz expressed his appreciation to township officials for meeting with him and his client several times recently to reach a consensus regarding proposed revisions to the Hampton Township Zoning Code that would affect development along the Route 206 corridor. He reviewed the following items that 15 Route 206, LLC and Hampton Township agreed to during a previous meeting: 15-year durational zoning and 17.5% set-asides. The parties involved must still address the remaining items: commercial signage and permitted heights of future residential structures in the commercial district.

EXECUTIVE SESSION

A MOTION was made by Committeeman D. Hansen and seconded by Committeeman T. Dooley, with all members in favor, to adopt the following resolution.

**HAMPTON TOWNSHIP COMMITTEE
RESOLUTION FOR EXECUTIVE SESSION**

BE IT RESOLVED BY THE HAMPTON TOWNSHIP COMMITTEE to go into Executive Session pursuant to the following exception of the Open Public Meetings Act: N.J.S.A. 10:14-12 for the purpose of discussing pending litigation at 2:08P.M. The matters discussed in Executive Session may be made public at the appropriate time. I hereby certify that the Hampton Township Committee at its meeting on February 17, 2017 adopted the foregoing Resolution.

_____ Date _____
Kathleen Armstrong, RMC
Township Clerk

A MOTION was made by Committeeman D. Hansen and seconded by Committeeman K. Gourlay, with all members in favor, to go back into Regular Session at 2:30 P.M.

A MOTION was made by Committeeman D. Hansen and seconded by Committeeman K. Gourlay, with all members in favor, to authorize Township Planning/Zoning Board Attorney R. Morgenstern to work on an agreement with 15 Route 206, LLC Attorney J. Kantowitz to present to the Court at the March 17, 2017 Affordable Housing Hearing.

Township Attorney R. Morgenstern stated that township officials would probably have to postpone signing the agreement referenced above until they receive an affordable housing agreement from Pio Costa Enterprises/Cage Investors. Mr. Morgenstern stated the importance of a “global agreement” with both developers; otherwise, it will be necessary to go to trial.

Mr. Kantowitz asked for confirmation that members of the Township Committee and the Township Planning Board are agreeable to the affordable housing terms that his client and township officials were able to negotiate at recent pre-hearing meetings. Mr. Morgenstern responded in the positive. He explained that once the Court rules on the matter, the township will adopt a resolution. Upon adoption, the township will amend the Hampton Township Master Plan, as well as the Zoning Ordinance.

Mr. Kantowitz stated that it is in his client’s best interest to have an agreement with the township and he intends to work with local officials to achieve that goal.

Mr. Morgenstern stated that he intends to add Pio Costa Enterprises/Cage Investors to the affordable housing lawsuit as indispensable parties.

PUBLIC SESSION

No comment

PUBLIC SESSION CLOSED

A **MOTION** was made by Committeeman K. Gourlay and seconded by Committeeman T. Dooley, with all members in favor, to adjourn at 2:39 P.M.

Respectfully submitted by,

Kathleen Armstrong, RMC
Township Clerk