

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of June 21, 2018

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 7:00 PM by Chairman Hinkes who led us in the Flag Salute.

ROLL CALL: Mr. Roberts, Yes; Mr. Brucker, Yes; Mr. Yetter, Yes; 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 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 Township 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 May 17th, 2018 was made Mr. Yetter and 2nd by Mr. Brucker.

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

APPLICATION:

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

A request to carry this application to the July 19th was received by the secretary.

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

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

18-02PB Fairclough Propane – Amended Site Plan – Block 3501, Lot 1

Present for the application was Owen Dykstra of Dykstra Associates, Chris Mohler a Propane expert, Andrew Fairclough owner and Attorney Hooker. The applicant is proposing to add a third propane storage tank at the existing site. The new tank will be the same size as the existing tank.

Mr. Morgenstern reviewed his report on completeness. Propane sales are a conditional use in the HCMFG Zone under the provisions of Section 108-32F(4)(c) (1). The applicant must meet the conditions contained in Section 108-32F(4)(b). This property is mainly used for the distribution of fuel oil, propane, and gasoline. The proposed new tank will comply all the setbacks. June 7th report.

Mr. Simmons reviewed his report of June 13, 2018. His concerns were in the Storm Drainage, Sidewalks along Rt. 206 and widening of Rt. 206 from Chase Bank to Halsey Rd. in the future, Signage proposed for the new tank and the chain link fence.

There was no public comments on this application

A motion to deem application complete was made by Mr. Brucker and 2nd by Mr. Roberts.

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

A motion to grant the Variance for signs and no sidewalks at this time was made by Mr. Yetter and 2nd by Mr. Brucker.

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

A motion to grant the Conditional Use Variance was made by Mr. Dooley and 2nd by Mr. Yetter.

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

A motion to grant Preliminary and Final Site Plan, Variances and Conditional Use Approval and carry application to July 19th for Memorializing Resolution was made by Mr. Dooley and 2nd by Mr. Brucker.

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

18-01PB Home & House – Parsons Rd. – Subdivision Re-approval

Present for this application was Mr. Hannoush, owner, and Mr. Darakji, Attorney for the applicant. The applicant is re-applying for the subdivision since it is too old. The original application was approved the 2008. As of this date there as been very little progress on the project since it all a rocky area. Mr. Hannoush was to furnish new maps

with the following items to be shown. Key map, abutting property owns, contours, centerline profile, road cross section, soil logs, standpipe for fire protection located at the brook down the road. Mr. Gunderman was looking for the progress on that part of the project. Mr. Hannoush has a lot of items still to complete . A vote can not be made this evening because the map was not presented timely. Mr. Morgenstern will provide a preliminary draft of the Resolution. Mr. Hannoush will provide a time schedule to complete this project.

Residents of the area were present with comments about the time that the pounding of the rock on weekends and holidays. That will not be tolerated. Work must be done during normal works days Mon-Fri – No Sunday Work or Holidays

DISCUSSION OF AFFORDABLE HOUSING ISSUE

Ordinances with regards to the Affordable Housing Zone District were referred to the Planning Board for approval. The board was in favor of the plan.

A motion to approve Ordinance 2018-8 was made by Mr. Hinkes and 2nd by Mr. Brucker.

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

A motion to approve Ordinance 2018-9 was made by Mr. Dooley and 2nd by Mr. Hinkes

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

BILLS:

Harold E. Pellow & Assoc. – General	422.50
Harold E. Pellow & Assoc. – Newton Realty	357.50
Harold E. Pellow & Assoc. – Hannoush	65.00
Dolan & Dolan – Home & House	396.10
Dolan & Dolan – Sussex Honda	85.00
Dolan & Dolan – General	620.80

A motion to pay the bills as presented was made by Mr. Dooley and 2nd by Mr. Brucker

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

ADJOURNMENT

A motion to adjourn at 8:45 was made by Mr. Dooley and 2nd by Mr. Brucker with all members present in Favor and None Opposed.

Respectfully submitted

Mary Whitesell
Mary Whitesell,
Secretary