

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of May 19, 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, Absent; Mr. Goytil, Absent; Mrs. Whitesell, Yes; Attorney Morgenstern, Yes; and Engineer Simmons, Yes.

STATEMENT: Chairman Hinkes stated 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 Twp. 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 April 21, 2016 was made by Mr. Brucker and 2nd by Mr. Yetter.

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

KITTATINNY REGIONAL HIGH SCHOOL - Plan for Maintenance Garage

Present for this project was Mr. Robert Walsh of EI Associates, Architects & Engineers for this project. Mr. Walsh was sworn in by Attorney Morgenstern. Mr. Walsh advised that this a Capital Improvement Project for the School. It will be a 2800 Sq. Ft. Building at the rear of the School. It will be a 4 bay Garage with roll up doors and One man door. This building will be to the left of the existing wood frame garage with an asphalt pavement in front. The Garbage containers to remain in the present location as it convenient for the Garbage truck to come in hook up to the truck and empty. The Board did not have any questions.

A motion to approve the project was made by Mr. Yetter and 2nd by Mr. Brucker

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

Mr. Morgenstern will prepare a short Resolution to Approve this project effective tonight.

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

A letter was received by the Board secretary request the application be carried to the next meeting in June 16th, 2016.

A motion to grant the request was made by Mr. Yetter and 2nd by Mr. Hinkes with all members present in Favor and None Opposed.

16-01PB Bruce Gordon – Block 2701, Lot 22 – Minor Subdivision/lot line adjustment with variances

Bruce Gordon, Owner and Daniel Kent, Land Surveyor & Engineer were sworn in by Mr. Morgenstern. Mr. Kent explained that Mr. Gordon is subdividing approximately 35 acres from this Lot 22 and adding it to Block 2701, Lot 1.01. Block 2701, Lot 22 will have only 15 acres and a house. Mr. Kent explained that this lot was created thru a will to Mr. Gordon therefor did need any approvals previously.

Mr. Morgenstern reviewed is report on the application. Block 2701, Lot 22 contains 50.026 acres. The applicant proposes to subdivide 34.864 acres of vacant land and attach it to the adjacent Block 2701, Lot 1.01, The remaining Lot 22 would contain 15.162 acres with a single family residential dwelling. Lot 22 will have road frontage on Hemlock Woods which is a private road and requires a Variance.

Mr. Simmons reviewed his report of April 26, 2016 for the record. There is an existing pond and brook that runs thru both Lots 1.01 and 22. After the subdivision pond and brook will be entirely on the reconfigured Tax Lot 1.01. All other items were considered in Mr. Morgensterns report. The Environmental Impact statement can be waived since there is already a house on the lot. Approval from the Sussex County Planning Board is required.

A motion to grant the variance for frontage on an Unimproved was made by Mrs. Rosko and 2nd by Mr. Roberts.

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

A motion to approve the Minor Subdivision was made by Mr. Brucker and 2nd by Mr. Yetter.

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

A motion to carry to June 16th for the Memorializing Resolution was made by Mr. Brucker and 2nd by Mr. Yetter.

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

PUBLIC COMMENT

Steve Martin was present and spoke about COAH housing on his property. Also would like to see the Zoning Line changed to add more commercial area to his area.

BILLS:

Dolan & Dolan – General	393.88
Dolan & Dolan – Kenneth Martin	218.12
Dolan & Dolan – Bruce Gordon	191.88
Dolan & Dolan – AIC	95.12
Dolan & Dolan – Lowe’s	164.00


A motion to pay the bills was made by Mr. Hinkes and 2nd by Mr. Brucker will all member present in Favor and None Opposed.

A motion to go into Executive Session at 8:50 PM was made by Mr. Brucker and 2nd by Mr. Yetter

EXECUTIVE SESSION

BE IT RESOLVED BY THE HAMPTON TOWNSHIP PLANNING BOARD

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 litigation. The matters discussed in Executive Session may be made public at the appropriate time. I hereby certify that the forgoing Resolution was adopted by the Hampton Township Planning Board at its meeting May 19, 2016

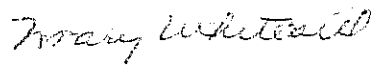

Mary Whitesell, Secretary

A motion to go out of Executive Session at 9:10 PM was made by Mr. Brucker and 2nd by Mr. Yetter.

ADJOURNMENT

A motion to Adjourn at 9:10 PM was made by Mrs. Rosko and 2nd by Mr. Roberts with all members present in Favor and None Opposed.

Respectfully submitted;



Mary Whitesell, Secretary