

HAMPTON TOWNSHIP

PLANNING BOARD

Minutes of May 15, 2014

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, 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 stated that this meeting is being held in compliance with 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.

MINUTES: A motion to approve the minutes of the March 20th, 2014 meeting was made by Mr. Dooley and 2nd by Mr. Yetter.

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

APPLICATIONS:

06-18PB Hampton RV - Block 3603, Lot 13 – Site Plan

Mr. Dianella had spoken with Mrs. Whitesell in regards to the status of work for this project. He almost finished except for the parking lot final wearing surface, still some painting to be done.

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

A request to carry this application to June 19th had been received by the Secretary. A motion to grant the request was made by Mr. Yetter and 2nd by Mr. Roberts.

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

13-04PB Robert Stevenson – Minor Subdivision – Block 902, Lot 5.01 & 5.02

This application was carried from the fall to May 15, 2014. Mr. Stevenson was going to Florida for the winter. He will continue to work on obtaining the additional lot to make two conforming lots. Mr. Stevenson presented new maps showing the one conforming lot giving the Township a rite a way along the front of the lot for the Road. Mr. Stevenson had prepared a deed to do so but that needs to be approved by Mr. Simmons and Mr. Morgenstern. Mr. Stevenson wanted to get approval for the conforming lot and put that in his and his wives name and leave the nonconforming lot in his name with the condition that a building permit can not be issued for the undersized lot.

A motion to approve this arrangement for the undersized lot was made by Mrs. Rosko and 2nd by Mr. Roberts.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, No; Mr. Hinkes, No; Mr. Dooley, No and Mrs. Whitesell, No. Approval denied

A motion to grant approval for the conforming lot at this was made by Mr. Roberts and 2nd by Mrs. Rosko.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, No; Mr. Hinkes, No; Mr. Dooley, No and Mrs. Whitesell, No. Approval was denied.

14-01PB Jorge & Sons Processing Svs, LLC, Block 3102, Lot 16.01 – Home Occupation as a conditional use for an existing Barn.

This application was represented by Megan Ward of Kelly & Ward. Mr. Salgado was sworn in as the proposed new owner of this property Mr. Morgenstern review his letter of completeness dated April 21, 2014.

General Comments

1. This lot contains 9.059 acres and fronts on Old Stagecoach Rd. (a Twp. Rd.)
2. Property is located in the R-2 Residential Zone (2 acres Minimum)
3. Lot contains a Single Family Home and Barn
4. Applicant applies for a home occupation to butcher game, mainly deer in the existing pole barn from mid-September to the end of December (customers would bring their animals to the barn and Mr. Salgado would refrigerate the animals until they butchered, after being butchered in the cuts of meat the customer requested they would be refrigerated again, packaged as good meats and another package with all the discard able materials from the animals. Mr. Salgado does not retain any of the unusable parts of the animal. The customer must take all of the remains.)

5. The Hampton Twp. Zoning Ordinance permits two classes of Home Occupations. The first is known as a conditional home use occupation and the is categorized as an accessory use home occupation and is of lesser impact.

6. This applicant is applying for the conditional use home occupation which requires public hearing in accordance the Chapter 85 of the Site Plan review.

Mr. Morgenstern's report continues with the Preliminary Site Plan & Check list-See April 21, 2014 report.

The overall observation of this project, barn is existing, parking is existing, access is off of Old Stagecoach Rd., they did notice for the hearing, applicant can comply with the requirements.

Mr. Simmons reviewed is report of May 8, 2014. He made an onsite inspection of the area and found two overhead doors into the barn which he assumed that a customer would bring are animal in to the barn. Applicant confirmed that would be the access of the animal. The front of the barn has two flood lights that would illuminate the form of the building for customer access. Mr. Simmons noticed a tubular type shelter on the ground in back of the building. Applicant stated that it is garbage and will be disposed of.

Mr. Simmons report addressed the following items

- A. No animals will be stored outside of the building.
- B. Waste products from the animals will be given to the customer for them to dispose of

Applicant should obtain approval from the Sussex County Health Dept. for well and septic to be adequate for this added use and any health requirements for the proposed use.

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

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

A motion to grant the Conditional Use Approval and Preliminary and Final Site Plan Approval was made by Mrs. Rosko and 2nd by Mr. Yetter.

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

A motion to carry to the June 19th for the Memorializing Resolution was made by Mrs. Rosko and 2nd by Mr. Yetter.

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

BILLS:

Dolan & Dolan – General	91.64
Dolan & Dolan – Finegan	407.64
Dolan & Dolan – Cage Investors	79.00
Dolan & Dolan – Lowe’s	131.14
Sussex County MUA	7,530.00
Harold E. Pellow & Assoc. – Lowe’s	582.00
Harold E. Pellow & Assoc. – Finegan	576.25
Harold E. Pellow & Assoc. – General	31.25
Harold E. Pellow & Assoc. – Bell Atlantic Insp.	366.75

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

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

ADJOURNMENT

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

Respectfully submitted;



Mary Whitesell, Secretary