

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of October 15, 2015

The minutes of this meeting have not been formally approved and are subject to change and or modification at the next regular meeting.

This meeting 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, Absent; 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 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 Twp. 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 September 17, 2105 was made by Mr. Dooley and 2nd by Mr. Brucker.

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

CONCEPT SITE PLAN – G & G Diesel – Block 3603, Lot 29 – 2 Route 94

The applicant was before the Board for approval of a temporary enclosure for the winter in order to work on larger vehicles. In the spring they will be back to the Board for an addition to the existing building. The temporary structure will be over existing concrete slab and black top. Temporary structure will be up until the new building is complete.

A motion to waive site plan approval the for the Temporary Structure was made by Mr. Dooley and 2nd by Mr. Brucker.

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

APPLICATIONS:

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

A letter was received by the Board Secretary to carry the application to the next meeting November 2015.

A motion to grant the request was made by Mr. Dooley and 2nd by Mr. Hinkes.

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

15-01PB Robert Boettcher – Minor Subdivision – Block 1705, Lot 1.01, 1.02, 2, 3 & 6

Present for this application was Mr. & Mrs. Boettcher, and Engineer Kenneth Wentink.

Mr. Roberts stepped down for this presentation.

Mr. Wentink stated that the Boettcher's have 5 small lots some with buildings on them and they are combining the lots to have two(2) lots with houses on.

Mr. Morgenstern reviewed his report of September 29, 2015 on completeness.

The Boettcher's own all the above properties. They front on Oak Drive, Laketop Dr. and Hazelnut Dr.

This application is to create 2 lots to accommodate the two single family homes. Block 1705, Lot 3 is proposed to contain 45,2147, sq. ft. or 1.039 acres. That lot will be made up of portions of the existing Lot 3, all of the existing Lot 2 and all of existing Lot 1.02

The remaining lot will be known as Block 1705, Lot 6. It is proposed to contain .380 acres of 16, 538 sq. ft. It will be made up of the existing Lot 6 and existing Lot 1.01.

The Variances

As to the new Block 1705, Lot 3

1. Lot Area Variance – Minimum lot area required 65,340 sq. ft. (1.5 Acres); Proposed 45,247 Sq. (1.039 acres)
2. Minimum side yard setback – Required 35 Ft. existing 6.1 Ft proposed. This is an existing condition
3. Minimum rear yard setback – Required 50 ft., existing 17.9 ft. and proposed. This is an existing condition.
4. It appears that Oak Dr., Laketop Dr. and Hazelnut Drive are all private road in the Kemah Lake community. Therefore, since the roads providing access to the lots are being reconfigured.

As to the New Block 1705, Lot 6

1. Lot Area Variance – Minimum required 65,340 Sq. Ft. Proposed 16, 538 Sq. Ft or .380 acres.
2. Minimum Lot Depth – Required 225 Ft. , Proposed approximately 160 ft. plus or minus.
3. Minimum front yard setback – Required 50 Ft. – Proposed 24.2 ft. Existing 24.2 Ft. – A variance is required.
4. Minimum Side yard Setback – Required 35 Ft. Existing and Propose 13.3 Ft, However since the lot is being reconfigured this variance Is required.
5. Lot frontage Variance – Minimum lot frontage required is 200 ft., Lot 6 is to have 171.21 ft. on Oak Drive and 58.22 ft. on hazelnut Drive. The driveway outlets onto hazelnut Drive. Therefore a variance is required.

Minor Subdivision Checklist

The buildings are existing and presumably they each have wells and septic systems. Mr. Boettcher said yes.

The Variance Checklist

The ordinance requires of photograph of the properties to be submitted. The applicant should furnish photos for the New Lot 3 from Lakeview Dr . and another taken from Oak Drive. New Lot 6 should have a photo taken from Hazelnut Dr. and Oak Dr.

Other items on the check list are more than adequate.

General checklist

An Affidavit of Publication of the Legal Notice in the newspaper was submitted as well

Overall Observation—There is no new construction being proposed and the dwelling exist. The subdivision gives the two Existing buildings some land with each of them and combines several small lots that are unbuildable as they exist.

Mr. Simmons reviewed is report of October 1, 2015. On the proposed Lot 6 there seems to be a portable Carport in the front yard. Sections 108-12.2E(2) and 108-18E do not allow accessory structures in the Front Yard. Mr. Boettcher responded that it would be removed.

A motion to Grant the Minor Subdivision with conditions, and have 2 Lots with existing houses on then and reduce the number small unbuildable lots was made by Mrs. Rosko and 2nd by Mr. Dooley.

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

BILLS:

Harold E. Pellow & Associates – General	62.50
Harold E. Pellow & Assoc. – Cage Investors	187.50
Harold E. Pellow & Assoc. – Boettcher	406.00
Sussex County MUA – Lowe’s	7,546.00
Dolan & Dolan – Boettcher	281.65
Dolan & Dolan - Cage Investors	561.89
Dolan & Dolan – Lowe’s	40.25
Dolan & Dolan - General	293.15
Dolan & Dolan – McDonalds	40.25

A motion to pay the bills as presents was made by Mr. Dooley and 2nd by Mrs. Rosko.

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

ADJOURNMENT

A motion to adjourn at 8:15 PM was made by Mr. Dooley and 2nd by Mr. Brucker with all member present in Favor and None Opposed.

Respectfully Submit,

Mary Whitesell

Mary Whitesell Secretary