

**HAMPTON TOWNSHIP  
PLANNING BOARD**

**Minutes of October 18, 2018**

**The minutes of the meeting have not been formally approved and are subject to approval at the next regular meeting.**

The meeting of the Hampton Township Planning Board was called to order at 7:00 PM by Chairman Hinkes who led us in the Flag Salute

**ROLL CALL:**

Mr. Roberts, Yes; Mr. Brucker, Absent, Mr. Yetter, 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 Twp. Planning Board that being the Sunday and Daily New Jersey Herald and is posed in the usual location of posted notices .

**MINUTES:** A motion to approve the Minutes of September 20, 2018 was made by mr. Dooley and 2<sup>nd</sup> by Mr. Yetter

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

**RESOLUTIONS:**

**Angry Eric – Amended Site Plan – Block 3501, Lot 82.01 & 82.02 – Two  
Camre – Detention Basin**

Mr Hassing was requesting a change to the Resolution to change the time of adding the final wearing surface to the road. He doesn't want is approval to open to be prolong because the road has not had the final surface applied. The Board agreed that all the other projects in that development have been able to open without the final surface being applied. Mr. Hassing is in favor of that but needs to be operating while waiting for the black top to be installed. Mr. Morgenstern will amend the change to the resolution and approval can be made tonight.

A motion to approve the Resolution with the correction was made Mr. Hinkes and 2<sup>nd</sup> by Mr. Dooley..

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

**Economou – Extension to file deeds for Block 3302, Lot 6 – Minor Subdivision**

A motion to approve the Resolution was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Roberts

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

**APPLICATIONS:**

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

A request to carry to the November meeting was received by the board Secretary. A motion to grant the request was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Roberts.

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

**18-03PB Fairclough Propane – Block 3106, Lot 2 – Site Plan**

Present for this application was Attorney Mr. Hooker, Engineer Ken Dykstra and Applicant Andrew Fairclough.

Mr. Morgenstern reviewed his letter of completeness. Applicant is proposing to use the existing building for office space, part storage, new tanks and parking of propane trucks. The applicant needs some variance for the proposed use. The applicant operates another space on the opposite side of Route 206.

The building and parking are existing. They will be using 1,000 sq. ft. office use and 5,275 sq. ft. for storage. The building has 2<sup>nd</sup> story.

Variance are required for this proposed use.

Lot Area 2 acres required 1.689 acres existing  
Front yard setback is 50 ft.- 31.9 ft. existing  
Parking spaces are to be 200 sq. ft. and they are proposing 9 x 18 or 162 sq. ft.  
Maximum parking, load and driveway coverage is 30% and 35% exists and is proposed.  
Off street parking is required to be a minimum of 20 ft. from the street line 11 ft. is proposed.  
Zoning required 18 ft. wide traffic aisles and 11 ft. proposed.

Sidewalks are required by section 108-276 at the present time there are no sidewalks on Rt 206 in that area. If and when there is sidewalks applicant will be require to comply. Site Plan checklist:

The outside lights are existing and will remain – Engineer to test for lighting to see if it meets the ordinance requirements. Applicant states there will be no change to those lights(should come on from dusk to dawn?).

Signs to remain the same on to change the Name to Fairclough Propane. Free standing sign is internally lite, canopy signs only changing the name.

Mr. Simmons review his letter of October 5<sup>th</sup> .

Most of the items were discussed in Mr. Morgenstern report.

Storm drainage will not be affected by the installation of fencing. Fencing will be located over existing pavement. The fence will be a manual slide gate fence with knox box attached for the Fire Department

Approvals from the Sussex County Planning Board, Sussex County Health Dept. for adequacy of existing well and septic system, Hampton Fire Subcode Official, Hampton Twp. Construction Official building /ADA requirements, COAH fee if applicable, NJDOT signage in the right a way.

Exhibit A-1 – Site Plan Prepared by Dykstra Walker Design Group

Exhibit A-2 - Pictures of the site at present time

Applicant to furnish an as built plan when project is complete.

A motion to grant Preliminary and Final Site Plan and variance for the complete project and carry to November 15<sup>th</sup> for Memorializing Resolution was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Yetter.

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

Applicant was given permission to start before the Memorialized Resolution if he is ready to do so at his own risk.

**Martin Properties – Dynamic Engineering – Not here tonight will wait Site Plan application**

**Home & House – Update** - Mr. Simmons gave a short report that not much has been done since the last time they visited the project. Secretary will request the Mr. Hannoush attend the November meeting to discuss his plan at this time.

**BILLS:**

Dolan & Dolan – Economou	42.50
Dolan & Dolan – WaWa	42.50
Dolan & Dolan – Angry Eric Brewery	127.50
Dolan & Dolan – Lowe’s	42.50
Dolan & Dolan – General	261.99
Dolan & Dolan – Two Camre Der.	183.60
Dolan & Dolan – Economou	42.50
Dolan & Dolan – Home & House	42.50
Dolan & Dolan – Lowe’s	42.50
Harold E. Pellow & Assoc. – General	65.00
Harold E. Pellow & Assoc. – WaWa	32.50
Harold E. Pellow & Assoc. – Hannoush	173.50
Dolan & Dolan – Home & House	42.50
Sussex County MUA	7,758.25

Motion by Mr. Dooley and 2<sup>nd</sup> by Mrs. Whitesell to pay the bills as presented.

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

**ADJOURNMENT**

A motion to adjourn at 8:00 PM was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Yetter with all members present in Favor and None Opposed.

Respectfully submitted;

*Mary Whitesell*

Mary Whitesell, Secretary