

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of June 21, 2012

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, Yes; Mr. Goytil, Yes; Mr. Whitesell, Yes; Attorney Morgenstern, Yes and Engineer Simmons, Yes.

STATEMENT: Chairman Hinkes advice 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 Township Planning Board that being the Sunday and Daily New Jersey Herald and is posted in the usual location of posted notices.

MIUNTES: A motion to approve that minutes of May 17, 2012 meeting was made by Mr. Dooley and 2nd by Mr. Goytil.

RESOLUTIONS:

12-03PB August Solar Farm - Block 3105, Lot 20.02 – Hampton Hse. Rd.

A motion to Memorialize the Resolution as forwarded by the secretary was made by Mr. Goytil and 2nd by Mr. Yetter.

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

SIGNS:

William Dianella – Hampton RV Center – Block 3603, Lot 15 – Façade Signs

Mr. Dianella was present to speak about the additional façade sign that was on the original plan for the building but was not approved according to the Resolution. With the 2 signs he is still under the 10% of the front façade of the building. Mr. Brucker stated that we should work with a local business man.

Mr. Brucker made a motion that the plans submitted contained 2 signs on the front of the building and notice states that all such variance relief deemed necessary for the approval of this application be granted and was 2nd by Mr. Dooley.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, Yes; Mr. Yetter, Abstained; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, No; and Mrs. Whitesell, Yes.

EXTENSION OF TIME

Gabriel Hannoush – Block 2602, Lot 8.03 – Requesting a One Year extension to do Road Work.

A letter was received by the secretary regarding this request. Mr. Hannoush has completed all the preliminary items that were necessary to being work. There will be a Pre Construction meeting June 25th regarding the project. Completion of the this work to be July 1, 2013..

A motion to grant a One Year Extension was made by Mr. Brucker and 2nd by Mr. Roberts.

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

APPLICATIONS:

11-04PB Cage Investors – Farmview Estates – Block 3501, Lot 44 – Major Subdivision & Minor Subdivision

The applicant was not present for this meeting. The applicant had requested a vote tonight. At previous meeting regarding this application it was incomplete for roads on the Master Plan not being shown, drainage in adequate, 2nd map for Minor Site Plan was not noticed and their was significant change to the map.

A motion to deny the application was made by Mr. Goytil and 2nd by Mr. Dooley.

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

D31 Presentation – Kittatinny School and Sussex County College – Solar Program

Present for this project was Attorney Michael Beck of Hiering, Dupignac, Stanzione, Dunn & Beck and Joseph Hanrahan of Hammer Engineering. Mr. Beck explained the process for the School and College for their Solar Systems. They are basically the same

in that they will benefit from the power that is generated. Very little power will be returned to the grid. Both applications are using carports for the Panels to be located on and placed in the parking lots. There will be no change in the number of parking spaces or traffic patterns. Panels will be approximately 14 ft. off the ground on truss roofs with steel poles and concrete foundations. Applicant supplied exhibits A-1 Aerial View for Sussex County Community College and A-1 Aerial View for Kittatinny School these show the location of the panels in the parking lots. Lighting will change but comply with the Township Ordinances. There will be 7 Inverters at the College and only 1 Inverter for the School. Safety signs will be installed on the Fences around the Inverters.

A motion to recommend approval of applications was made by Mr. Goytil and 2nd by Mr. Brucker.

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

A motion to carry to July 19th for Memorializing Resolution was made by Mr. Dooley and 2nd by Mr. Goytil with all members present in Favor and None Opposed.

12-04PB Ephemeral Realty – KIA – Block 3603, Lot 4 – Preliminary and Final Site Plan

Present for the application was Attorney Megan Ward, Engineer Allen Campbell of Robert Campbell and Associates, and Mr. Manilio from RENCO an engineer who is designing the new building.

Mr. Morgenstern reviewed his report of June 6, 2012. In General Comments this project is located in the HC Zone in which car dealerships are a permitted use. The current use is the sale of vehicles and prepping of cars but service is distributed to other dealerships of the same owner. The new building will be a full service facility. The new building will be 2 story and approximately 18,000 sq. ft., 14,150 sq. ft on the first floor and 3,800 sq. ft. on the 2nd story. The applicant is proposing 2 façade signs and only one is allowed. Parking space provided is 305 and only 202 is required for this size building. The applicant has previous applied for the relocation of the freestanding sign to aid in the site distance.

Mr. Simmons reviewed his letter of June 15, 2012.

General Site Plan

1. Section 108-15G requires curbing of parking areas and driveways. The applicant is proposing to allow for sheet flow on the southerly and westerly sides, a variance is required.

2. Sidewalks – At the present time no other facilities have side walks in this area. The space is allowed for future sidewalks if everyone does the project. A variance is needed
3. No public address system is to be used
4. The large area to the rear of the property is not being used at this time, the owner states that this years crop will be tomatoes – Agriculture project
5. NJDEP LOI needs to be updated
6. The property has a former dwelling, shed, garage and out building where the proposed new building will be located. The dwelling will be removed and the shed, garage and out building will remain for storage of equipment for maintaining the property (mowers, plows, gardening equip. etc.).
7. Loading Zones – 2 required for the size of the building – 1 double size zone by the dumpster and the Car carrier loading on the north side of the property.
8. Lighting will comply with the ordinance. Lighting to go off at 11 PM only security lights on building will remain on
9. Storm Drainage had been previously addressed and the system installed is adequate for this approval
10. Water for this facility to come from the existing well
11. Applicant proposes to use the existing septic for this building.
12. Signage – applicant is proposing 3 façade signs – Newton, KIA logo, and Service a total of 94 sq. ft. – Variance for 3 façade signs is necessary because only one is allowed.
13. Environmental Impact Statement - Certain lights to be left on for security, sprinkler system not required for this building, waste water from wash bay to be in a sealed system and disposed of properly and storage of waste oil, grease and cleaners will be properly contained and removed.
14. Architectural Plans – HVAC to be either roof mounted on extended portion of the back of the building or ground mounted in approximately the same area.
15. Approvals from the Sussex Co. Planning Board, Soil Conservation, Health Dept. for the septic, well and car wash water, Hampton Twp. Construction Official for Building and ADA requirements, Hampton Twp. Fire Subcode Official and NJ DOT for access approval.
16. Provide an As Built Drawing at completion of work

A motion to declare the application complete was made by Mr. Goytil and 2nd by Mr. Brucker.

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

Applicant provided the following exhibits; A-1, Color Rendering of Sheet 3, A-2 Elevations, A-3 Color picture of proposed building and A-4 Color Photo, buffer area between Carriage Mobile Homes and the Car Dealership.

A motion to grant the following variances:

3- Façade Signs – Only one allowed

Variance from the requirement that all parking spaces be paved

Variance from all parking lots be curbed

Variance from the requirement that all parking spaces be striped

Variance from the requirement to install sidewalks at this time along Rt. 94

Was made by Mr. Yetter and 2nd by Mr. Brucker

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

A motion to grant Preliminary and Final Site Plan Approval was made by Mr. Goytil and 2nd by Mr. Brucker

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

Mr. Allocca asked to be able to use a small trailer until new building completed because the Glass House that they are using for office and sales area is quite uncomfortable for customers waiting for vehicles to be serviced. Approval to grant the request was made by Mr. Yetter and 2nd by Mr. Brucker.

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

BILLS:

Dolan & Dolan – General	1,122.50
Dolan & Dolan – McGuire	75.00
Dolan & Dolan – Home & House	75.00
Dolan & Dolan – Augusta Solar Farm	312.00
Dolan & Dolan – Cage Investors	550.00
Harold E. Pellow & Assoc. – General	120.00
Harold E. Pellow & Assoc. – Lowe’s	30.00
Harold E. Pellow & Assoc. – Cage Investors	570.00
Harold E. Pellow & Assoc. - Farmview	789.01
Harold E. Pellow & Assoc. – Martin- Pet Smart	207.00
Harold E. Pellow & Assoc. – McGuire	978.00
Harold E. Pellow & Assoc. – KIA	1,659.15
Harold E. Pellow & Assoc. – Augusta Solar Farm	1,277.76

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

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

ADJOURNMENT

A motion to adjourn at 9:10 PM was made by Mr. Brucker and 2nd by Mr. Dooley with all members present in Favor and None Opposed.

Respectfully submitted;



Mary Whitesell,
Secretary